

Sheridan Housing Authority

Financial Statements
with Independent Auditor's Report

December 31, 2023



Sheridan Housing Authority

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December 31, 2023

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**HINKLE &
COMPANY**
Strategic PC
Business Advisors

Independent Auditor's Report

Board of Commissioners
Sheridan Housing Authority
Sheridan, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities and each major fund of the Sheridan Housing Authority (the Authority), a component unit of the City of Sheridan, Colorado, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements of the Authority, as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities and each major fund of the Authority as of December 31, 2023, and the respective changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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 Authority, 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 opinions.

Responsibilities of Management for the Financial Statements

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

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 Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Office Locations:

Colorado Springs, CO
Denver, CO
Frisco, CO
Tulsa, OK

Denver Office:

750 W. Hampden Avenue,
Suite 400
Englewood,
Colorado 80110
TEL: 303.796.1000
FAX: 303.796.1001
www.HinkleCPAs.com

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 opinions. 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 purpose of expressing an opinion on the effectiveness of the Authority'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 Authority'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, among 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 listed in the table of contents 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 inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, 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 the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Report on Summarized Comparative Information

We have previously audited the Authority's financial statements as of and for the year ended December 31, 2022, and we expressed unmodified audit opinions on the business-type activities and each major fund in our report dated May 24, 2023. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2022 is consistent, in all material respects, with the audited financial statements from which it has been derived.



Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 13, 2024, on our consideration of the Authority'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 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 Authority'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 Authority's internal control over financial reporting and compliance.

Hick & Company, PC

Englewood, Colorado
May 13, 2024



Sheridan Housing Authority
Management's Discussion and Analysis (MD&A)
December 31, 2023

As management of the Sheridan Housing Authority (the Authority), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended December 31, 2023. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our financial statements and notes to the financial statements.

Financial Highlights

- The Net Position is \$109,032 at year-end, and the Authority had less revenues than expenses at the end of December 2023 of (\$150,615).
- The total HUD subsidy received in 2023 for landlord Housing Assistance Payments (HAP) was \$2,115,107, which was less than total (HAP) expenses of \$2,222,797, resulting in less HAP revenues than HAP expenses of \$107,690.
- With a current ratio of 1.9 for the HCV Program the Authority demonstrates liquidity. In other words, the HCV Program can meet its current obligations 1.9 times.
- The Number of Months Expendable Funds Balance Ratio, which shows adequacy of funds or the ability to pay monthly expenses is 4.6 months.

Using the Basic Financial Statements

The Financial Statements consist of a series of financial statements and notes to those statements. These statements are organized so that the reader can understand the Authority as an entire operating entity.

A fund is a self-balancing set of accounts recording Cash and other financial resources together with all related Liabilities and Net Position and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations or restrictions.

The Statement of Net Position-Enterprise Funds presents information on all the Authority's Assets and Liabilities. The difference between an Authority's Assets and Liabilities is Net Position. Over time, increases and decreases in Net Position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The Statement of Revenues, Expenses and Changes in Net Position--Enterprise Funds show the reader operating revenues and expenses by funds and by the Authority in total. This is reported on a full-accrual basis where income is reported when earned and expenses are reported as incurred. This report shows the reader Operations Change in Net Position.

The Statement of Cash Flows--Enterprise Funds provides our third statement, which converts our accrual accounting to cash to let the reader know by fund and by the Authority as a whole, if the Authority increased or decreased our cash position this year and what were the sources or uses of the cash.

The Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements and can be found on pages 8 through 12 of the report.

Sheridan Housing Authority
Management's Discussion and Analysis (MD&A)
December 31, 2023

Authority Financial Analysis

**STATEMENT OF NET POSITION
ENTERPRISE FUNDS**

	<u>2023</u>	<u>2022</u>	<u>Dollar Change</u>	<u>Percent Change</u>
ASSETS				
Current Assets	\$ 223,355	\$ 315,673	\$ (92,318)	(29.2)%
Total Assets	<u>223,355</u>	<u>315,673</u>	<u>(92,318)</u>	<u>(29.2)%</u>
LIABILITIES				
Current Liabilities	114,323	56,026	58,297	104%
Total Liabilities	<u>114,323</u>	<u>56,026</u>	<u>58,297</u>	<u>104%</u>
NET POSITION				
Restricted for Housing Assistance Payments	-	75,982	(75,982)	(100)%
Unrestricted	<u>109,032</u>	<u>183,665</u>	<u>(74,633)</u>	<u>(40.6)%</u>
Total Net Position	<u>109,032</u>	<u>259,647</u>	<u>(150,615)</u>	<u>(58.0)%</u>
Total Liabilities and Net Position	\$ <u>223,355</u>	\$ <u>315,673</u>	\$ <u>(92,318)</u>	<u>(29.2)%</u>

Total Assets decreased by (\$92,318), due to net cash used in operating activities decreasing by (\$128,434), interest received of \$6,596 and accounts receivable increasing, by \$29,520. Accounts receivable increased primarily due to Sheridan's receivable from HUD for 2023 being \$31,212 higher than 2022.

- Current Liabilities had a net increase as the voucher program increased the amount owed for Management Fees and increased Escrow Deposits for the FSS program.
- Total Net Position at year-end was \$109,032, a decrease this year of (\$150,615).

Sheridan Housing Authority
Management's Discussion and Analysis (MD&A)
December 31, 2023

Authority Financial Analysis (continued)

**STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION
ENTERPRISE FUNDS**

	<u>2023</u>	<u>2022</u>	<u>Dollar Change</u>	<u>Percent Change</u>
OPERATING REVENUES	\$ 2,279,124	\$ 2,329,395	\$ (50,271)	(2.2)%
OPERATING EXPENSES	<u>2,436,335</u>	<u>2,247,160</u>	<u>189,175</u>	<u>8.4%</u>
NET OPERATING INCOME (LOSS)	<u>(157,211)</u>	<u>82,235</u>	<u>(239,446)</u>	<u>(291)%</u>
NONOPERATING REVENUES	<u>6,596</u>	<u>2,164</u>	<u>4,432</u>	<u>205%</u>
CHANGE IN NET POSITION	(150,615)	84,399	(235,014)	(278)%
NET POSITION, BEGINNING	<u>259,647</u>	<u>175,248</u>	<u>84,399</u>	<u>48.2%</u>
NET POSITION, ENDING	\$ <u><u>109,032</u></u>	\$ <u><u>259,647</u></u>	\$ <u><u>(150,615)</u></u>	<u><u>(58.0)%</u></u>

- Operating Revenues decreased (\$50,271) due to a decrease in HAP funding of \$49,649 and Fraud Recovery revenue of \$622.
- HAP costs increased in 2023 to \$2,222,797, \$136,279 more than 2022's costs of \$2,086,518 due to an increase in per unit cost.
- HCV Administrative fees earned in 2023 decreased by \$3,936 compared to 2022. Total Administrative fees received in 2023 were \$155,026. Administrative fees in 2022 were \$158,962.
- There was a negative change in Net Position at December 2023 year-end of (\$150,615) compared to \$84,399 in 2022. The year ended with a Net Position of \$109,032.

Capital Assets

As of December 31, 2023, the Authority did not have money invested in Capital Assets.

Debt Administration

As of December 31, 2023, the Authority had no Long-Term Debt.

Sheridan Housing Authority
Management's Discussion and Analysis (MD&A)
December 31, 2023

Funds

1. General Fund: The Unrestricted Net Position (UNP) in this fund is a result of historic transactions such as rental property that was sold, rehabilitation projects that are now complete, and other investments of the Authority. The change in Net Position was (\$73,117) from \$160,276 at the end of 2022, for an ending Net Position of \$87,159 at the end of 2023.
2. Housing Choice Vouchers: This is the major program of the Authority and has been the focus of this report. The Authority was able to utilize 83.3% of the 2,172-unit months available for its program of 181. The Housing Authority provided 1,835-unit months, an average of 153 vouchers, which were issued to low-income clients in the City of Sheridan. In 2023, the change in Net Position compared to 2022 decreased by (\$77,498) for an ending Net Position of \$21,873 for 2023 compared to \$99,371 for 2022.

The Future of the Authority

Federal programs continue to be funded below historical levels. Earned Administrative Fees are estimated to be prorated at 85.8%. Maximizing Voucher utilization while controlling program costs will be a focus in 2024. The Housing Choice Voucher Program will strive to maintain its high-quality program and work to utilize Housing Assistance Payment (HAP) and Administrative Fee (AF) funding to the highest permissible levels.

Requests for Information

The financial report is designed to provide a general overview of the Sheridan Housing Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to:

City of Sheridan Housing Authority
C/O 3460 S. Sherman Street, Suite 101
Englewood, CO 80113

Basic Financial Statements

Sheridan Housing Authority
Statement of Net Position
Enterprise Funds
December 31, 2023

	General	Housing Choice Vouchers	Totals	
			2023	2022
Assets				
<i>Current Assets</i>				
Cash and Investments	\$ 87,159	\$ 93,390	\$ 180,549	\$ 302,387
Accounts Receivable	-	42,806	42,806	13,286
	<u>87,159</u>	<u>136,196</u>	<u>223,355</u>	<u>315,673</u>
Total Assets	<u>\$ 87,159</u>	<u>\$ 136,196</u>	<u>\$ 223,355</u>	<u>\$ 315,673</u>
Liabilities				
<i>Current Liabilities</i>				
Accounts Payable	\$ -	\$ 87,632	\$ 87,632	\$ 45,196
Escrow Deposits	-	26,675	26,675	10,830
Unearned Revenues	-	16	16	-
	<u>-</u>	<u>114,323</u>	<u>114,323</u>	<u>56,026</u>
Total Current Liabilities	<u>-</u>	<u>114,323</u>	<u>114,323</u>	<u>56,026</u>
Total Liabilities	<u>-</u>	<u>114,323</u>	<u>114,323</u>	<u>56,026</u>
Net Position				
Restricted	-	-	-	75,982
Unrestricted	87,159	21,873	109,032	183,665
	<u>87,159</u>	<u>21,873</u>	<u>109,032</u>	<u>259,647</u>
Total Net Position	<u>87,159</u>	<u>21,873</u>	<u>109,032</u>	<u>259,647</u>
Total Liabilities and Net Position	<u>\$ 87,159</u>	<u>\$ 136,196</u>	<u>\$ 223,355</u>	<u>\$ 315,673</u>

Sheridan Housing Authority
Statement of Revenues, Expenses and Changes in Net Position
Enterprise Funds
For the Year Ended December 31, 2023

	General	Housing Choice Vouchers	Totals	
			2023	2022
Operating Revenues				
Grants	\$ -	\$ 2,270,133	\$ 2,270,133	\$ 2,319,782
Other Income	-	8,991	8,991	9,613
Total Operating Revenues	-	2,279,124	2,279,124	2,329,395
Operating Expenses				
Housing Assistance Payments	-	2,222,797	2,222,797	2,086,518
General and Administrative	50,011	156,839	206,850	160,642
Bad Debts Expenses	-	6,688	6,688	-
Total Operating Expenses	50,011	2,386,324	2,436,335	2,247,160
Net Operating Income (Loss)	(50,011)	(107,200)	(157,211)	82,235
Nonoperating Revenues (Expenses)				
Interest Income	6,596	-	6,596	2,164
Total Nonoperating Revenues (Expenses)	6,596	-	6,596	2,164
Net Income (Loss) Before Transfers	(43,415)	(107,200)	(150,615)	84,399
Transfers In (Out)	(29,702)	29,702	-	-
Change in Net Position	(73,117)	(77,498)	(150,615)	84,399
Net Position, Beginning of Year	160,276	99,371	259,647	175,248
Net Position, End of Year	\$ 87,159	\$ 21,873	\$ 109,032	\$ 259,647

Sheridan Housing Authority
Statement of Cash Flows
Enterprise Funds
For the Year Ended December 31, 2023

	General	Housing Choice Vouchers	Totals	
			2023	2022
Cash Flows from Operating Activities				
Cash Received from Grants	\$ -	\$ 2,233,925	\$ 2,233,925	\$ 2,352,834
Cash Received from Tenants and Others	-	9,007	9,007	9,613
Housing Assistance Payments	-	(2,206,952)	(2,206,952)	(2,088,069)
Cash Payments to Vendors and Others	(50,011)	(114,403)	(164,414)	(136,110)
	<u>(50,011)</u>	<u>(78,423)</u>	<u>(128,434)</u>	<u>138,268</u>
Net Cash Provided by (Used in) Operating Activities				
Cash Flows from Noncapital Financing Activities				
Payments from Other Funds	-	29,702	29,702	-
Payments to Other Funds	(29,702)	-	(29,702)	-
Net Cash Provided (Used) by Noncapital Financing Activities	<u>(29,702)</u>	<u>29,702</u>	<u>-</u>	<u>-</u>
Cash Flows from Investing Activities				
Interest Received	6,596	-	6,596	2,164
	<u>6,596</u>	<u>-</u>	<u>6,596</u>	<u>2,164</u>
Net Cash Provided by Investing Activities				
Net Change in Cash and Cash Equivalents	(73,117)	(48,721)	(121,838)	140,432
Cash and Cash Equivalents, <i>Beginning of Year</i>	<u>160,276</u>	<u>142,111</u>	<u>302,387</u>	<u>161,955</u>
Cash and Cash Equivalents, <i>End of Year</i>	<u>\$ 87,159</u>	<u>\$ 93,390</u>	<u>\$ 180,549</u>	<u>\$ 302,387</u>
Reconciliation of Net Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities				
Net Operating Income (Loss)	\$ (73,117)	\$ (77,498)	\$ (150,615)	\$ 82,235
Adjustments to Reconcile Net Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities				
Bad Debts	-	6,688	6,688	-
Changes in Assets and Liabilities				
Accounts Receivable	-	(36,208)	(36,208)	33,052
Accounts Payable	-	42,436	42,436	24,532
Unearned Revenues	-	16	16	-
Escrow Deposits	-	15,845	15,845	(1,551)
	<u>-</u>	<u>28,777</u>	<u>28,777</u>	<u>56,033</u>
Total Adjustments				
Net Cash Provided by (Used in) Operating Activities	<u>\$ (73,117)</u>	<u>\$ (48,721)</u>	<u>\$ (121,838)</u>	<u>\$ 138,268</u>

Sheridan Housing Authority

Notes to Financial Statements

December 31, 2023

Note 1: Summary of Significant Accounting Policies

The financial statements of the Sheridan Housing Authority (the Authority) have been prepared in conformity with generally accepted accounting principles (GAAP) as applicable to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies are described below.

Reporting Entity

The financial reporting entity consists of the Authority, organizations for which the Authority is financially accountable, and organizations that raise and hold economic resources for the direct benefit of the Authority. All funds, organizations, institutions, agencies, departments, and offices that are not legally separate are part of the Authority. Legally separate organizations for which the Authority is financially accountable are considered part of the reporting entity. Financial accountability exists if the Authority appoints a voting majority of the organization's governing board and is able to impose its will on the organization, or if the organization has the potential to provide benefits to, or impose financial burdens on the Authority.

Based on the application of this criteria, the Authority does not include additional organizations within its reporting entity.

The members of the City Council of the City of Sheridan also act as the governing board of the Authority. Therefore, the Authority is reported as a component unit of the City of Sheridan.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The Authority uses funds to report its financial position and activities. Fund accounting is designed to segregate transactions related to certain functions or activities. All of the Authority's funds are classified as enterprise funds. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where fees are charged to external users for goods or services.

The financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Enterprise funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a fund's principal ongoing operations. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Sheridan Housing Authority

Notes to Financial Statements

December 31, 2023

Note 1: Summary of Significant Accounting Policies (Continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

(Continued)

When both restricted and unrestricted resources are available for a specific use, it is the Authority's practice to use restricted resources first, then unrestricted resources as they are needed.

Major individual funds are reported as separate columns in the financial statements. The Authority reports the following major proprietary funds:

The *General Fund* accounts for the general operations of the Authority.

The *Housing Choice Vouchers Fund* accounts for the financial activities of the Authority's Section 8 Housing Choice Voucher program. The program has been allocated 181 vouchers by the U.S. Department of Housing and Urban Development (HUD).

Assets, Liabilities and Net Position

Cash Equivalents - Cash equivalents are defined as short-term investments with an original maturity of three months or less.

Accounts Receivable - Accounts receivable are expensed as bad debts at the time they are determined to be uncollectible and are approved by the Board of Commissioners. Management has established an allowance for doubtful accounts for amounts that may not be collectible in the future.

Unearned Revenues - Unearned revenues arise when resources are received by the Authority before it has a legal claim to them, including when cash is received before the eligibility requirements imposed by the grantor have been met.

Escrow Deposits - The Authority holds deposits in escrow for participants of the family self-sufficiency program. The deposits are returned to the participants upon the satisfaction of all program requirements.

Net Position - Net position is restricted when constraints placed on the use of resources are externally imposed.

Management Agreement

The Authority has entered into a management agreement with Innovative Housing Concepts. Under the terms of this agreement, the Authority contracts for salaries, benefits, maintenance, supplies, etc. The Authority has no employees and pays a management fee to the Innovative Housing Concepts for these services.

Sheridan Housing Authority

Notes to Financial Statements

December 31, 2023

Note 1: Summary of Significant Accounting Policies (Continued)

Risk Management

The Authority is exposed to various risks of loss related to torts; theft of assets; and errors and omissions. Innovative Housing Concepts carries commercial insurance for these risks of losses.

Subsequent Events

We have evaluated subsequent events through May 13, 2024, the date the financial statements were available to be issued.

Comparative Information

The basic financial statements include certain prior year summarized comparative information in total but not at the level of detail required for a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Authority's financial statements for the year ended December 31, 2022, from which the summarized information was derived.

Note 2: Cash and Investments

Deposits

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

Investments

The Authority is required to comply with State statutes which specify investment instruments meeting defined rating, maturity, and concentration risk criteria in which local governments may invest, which include the following. State statutes do not address custodial risk.

- Obligations of the United States and certain U.S. Agency securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities

Sheridan Housing Authority

Notes to Financial Statements

December 31, 2023

Note 2: Cash and Investments (Continued)

Investments (Continued)

- Certain money market funds
- Guaranteed investment contracts

Interest Rate Risk - State statutes generally limit the maturity of investment securities to five years from the date of purchase unless the governing board authorizes the investment for a period in excess of five years.

Credit Risk - State statutes limit certain investments to those with specified ratings from nationally recognized statistical rating organizations, depending on the type of investment.

Concentration of Credit Risk - State statutes do not limit the amount the Authority may invest in a single issuer of investment securities, except for corporate securities.

Local Government Investment Pool - At December 31, 2023, the Authority had \$52,601 invested in the Colorado Local Government Liquid Asset Trust (Colotrust), an investment vehicle established for local government entities in Colorado to pool surplus funds.

Colotrust is not a 2a7-like external investment pool. The unit of account is each share held, and the value of the position would be the fair value of the pool's share price multiplied by the number of shares held. The government-investor does not "look through" the pool to report a pro rata share of the pool's investments, receivables, and payables. This investment is valued using the NAV per share (or its equivalent) of the investments.

Colotrust is an investment vehicle established by state statute for local entities in Colorado to pool surplus funds for investment purposes and registered with the State Securities Commissioner. The pools operate similarly to money market funds and each share is equal in value to \$1.00. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions of each pooled investment. Securities owned by the pools are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by the participating governments. Investments of the pools consist of US Treasury bills, notes, and note strips, commercial paper allowed by state statute and repurchase agreements collateralized by US Treasury securities or US Instrumentalities. Colotrust is rated AAAM by Standard and Poor's. Information regarding Colotrust's financial statements is available at their website www.colotrust.com.

Sheridan Housing Authority

Notes to Financial Statements

December 31, 2023

Note 3: Commitments and Contingencies

Claims and Judgements

The Authority participates in federal programs that are fully or partially funded by grants received from other governmental entities. Expenses financed by grants are subject to audit by the appropriate grantor. If expenses are disallowed due to noncompliance with grant program regulations, the Authority may be required to reimburse the grantor. At December 31, 2023, significant amounts of grant expenses have not been audited, but management believes that subsequent audits will not have a material effect on the overall financial position of the Authority.

TABOR Amendment

In November 1992, Colorado voters passed the TABOR Amendment to the State Constitution which limits state and local government taxing powers and imposes spending limitations. The TABOR Amendment is subject to many interpretations, but the Authority believes it is exempt from the provisions of the TABOR Amendment because they do not collect tax.

Federal Financial Assistance



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**Independent Auditor's Report on Internal Control over
Financial Reporting and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed
in Accordance with *Government Auditing Standards***

Board of Commissioners
Sheridan Housing Authority
Sheridan, Colorado

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the business-type activities and each major fund of the Sheridan Housing Authority (the Authority), a component unit of the City of Sheridan, Colorado, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements, and have issued our report thereon dated May 13, 2024.

Report on Internal Control over Financial Reporting

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

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or 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.

Office Locations:

Colorado Springs, CO
Denver, CO
Frisco, CO
Tulsa, OK

Denver Office:

750 W. Hampden Avenue,
Suite 400
Englewood,
Colorado 80110
TEL: 303.796.1000
FAX: 303.796.1001
www.HinkleCPAs.com

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be 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 Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the 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 Authority'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 Authority's internal control and compliance. Accordingly, this report is not suitable for any other purpose.

Hick & Company, PC

Englewood, Colorado
May 13, 2024





**Independent Auditor's Report on Compliance for Each
Major Federal Program, Internal Control over Compliance,
and the Schedule of Expenditures of Federal Awards
Required by the Uniform Guidance**

Board of Commissioners
Sheridan Housing Authority
Sheridan, Colorado

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Sheridan Housing Authority's (the Authority's) compliance with the types of compliance requirements described in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended December 31, 2023. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

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Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.



Report on Internal Control Over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

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

Hick & Company, PC

Englewood, Colorado
May 13, 2024



Sheridan Housing Authority
 Schedule of Findings and Questioned Costs
 For the Year Ended December 31, 2023

Section I: Summary of Auditor's Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with accounting principles generally accepted in the United States of America (GAAP): Unmodified.

Internal control over financial reporting:

- Material weaknesses identified? Yes No
- Significant deficiencies identified? Yes None Reported

Noncompliance material to the financial statements noted? Yes No

Federal Awards

Internal control over major federal programs:

- Material weaknesses identified? Yes No
- Significant deficiencies identified? Yes None Reported

Type of auditor's report issued on compliance for major federal programs: Unmodified.

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? Yes No

Identification of major federal program:

Assistance Listing Number	Name of Federal Cluster/Program
14.871	Housing Voucher Cluster/ Section 8 Housing Choice Vouchers

Dollar threshold used to distinguish
 Between Type A and Type B programs: \$750,000.

Auditee qualified as low-risk auditee? Yes No

Section II: Financial Statement Findings

No current year findings or questioned costs were reported.

(Continued)

Sheridan Housing Authority
Schedule of Findings and Questioned Costs
For the Year Ended December 31, 2023
(Continued)

Section III: Federal Award Findings and Questioned Costs

No current year findings or questioned costs were reported.

Sheridan Housing Authority
Summary Schedule of Prior Audit Findings
For the Year Ended December 31, 2023

Findings Required to be reported by the Uniform Guidance

No matters are reportable.

Sheridan Housing Authority
 Schedule of Expenditures of Federal Awards
 For the Year Ended December 31, 2023

Federal Grantor/Pass-through Grantor/Program Title	Federal Assistance Listing Number	Disbursements
U.S. Department of Housing and Urban Development		
Housing Voucher Cluster		
<i>Direct Program</i>		
Section 8 Housing Choice Vouchers	14.871	\$ <u>2,377,823</u>
Total Federal Financial Assistance		\$ <u><u>2,377,823</u></u>

Sheridan Housing Authority
Notes to Schedule of Expenditures of Federal Awards
December 31, 2023

Note 1: Basis of Presentation

The accompanying schedule of expenditures of federal awards is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, using the accrual basis of accounting. Therefore, some amounts presented in this schedule may differ from amounts presented in the financial statements. The Authority does not charge a de minimis indirect cost rate.



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Independent Auditor's Report on Financial Data Schedules

Board of Commissioners
Sheridan Housing Authority
Sheridan, Colorado

We have audited the financial statements of the business-type activities, each major fund, and the aggregate remaining fund information of the Sheridan Housing Authority (the Authority) as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements of the Authority. We issued our report thereon dated May 13, 2024, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements.

The accompanying financial data schedules are supplementary information required by the U. S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling the information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the financial data schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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