

# Wellington Community Housing

Managed by HOUSING CATALYST

**Financial Statements**  
**December 31, 2024 and 2023**

# Wellington Community Housing

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December 31, 2024 and 2023

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## Independent Auditor's Report

To the Board of Commissioners  
Wellington Community Housing  
Wellington, Colorado

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the financial statements of the business-type activities of the Wellington Community Housing (Authority) as of and for the years ended December 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Authority'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 respective financial position of the business-type activities of the Wellington Community Housing, as of December 31, 2024 and 2023, and the respective changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audits 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 (*Government Auditing Standards*). 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 Wellington Community Housing and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. 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*

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 Wellington Community Housing'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.

### ***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 Wellington Community Housing'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 Wellington Community Housing'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 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 GAAS, 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.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated June 11, 2025 on our consideration of the Wellington Community Housing's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, 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 Wellington Community Housing'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 Wellington Community Housing's internal control over financial reporting and compliance.

The image shows a handwritten signature in cursive script that reads "Eide Bailly LLP". The signature is written in black ink and is positioned above the typed name and date.

Fargo, North Dakota  
June 11, 2025

# Wellington Community Housing

Management's Discussion and Analysis  
December 31, 2024 and 2023

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As management of the Wellington Community Housing ("WCH"), we offer readers of WCH's financial statements this narrative overview and analysis of the financial activities of the WCH for the fiscal years ended December 31, 2024 and 2023. We encourage readers to consider the information presented here in conjunction with WCH's basic financial statements, which begin on page 10.

## Financial Highlights

### 2024

- The assets of WCH exceeded its liabilities at the close of the most recent fiscal year by \$641,493.
- As December 31, 2024, WCH had an unrestricted net position of \$256,018, an increase of \$93,795 over the prior year end balance of \$162,223.
- WCH's cash balances, including restricted cash, at December 31, 2024 totaled \$278,928, representing an increase of \$56,274 from December 31, 2023.
- WCH had net rental income of \$725,901 for the year and incurred expenses of \$169,168 for maintenance and operations, \$271,745 in administrative expenses, \$113,101 for utilities and \$53,009 for insurance and other costs.

### 2023

- The assets of WCH exceeded its liabilities at the close of the most recent fiscal year by \$568,280.
- As December 31, 2023, WCH had an unrestricted net position of \$162,223, an increase of \$469 over the prior year end balance of \$161,754.
- WCH's cash balances, including restricted cash, at December 31, 2023 totaled \$222,654, representing an increase of \$49,352 from December 31, 2022.
- WCH had net rental income of \$692,424 for the year and incurred expenses of \$280,001 for maintenance and operations, \$259,588 in administrative expenses, \$98,010 for utilities and \$52,950 for insurance and other costs.

## Overview of the Financial Statements

Management's discussion and analysis is intended to serve as an introduction to WCH's basic financial statements. WCH's basic financial statements are comprised of two components: 1) financial statements, and 2) notes to the financial statements. As WCH did not expend over \$750,000 in federal assistance, the supplementary information does not contain the schedule of expenditures of federal awards.

## Financial Statements

The financial statements are designed to provide readers with a broad overview of WCH's finances, in a manner similar to a private-sector business.

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

The Statement of Revenues, Expenses and Changes in Net Position presents information showing how WCH's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in past or future periods (e.g., depreciation and earned personal leave).

The Statement of Cash Flows presents information showing WCH's inflows and outflows of cash and cash equivalents during the most recent fiscal year. All changes in cash and cash equivalents are reported as soon as the underlying receipt is received or disbursement occurs. Thus, cash flows are reported in this statement for some items that will only result in revenue or expenses in past or future periods (e.g., purchase of assets, new loans, or payments on loans).

WCH's function is to provide decent, safe, and sanitary housing to low income and special needs populations, which is funded primarily with rental revenues received from tenants.

# Wellington Community Housing

Management's Discussion and Analysis  
December 31, 2024 and 2023

## Financial Analysis

The following table shows a summary of changes from prior year's amounts.

### Wellington Community Housing Net Position as of December 31, (in thousands of dollars)

	2024	2023	2022
Cash & Escrow Deposits	\$ 279	\$ 223	\$ 173
Tenant Receivables	1	11	14
Other Receivables	-	-	4
Prepaid Expenses	3	3	2
Capital Assets (Net)	385	406	435
<b>Total Assets</b>	<b>\$ 668</b>	<b>\$ 643</b>	<b>\$ 628</b>
A/P & Accrued Liabilities	\$ 9	\$ 25	\$ 13
Security Deposits/Escrow	15	15	14
Due to Other Governments	1	34	2
Unearned Revenue	2	1	3
Total Liabilities	27	75	32
Investment in Capital Assets	385	406	435
Unrestricted Net Position	256	162	161
Total Net Position	641	568	596
<b>Total Liabilities &amp; Net Position</b>	<b>\$ 668</b>	<b>\$ 643</b>	<b>\$ 628</b>

### 2024

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of WCH, assets exceeded liabilities by \$641,493 at the close of the most recent fiscal year.

The largest portion of WCH's net position (60%) reflects its investment in capital assets (e.g., buildings, machinery, and equipment, less accumulated depreciation). WCH uses these capital assets to provide housing and services to low-income tenants; consequently, these assets are not available for future spending. The unrestricted net position of \$256,018 for WCH is available for future use to provide program services.

The unrestricted net position of WCH increased by \$93,795 during the current fiscal year. WCH's revenues are largely rental payments from tenants and rental subsidy payments.

# Wellington Community Housing

Management's Discussion and Analysis  
December 31, 2024 and 2023

## 2023

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of WCH, assets exceeded liabilities by \$568,280 at the close of the most recent fiscal year.

The largest portion of WCH's net position (71%) reflects its investment in capital assets (e.g., buildings, machinery, and equipment, less accumulated depreciation). WCH uses these capital assets to provide housing and services to low-income tenants: consequently, these assets are not available for future spending. The unrestricted net position of \$162,223 for WCH is available for future use to provide program services.

The unrestricted net position of WCH increased by \$469 during the current fiscal year. WCH's revenues are largely rental payments from tenants and rental subsidy payments.

A condensed Statement of Changes in Net Position is shown in the table below.

### Wellington Community Housing Change in Net Position for the Year Ended December 31, (in thousands of dollars)

	<u>2024</u>	<u>2023</u>	<u>2022</u>
<b>Operating Revenues</b>			
Rental Income	\$ 726	\$ 693	\$ 688
Other Income	10	26	23
<b>Total Operating Revenue</b>	<u>736</u>	<u>719</u>	<u>711</u>
<b>Operating Expenses</b>			
Maintenance and Operations	169	280	223
Administrative	272	259	219
Depreciation	56	57	57
Utilities	113	98	98
Insurance and Other	53	53	40
<b>Total Operating Expenses</b>	<u>663</u>	<u>747</u>	<u>637</u>
<b>Change in Net Position</b>	<b>73</b>	<b>(28)</b>	<b>74</b>
<b>Net Position - Beginning of Year</b>	<u>568</u>	<u>596</u>	<u>522</u>
<b>Net Position - End of Year</b>	<u>\$ 641</u>	<u>\$ 568</u>	<u>\$ 596</u>

# Wellington Community Housing

Management's Discussion and Analysis  
December 31, 2024 and 2023

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## 2024

- Rental income increased by \$33,477 (5%) as compared to the prior year mainly due to a decrease in vacancy costs during the year. Other income decreased by \$16,799 (64%) due to decreases in tenant work orders and other various tenant charges.
- Operating expenses decreased by \$84,856 (11%) as compared to the prior year due to a decrease of \$110,833 (40%) in maintenance and operating costs and small increases in administrative costs of \$12,157 (5%) and utility costs of \$15,091 (15%). The decrease in maintenance costs was mainly due to a decrease in grounds contracts costs. The change was due to decrease in snow removal costs for the year as well as a change in grounds maintenance service provider.

## 2023

- Rental income and other income remained consistent with the prior year, increasing by \$4,052 (1%) and \$3,587 (16%) as compared to the prior year.
- Operating expenses increased by \$110,634 (17%) as compared to the prior year due to increases of \$57,371 in maintenance and operating costs and \$40,154 in administrative costs. The increase in maintenance costs was due to increases in preventative maintenance and grounds contracts costs. The increase in administrative expenses was due to increases in billings for site labor, resident services and board administrative fees.

## **Capital Asset and Debt Administration**

### **Capital Assets**

As of December 31, 2024 and 2023, WCH's investment in capital assets was \$385,475 and \$406,057 (net of accumulated depreciation and capital loans), respectively. This investment in capital assets includes land, buildings, improvements, equipment, and computer software.

During the year ended December 31, 2024, WCH replaced variance appliances in several units at a cost of \$12,784 and replaced the keying system at a cost of \$22,071. During the year ended December 31, 2023, WCH replaced appliances and flooring in several units at a cost of \$27,946. Additional information can be found in Note 4 of this report.

### **Long-Term Debt**

As of December 31, 2024 and 2023, WCH has no long-term debt.

# Wellington Community Housing

Management's Discussion and Analysis

December 31, 2024 and 2023

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## **Economic Factors and Next Year's Budget**

The following factors were used in preparing WCH's budget for the 2025 fiscal year:

- WCH has contracted with Housing Catalyst to provide administrative and maintenance services.

## **Contact Information**

This financial report is designed to provide the reader with a general overview of WCH's finances and to demonstrate WCH's financial accountability over its resources. Questions concerning any of the information provided in this report or requests for financial information should be addressed to:

Tonya Frammolino, Chief Financial Officer  
1715 West Mountain Avenue  
Fort Collins, Colorado 80521

# Wellington Community Housing

Statements of Net Position  
December 31, 2024 and 2023

	2024	2023
<b>Assets</b>		
Current Assets		
Cash and cash equivalents	\$ 263,649	\$ 207,708
Accounts receivable - tenants	1,092	11,106
Prepaid expenses	2,878	3,358
Total Current Assets	267,619	222,172
Restricted Cash	15,279	14,946
Capital Assets		
Non-depreciable	144,669	144,669
Depreciable, net	240,806	261,388
Total Capital Assets, Net	385,475	406,057
Total Assets	\$ 668,373	\$ 643,175
<b>Liabilities and Net Position</b>		
Current Liabilities		
Accounts payable	\$ 8,880	\$ 24,694
Unearned revenues	1,388	1,564
Due to other government	1,333	33,691
Total Current Liabilities	11,601	59,949
Long-Term Liabilities		
Tenant security deposits payable	15,279	14,946
Total Long-Term Liabilities	15,279	14,946
Total Liabilities	26,880	74,895
Net Position		
Net investment in capital assets	385,475	406,057
Unrestricted net position	256,018	162,223
Total Net Position	641,493	568,280
Total Liabilities and Net Position	\$ 668,373	\$ 643,175

**Wellington Community Housing**  
Statements of Revenues, Expenses and Changes in Net Position  
Years Ended December 31, 2024 and 2023

	2024	2023
Operating Revenues		
Rental income, net	\$ 725,901	\$ 692,424
Other	9,502	26,301
Total Operating Revenues	735,403	718,725
Operating Expenses		
Ordinary maintenance	169,168	280,001
Administrative	271,745	259,588
Depreciation	55,437	56,767
Utilities	113,101	98,010
Insurance	43,729	32,381
Other	9,280	20,569
Total Operating Expenses	662,460	747,316
Operating Income (Loss)	72,943	(28,591)
Non-Operating Revenues (Expenses)		
Interest income	270	239
Total Non-Operating Revenues (Expenses)	270	239
Change in Net Position	73,213	(28,352)
Net Position, Beginning of the Year	568,280	596,632
Net Position, End of the Year	\$ 641,493	\$ 568,280

## Wellington Community Housing

Statements of Cash Flows

Years Ended December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
Operating Activities		
Receipts from tenants	\$ 745,574	\$ 720,479
Payments to suppliers	<u>(654,715)</u>	<u>(643,420)</u>
Net Cash from Operating Activities	<u>90,859</u>	<u>77,059</u>
Capital and Related Financing Activities		
Acquisition of capital assets	<u>(34,855)</u>	<u>(27,946)</u>
Net Cash used for Capital and Related Financing Activities	<u>(34,855)</u>	<u>(27,946)</u>
Investing Activities		
Interest income	<u>270</u>	<u>239</u>
Net Cash from Investing Activities	<u>270</u>	<u>239</u>
Net Change in Cash and Cash Equivalents and Restricted Cash	56,274	49,352
Cash and Cash Equivalents and Restricted Cash, Beginning of Year	<u>222,654</u>	<u>173,302</u>
Cash and Cash Equivalents and Restricted Cash, End of Year	<u>\$ 278,928</u>	<u>\$ 222,654</u>

## Wellington Community Housing

Statements of Cash Flows

Years Ended December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
Reconciliation of Total Cash and Cash Equivalents		
Cash and Cash Equivalents	\$ 263,649	\$ 207,708
Restricted Cash	<u>15,279</u>	<u>14,946</u>
Total Cash and Cash Equivalents and Restricted Cash	<u>\$ 278,928</u>	<u>\$ 222,654</u>
Reconciliation of Operating Income (Loss) to Net Cash From Operating Activities		
Operating income (loss)	\$ 72,943	\$ (28,591)
Adjustments to reconcile operating income (loss) to net cash from operating activities		
Depreciation	55,437	56,767
Changes in assets and liabilities		
(Increase) decrease in assets:		
Receivables	10,014	6,693
Prepaid expenses	480	(1,041)
Increase (decrease) in liabilities:		
Accounts payable	(15,814)	11,766
Tenant security deposits payable	333	1,151
Due to other government	(32,358)	32,064
Accrued liabilities	-	-
Unearned revenue	<u>(176)</u>	<u>(1,750)</u>
Net Cash from (used for) Operating Activities	<u>\$ 90,859</u>	<u>\$ 77,059</u>

## **Note 1 - Principal Business Activity and Significant Accounting Policies**

### **General**

Wellington Community Housing ("WCH") is a governmental not-for-profit organization created in 2019 to provide affordable housing for the elderly and low-income families of Wellington, Colorado. Substantially all of the revenue of WCH is currently derived from rental operations. In total, WCH owns and manages 42 residential units and a clubhouse. All assets were acquired from the Wellington Housing Authority in 2021.

WCH is governed by a six-member Board of Commissioners.

WCH prepares its financial statements in accordance with accounting principles generally accepted in the United States of America as they relate to governmental entities.

### **Reporting Entity**

WCH's financial statements include the accounts of all WCH operations. The criteria for including organizations as component units within the WCH reporting entity, as set forth in Section 2100 of the Governmental Accounting Standards Board's (GASB) Codification of Government Accounting and Financial Reporting Standards, include whether:

- The organization is legally separated (can sue and be sued in their own name)
- WCH holds the corporate powers of the organization
- WCH appoints a voting majority of the organization's board
- WCH is able to impose its will on the organization
- The organization has the potential to impose a financial benefit/burden on WCH
- There is fiscal dependency by the organization on WCH

Based on the aforementioned criteria, WCH has no component units and is not included as a component unit of any other organization.

### **Basis of Accounting and Measurement Focus**

WCH accounts for its operations in one fund type, the enterprise fund. Enterprise funds are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. Revenue is recognized when earned and expenses are recorded at the time liabilities are incurred. In instances in which both restricted and unrestricted sources of revenue are earned for a similar purpose, the restricted revenues are applied toward expenses first. All assets and liabilities associated with the operations of WCH are included on the statement of net position.

### **Cash and Cash Equivalents**

Cash and cash equivalents includes highly liquid investments with an original maturity of three months or less and money market savings.

**Accounts Receivable**

Management considers receivables to be fully collectible. If amounts become uncollectible, they are charged to operations in the period in which that determination is made. Accounting principles generally accepted in the United States of America require that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different from the results that would have been obtained under the allowance method.

**Capital Assets**

Land, buildings and improvements, and equipment are recorded at cost, including indirect development costs. WCH uses a capitalization threshold of \$5,000. Donated fixed assets are valued at their acquisition value on the date donated. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend lives are not capitalized.

Depreciation is computed using the straight line method as follows:

Buildings and Land Improvements	15 - 30 years
Equipment	5 - 10 years

WCH reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value of the asset may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the asset to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived assets are considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the asset exceeds the fair value as determined from an appraisal, discounted cash flows analysis, or other valuation technique. There were no impairment losses recognized during 2024 or 2023.

**Components of Net Position**

Components of net position include the following:

- Net Investment in Capital Assets – Consists of capital assets, net of accumulated depreciation and reduced by outstanding balances of debt issued to finance the acquisition, improvement, or construction of those assets.
- Unrestricted Net Position – Consists of net position less related liabilities reported in the basic statements of net position that are not subject to restraints on their use.
- When both restricted and unrestricted revenues are available for use, it is WCH's policy to use restricted resources first, if allowed by the program rules and regulations, and then unrestricted resources as they are needed.

## **Operating Revenues and Expenses**

WCH considers all revenues and expenses as operating items with the exception of interest expense, interest revenue and gain/loss on disposal of capital assets which are considered non-operating for financial reporting purposes.

## **Unearned Revenues**

Unearned revenue represents prepaid rent.

## **Accounting Estimates**

The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenses during the period. Actual results could differ from those estimates.

## **Note 2 - Deposits and Investments**

### **Deposits**

The Colorado Public Deposit Protection Act ("PDPA") requires that all units of local government 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 institution is allowed 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 the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits.

### **Custodial Credit Risk**

Custodial credit risk is the risk that in the event of a bank failure, WCH's deposits may not be returned to it. As of December 31, 2024 and 2023, WCH's deposits were not exposed to custodial credit risk, as all deposits were insured by the Federal Deposit Insurance Corporation (FDIC) and collateralized in accordance with PDPA.

At December 31, 2024 and 2023, WCH's carrying amount of deposits was \$278,928 and \$222,654 and the bank balance was \$278,785 and \$222,654, respectively. As of December 31, 2024 and 2023, WCH had approximately \$28,800 and \$0, respectively, in excess of the Federal Depository Insurance Corporation insured limits.

## **Note 3 - Restricted Cash**

Restricted cash consist of cash which is restricted for tenant security deposits. At December 31, 2024 and 2023, \$15,279 and \$14,946, respectively, of cash was restricted.

## Wellington Community Housing

Notes to Financial Statements  
December 31, 2024 and 2023

### Note 4 - Capital Assets, Net

The following is a summary of changes in capital assets for the years ended December 31, 2024 and 2023:

	Balance 01/01/24	Additions	Deletions	Balance 12/31/24
Non-Depreciable				
Land	\$ 144,669	\$ -	\$ -	\$ 144,669
Depreciable				
Building and land improvements	2,187,306	-	-	2,187,306
Furniture and equipment	106,013	34,855	-	140,868
Total Depreciable Assets	2,293,319	34,855	-	2,328,174
Accumulated Depreciation				
Building and land improvements	(1,980,046)	(36,372)	-	(2,016,418)
Furniture and equipment	(51,885)	(19,065)	-	(70,950)
Total Accumulated Depreciation	(2,031,931)	(55,437)	-	(2,087,368)
Net Depreciable Capital Assets	261,388	(20,582)	-	240,806
Total	\$ 406,057	\$ (20,582)	\$ -	\$ 385,475
	Balance 01/01/23	Additions	Deletions	Balance 12/31/23
Non-Depreciable				
Land	\$ 144,669	\$ -	\$ -	\$ 144,669
Depreciable				
Building and land improvements	2,187,306	-	-	2,187,306
Furniture and equipment	78,067	27,946	-	106,013
Total Depreciable Assets	2,265,373	27,946	-	2,293,319
Accumulated Depreciation				
Building and land improvements	(1,935,806)	(44,240)	-	(1,980,046)
Furniture and equipment	(39,358)	(12,527)	-	(51,885)
Total Accumulated Depreciation	(1,975,164)	(56,767)	-	(2,031,931)
Net Depreciable Capital Assets	290,209	(28,821)	-	261,388
Total	\$ 434,878	\$ (28,821)	\$ -	\$ 406,057

**Note 5 - Management Contract**

WCH has a management contract with Housing Catalyst. The agreement requires Housing Catalyst to provide for the operations of WCH's project. WCH pays a management fee and an accounting fee plus all direct costs to Housing Catalyst. During 2024, WCH incurred and paid Housing Catalyst \$58,832 and \$58,832, respectively, for management and accounting fees. During 2023, WCH incurred and paid Housing Catalyst \$57,514 and \$57,514, respectively, for management and accounting fees.

During 2024 and 2023, WCH also incurred and paid Housing Catalyst \$25,000 each year for a board administrative fee. As of December 31, 2024 and 2023, WCH owed Housing Catalyst \$0 and \$25,000, respectively, and that balance is included in Due to Other Government.

During 2024 and 2023, WCH incurred and paid Housing Catalyst \$167,411 and \$176,348, respectively, for all other direct costs related to maintenance and operating expenses. As of December 31, 2024 and 2023, WCH owed Housing Catalyst \$1,333 and \$8,691, respectively, for these costs.

**Note 6 - Risk Management**

WCH 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. WCH carries commercial insurance for the risks of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years. Limits of insurance coverage are adjusted annually for new values.

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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***

To the Board of Commissioners  
Wellington Community Housing  
Wellington, 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 (*Government Auditing Standards*), the financial statements of the business-type activities of Wellington Community Housing, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Wellington Community Housing’s basic financial statements and have issued our report thereon dated June 11, 2025.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Wellington Community Housing’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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Wellington Community Housing’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Wellington Community Housing’s internal control.

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

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 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 to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

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

As part of obtaining reasonable assurance about whether the Wellington Community Housing'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 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.

The image shows a handwritten signature in cursive script that reads "Eide Bailly LLP".

Fargo, North Dakota

June 11, 2025