

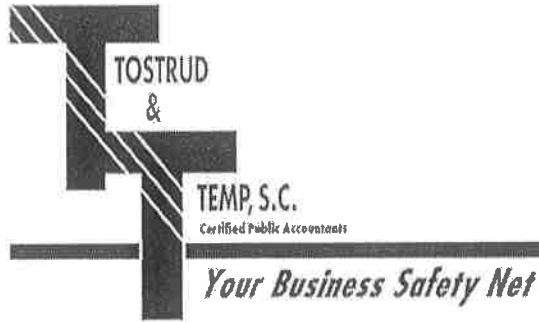
FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITOR'S REPORT

EASTERN IOWA REGIONAL  
HOUSING AUTHORITY  
DUBUQUE, IOWA

June 30, 2023

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## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Eastern Iowa Regional Housing Authority  
Dubuque, Iowa

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the business-type activities of the Eastern Iowa Regional Housing Authority ("Authority") as of and for the year ended June 30, 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Eastern Iowa Regional Housing Authority, as of June 30, 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 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*

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 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.

### ***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 generally accepted auditing standards 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 generally accepted auditing standards 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 as 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 accompanying combining and individual program financial statements, statement and certification of actual modernization costs, the financial data schedule, and 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*, are presented for purposes of additional analysis 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 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 combining and individual program financial statements, statement and certification of actual modernization costs, the financial data schedule, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated October 20, 2023, 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 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 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.

*Tostrud + Kemp, S. C.*

October 20, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
Year Ended June 30, 2023

This section of the Eastern Iowa Regional Housing Authority, Dubuque, Iowa's annual financial report presents our management's discussion and analysis of the Authority's financial performance during the fiscal year ended on June 30, 2023. This discussion and analysis is designed to assist the reader in focusing on 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 financial statements as a whole.

For accounting purposes, the Housing Authority is classified as an enterprise fund. Enterprise funds account for activities similar to those found in the private business sector, where the determination of net income is necessary or useful to sound financial administration. Enterprise funds are reported using the full accrual method of accounting in which all assets, all deferred outflows of resources, all liabilities, and all deferred inflows of resources, associated with the operation of these funds are included on the balance sheet. The focus of enterprise funds is on income measurement, which, together with the maintenance of equity, is an important financial indication.

**FINANCIAL HIGHLIGHTS**

- The term "net position" refers to the difference between assets plus deferred outflows of resources less liabilities and deferred inflows of resources. The Authority's total net position as of June 30, 2023 was \$5,973,157. The net position decreased by \$104,438 from the prior year.
- The Authority had a net decrease of \$138,663 in the Low Rent Public Housing and Capital Fund Programs, \$147,035 net increase in the Section 8 Housing Choice Voucher Program, \$13,419 net increase in the Section 8 Mainstream Voucher Program, \$40,099 net increase in FSS Escrow Forfeitures, \$15,654 net increase in the Rural Rental Housing Loans Program, \$128,295 net decrease in Business Activities, \$70 net increase in Home Investment Partnership Program (Tenant Based Rental Assistance), \$4,316 net increase in State/Local, and a \$58,073 net decrease in Component Units (Eastern Iowa Regional Housing Corporation - EIRHC).
- Revenues for the Authority were \$9,934,423 for the year ended June 30, 2023. This was an increase of \$477,048 or 5.0% over the prior year.
- Expenses for the Authority were \$10,038,861 for the year ended June 30, 2023. This was an increase of \$527,981 or 5.6% over the prior year.
- Rental income for the Authority was \$867,216 for the year ended June 30, 2023, an increase of \$10,264 or 1.2% over the prior year.
- Operating grant revenue for the Authority was \$8,028,841 for the year ended June 30, 2023, an increase of \$354,596 or 4.6% over the prior year.
- Revenue reported from HUD capital grants for the year ended June 30, 2023 was \$246,848, an increase of \$168,427 or 214.8% over the prior year.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

This annual report includes this *Management Discussion and Analysis* report, the *Basic Financial Statements* and the *Notes to the Financial Statements*. This report also contains the Financial Data Schedule (FDS) as referenced in the section of *Supplemental Information Required by HUD*. The Authority's financial statements are presented as fund level financial statements because the Authority only has proprietary funds.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
Year Ended June 30, 2023

**OVERVIEW OF THE FINANCIAL STATEMENTS - CONTINUED**

*Required Financial Statements*

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

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

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

*Notes to the 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 Required by HUD*. HUD has established *Uniform Financial Reporting Standards* that require Housing Authority's to submit financial information electronically to HUD using the FDS format. This financial information was electronically transmitted to the Real Estate Assessment Center (REAC) for the year ended June 30, 2023 and is required to be included in the audit reporting package.

**FINANCIAL ANALYSIS**

Net position may serve, over time, as a useful indicator of a government's financial position. As stated in the table on the following page, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$5,973,157 at the close of the year ended June 30, 2023, down from \$6,077,595 in fiscal year 2022. The decrease in net position of \$104,438 was due to the reasons noted below.

- Current and other assets include cash, investments, receivables, prepaid expenses, and assets held for sale. Of the \$281,931 decrease in this category, cash and investments decreased \$212,272, receivables increased \$7,911, prepaid expenses decreased \$1,138, and assets held for sale decreased \$76,432.



Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
Year Ended June 30, 2023

**FINANCIAL ANALYSIS - CONTINUED**

- Non-current assets increased \$64,337 due to a \$71,406 increase in capital assets. Capital assets increased because current year capital asset additions exceeded current year depreciation expense. Change in capital assets is explained in section titled "Capital Asset and Debt Administration" of this analysis. This was partially offset by a \$7,069 decrease in the non-current portion of notes receivable in the State/Local program.

**CONDENSED STATEMENTS OF NET POSITION**

	FY 2023	FY 2022	Dollar Change	Percent Change
Current and other assets	\$ 2,280,917	\$ 2,562,848	\$ (281,931)	-11.0%
Non-current assets	6,672,107	6,607,770	64,337	1.0%
Total Assets	<u>8,953,024</u>	<u>9,170,618</u>	<u>(217,594)</u>	<u>-2.4%</u>
Current liabilities	511,500	473,279	38,221	8.1%
Non-current liabilities	2,468,367	2,619,744	(151,377)	-5.8%
Total Liabilities	<u>2,979,867</u>	<u>3,093,023</u>	<u>(113,156)</u>	<u>-3.7%</u>
Net Position				
Net investment in capital assets	4,194,203	3,985,968	208,235	5.2%
Restricted	434,964	373,413	61,551	16.5%
Unrestricted	1,343,990	1,718,214	(374,224)	-21.8%
Total Net Position	<u>\$ 5,973,157</u>	<u>\$ 6,077,595</u>	<u>\$ (104,438)</u>	<u>-1.7%</u>

- Current liabilities include accounts payable, tenant security deposits, unearned revenue, and current portion of long-term debt. The increase in this category of \$38,221 was mainly due to an increase in accounts payable of \$13,614 and accrued wages and payroll taxes payable of \$16,960.
- Non-current liabilities decreased \$151,377 mainly due to a \$142,627 decrease in the long-term portion of mortgage payable. The Authority also had a \$8,750 decrease in FSS Escrow Payable.
- EIRHC owns and manages ten USDA funded elderly housing units: Six one-bedroom units in Grand Mound and four one-bedroom units in Worthington. Both sites saw 100% lease-up in FY 2023. The properties have mortgage notes payable to USDA totaling \$141,396 and \$89,313 as of FY 2023.
- In FY 2019 the Tax Credit Syndicator, Enterprise Housing Partners XI Limited Partnership (EHPII) limited partner interest in the Eastern Iowa Regional Partnership, LLLP was fulfilled on December 31, 2018, and transferred to the new General Partner, the Eastern Iowa Regional Housing Corporation (EIRHC). On January 1, 2019, the EIRP, LLLP transferred the Limited Partnership interest for debt only, for the Evergreen Meadows Tax property to the Eastern Iowa Regional Housing Corporation. The EIRHC will maintain the property as affordable housing over the extended use period and assumed the Evergreen Meadows property with a current \$750,012 HOME Loan and a \$163,430 Mortgage Loan.

Eastern Iowa Regional Housing Authority  
 Dubuque, Iowa  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
 Year Ended June 30, 2023

**FINANCIAL ANALYSIS - CONTINUED**

- In FY 2021 the Tax Credit Syndicator, Enterprise Housing Partners XI Limited Partnership (EHPXI) limited partner interest in the Asbury EIRP, LLLP was fulfilled on December 31, 2020 and transferred to the new General Partner, the Eastern Iowa Regional Housing Corporation (EIRHC). On January 1, 2021, the Asbury EIRP, LLLP transferred the Limited Partnership interest for debt only, for the Asbury Meadows Tax property to the Eastern Iowa Regional Housing Corporation. The EIRHC will maintain the property as affordable housing over the extended use period and assumed the Asbury Meadows property with a current \$874,101 HOME Loan and a \$355,212 Mortgage Loan.

The unrestricted net position was \$1,343,990 as of June 30, 2023. This amount may be used to meet the Authority's ongoing obligations. The Authority has sufficient funds to meet requirements for cash outlays, excluding housing assistance payments, for four months. Restricted net position was \$434,964 as of June 30, 2023. Of this amount, \$85,182 may only be used in the Housing Choice Voucher program for housing assistance payments, \$6,407 may only be used in the Mainstream Voucher program for housing assistance payments, \$40,099 may only be used for eligible uses from FSS Escrow Forfeitures, \$271,891 is restricted in the Business Activities program, and \$31,385 may only be used in the Rural Rental Housing program for replacement reserve expenses. 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.

The largest portion of the Authority's net position reflects its 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.

The 2022 approved capital grant (501-22) totals \$339,089 and was 100.0% expended as of June 30, 2023. The following is a summary of individual grant line items, budget amount, percent expended as of 6/30/23, and development account:

<u>Line No.</u>	<u>Amount</u>	<u>Percent</u>	<u>Development Account</u>
1406	\$ 57,610	100.0%	Operations
1410	\$ 10,000	100.0%	Administration
1480	\$271,479	100.0%	General Capital Activity

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

As can be seen in the table on the following page, total revenues increased \$477,048 due to the reasons noted below.

- Rental income increased \$10,264 or 1.2% from FY 2022.
- Operating grant revenue increased \$354,596 mainly due to an increase in funding for Section 8 Voucher program funding of \$463,707. This was partially offset by a decrease in capital fund grants utilized for operating expenditures of \$108,910.
- Other operating revenue decreased \$75,463 or 9.1% from FY 2022 mostly due to a \$72,558 decrease in Business Activities other revenue.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
Year Ended June 30, 2023

**FINANCIAL ANALYSIS – CONTINUED**

**CONDENSED STATEMENTS 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>				
Operating revenue:				
Rental income	\$ 867,216	\$ 856,952	\$ 10,264	1.2%
Operating grants	8,028,841	7,674,245	354,596	4.6%
Other operating revenue	757,688	833,151	(75,463)	-9.1%
Non-operating revenue:				
Interest income	7,537	6,985	552	7.9%
Interest subsidy	11,293	11,090	203	1.8%
HUD capital grants	246,848	78,421	168,427	214.8%
Gain (loss) on disposal of capital assets	15,000	(3,469)	18,469	532.4%
Total Revenues	<u>9,934,423</u>	<u>9,457,375</u>	<u>477,048</u>	<u>5.0%</u>
<b>Expenses</b>				
Administration	1,257,138	1,229,514	27,624	2.2%
Tenant services	420,525	329,292	91,233	27.7%
Utilities	225,445	204,202	21,243	10.4%
Maintenance and operations	785,198	607,545	177,653	29.2%
General expense	780,742	595,153	185,589	31.2%
Interest expense	38,368	44,312	(5,944)	-13.4%
Extraordinary maintenance	38,491	36,413	2,078	5.7%
Housing assistance payments	5,988,658	5,930,606	58,052	1.0%
Depreciation	504,296	484,899	19,397	4.0%
Casualty losses, non-capitalized	-	48,944	(48,944)	-100.0%
Total Expenses	<u>10,038,861</u>	<u>9,510,880</u>	<u>527,981</u>	<u>5.6%</u>
Change in net position	(104,438)	(53,505)	(50,933)	
Beginning net position	6,077,595	6,130,876	(53,281)	
Equity transfers/prior period adjustments	-	224		
Ending net position	<u>\$ 5,973,157</u>	<u>\$ 6,077,595</u>	<u>\$ (104,214)</u>	

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
Year Ended June 30, 2023

**FINANCIAL ANALYSIS – CONTINUED**

- Interest income increased \$552 or 7.9% from FY 2022.
- Interest subsidy increased \$203 or 1.8% from FY 2022.
- HUD capital grants increased \$168,427 from FY 2022. The Agency is allocated capital fund grants each year as determined by HUD and the amount remains relatively consistent from year to year. Revenue from HUD capital grants during the year will depend upon timing of projects as outlined in the HUD approved capital grant budget.
- EIRHA had a gain on disposal of capital assets of \$15,000 in FY 2023 and a loss on disposal of capital assets of \$3,469 in FY 2022.

Total expenses increased by \$527,981 due to the reasons noted below.

- Administration increased \$27,624 or 2.2% from FY 2022 primarily due to an increase in administrative wages and salaries of \$52,710 or 6.1%. This was partially offset by a decrease in office and other administrative expenses of \$34,646.
- EIRHA had tenant service expenses of \$420,525 in FY 2023 for the Authority's FSS, ROSS and Housing Counseling Assistance programs. This represented an increase of \$91,233 or 27.7% from FY 2022.
- Of the \$21,243 increase in utilities, water decreased \$4,418 or 7.5%, electricity decreased \$3,094 or 8.4%, gas increased \$15,507 or 36.8%, sewer increased \$3,748 or 5.7%, and other utilities increased \$9,500.
- Maintenance and operations increased \$177,653 or 29.2% mainly due to an increase in contracted maintenance services of \$135,797. The Authority also had a \$37,678 increase in maintenance labor.
- General expenses increased \$185,589 or 31.2% from FY 2022 mostly due to an increase in other general expenses for State/Local program of \$150,002, and other general expenses for Business Activities of \$26,851. EIRHA also had an increase in insurance expense of \$5,833 or 6.2%.
- Interest expense decreased \$5,944 or 13.4% from FY 2022.
- EIRHA had extraordinary maintenance of \$38,491 in FY 2023 and \$36,413 in FY 2022 for tree trimming and removal, water and sewer line repairs, boiler repairs, and repairs to alarm system.
- Housing assistance payments increased \$58,052 or 1.0% from FY 2022. For the Tenant Based Rental Assistance program EIRHA had a 30.4% decrease in unit months leased and average housing assistance payment per unit decreased \$71.44 or 13.5%. For the Mainstream Voucher program EIRHA had a 10.4% increase in unit months leased and average housing assistance payment per unit decreased \$42.85 or 10.9%. For the Housing Choice Voucher program EIRHA had a 1.2% decrease in unit months leased and average housing assistance payment per unit increased \$20.17 or 4.2%.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
Year Ended June 30, 2023

**FINANCIAL ANALYSIS – CONTINUED**

- The Authority had a \$19,397 or 4.0% increase in Depreciation which is the write-off of capital assets over their estimated useful life.
- EIRHA had casualty losses, non-capitalized of \$48,944 in FY 2022.

EIRHA currently owns and manages 163 public housing units. These units are located in Dyersville, Bellevue, Manchester, Colesburg, Miles, Sabula, DeWitt, Holy Cross, Hopkinton, Worthington, Delmar, Preston, Peosta, and Wheatland. Overall, the projects maintain a 99.03% occupancy level. There are 85 units of elderly and 78 units of family. The family housing is scattered site single family homes and duplexes. Currently EIRHA has 4 four-bedroom units, 29 three-bedroom units, 46 two-bedroom units, and 84 one-bedroom units.

EIRHA is authorized to assist 993 households with the Housing Choice Voucher Rental Assistance Program. Of the 993 vouchers, the City of Maquoketa is given priority to their original 156 vouchers under their Annual Contributions Contract that EIRHA assumed. From July 1, 2022 through June 30, 2023, EIRHA served 117 families in the City of Maquoketa. In July 2014, EIRHA received an additional 100 vouchers from the City of Bettendorf. From July 1, 2022 through June 30, 2023, EIRHA served 292 families in the City of Bettendorf. The Section 8 lease up rate for FY 2023 was 92.76%, down from 94.45% in the prior year. EIRHA expended \$5,490,357 or 98.82% of housing assistance received from HUD during FY 2023.

In February 2020, EIRHA was awarded 30 Mainstream Vouchers to assist non-elderly persons with disabilities. An additional 9 Mainstream Vouchers were awarded under the CARES Act in March 2020. An additional 40 Mainstream Vouchers were awarded in November 2020. And an additional award of 10 vouchers was received in September, 2022. The Mainstream Voucher program currently is authorized to assist 89 households. From July 1, 2022 through June 2023, EIRHA had a 92.46% lease-up rate.

In October 2020, EIRHA was awarded 6 Foster Youth to Independence Vouchers to assist young people aging out of Foster Care. Due to limited referrals from the Department of Human Services, this number was reduced to 1, at the request of the PHA. From July 1, 2022 through June 2023, EIRHA served 1 individual in this program.

EIRHC owns 10 one-bedroom USDA units that are designed for the elderly/handicapped/disabled, located in Grand Mound (6 units) and Worthington (4 units). Both properties maintained 100% lease-up for FY 2023. On January 1, 2019, the Eastern Iowa Regional Partnership, LLLP transferred the Limited Partnership interest for debt only, of the Evergreen Meadows Tax Credit property to the Eastern Iowa Regional Housing Corporation (EIRHC). The EIRHC will maintain the property as affordable housing over the extended use period. This project is located in Peosta, Iowa, and has 3 four-bedroom units, 11 three-bedroom units and 10 two-bedroom units. The property maintained a 99.22% lease-up for FY 2023.

On January 1, 2021, the Asbury E.I.R.P., L.L.L.P. transferred the Limited Partnership interest for debt only, for the Asbury Meadows Tax Credit property to the Eastern Iowa Regional Housing Corporation (EIRHC). The EIRHC will maintain the property as affordable housing over the extended use period. This property is located in Asbury, Iowa, and has 6 four-bedroom units, 14 three-bedroom units and 12 two-bedroom units. The property experienced a 98.61% lease-up for FY 2023.

Eastern Iowa Regional Housing Authority  
 Dubuque, Iowa  
**MANAGEMENT’S DISCUSSION AND ANALYSIS (MD&A)**  
 Year Ended June 30, 2023

**CAPITAL ASSET AND DEBT ADMINISTRATION**

*Capital Assets* – The Eastern Iowa Regional Housing Authority, Dubuque, Iowa’s net investment in capital assets as of June 30, 2023 amounts to \$4,194,203. This investment in capital assets includes land, buildings, improvements, equipment and construction in progress, net of accumulated depreciation and related debt.

The total increase in the Authority’s investment in capital assets for the current fiscal year was 1.1% in terms of net book value. Actual expenditures to purchase or construct capital assets were \$575,702 for the year. The Authority has various contract commitments with contractors for the implementation of the HUD capital grants as outlined by the HUD approved Capital Grant Budget. Depreciation charges for the year totaled \$504,296. Additional information on the Authority’s capital assets can be found in the notes to the financial statements of this report.

	Beginning	Additions	Depreciation	Disposals	Ending
Capital assets	\$6,499,338	\$575,702	\$(504,296)	\$(0)	\$6,570,744

*Debt Administration* - The USDA project has several mortgages that were used to purchase land and buildings for the Rural Rental Housing Assistance Program. In FY 2019 EIRHC assumed the Evergreen Meadows property with a HOME loan and a mortgage loan. In FY 2021 EIRHC assumed the Asbury Meadows property with a HOME loan and a mortgage loan. Total EIRHC combined mortgage debt for these properties as of June 30, 2023, is \$2,376,541, down from \$2,513,370 in FY 2022.

Additional information on the Authority’s long-term debt can be found in the notes to the financial statements of this report.

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

The Board of Commissioners and Management of the Housing Authority considered many factors when approving the fiscal year 2024 Public Housing 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 occupied units and approved vacancies, utility consumption and rates, approved add-ons, formula income, and transition funding. The amount of funding is also established and approved by HUD. Formula income is based on rental income from the Authority’s rent roll records for the period specified by HUD. Operating expenses are expected to increase by the economy’s inflation rate.

The Authority receives annual budget authority from HUD based on prior year leasing and HAP utilization. In addition to annual budget authority, the Authority has \$85,182 in HAP Reserves and \$896,574 in HUD-Held Program Reserves available for housing assistance payments. Administrative fees for the Housing Choice Voucher program will be based on actual utilization in FY 2024 and adjusted for pro-ration which is currently at 97.50%.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
Year Ended June 30, 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:

Michelle Schnier  
Director of Housing and Support Services  
Eastern Iowa Regional Housing Authority  
7600 Commerce Park  
Dubuque, Iowa 52002.

**BASIC FINANCIAL STATEMENTS**



Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**STATEMENT OF NET POSITION**  
June 30, 2023

<b>ASSETS</b>	Primary Government	EIRHC Component Unit	Total (Memorandum Only)
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	\$ 658,323	\$ 455,486	\$ 1,113,809
Cash and cash equivalents - restricted	422,171	345,074	767,245
Accounts receivable			
Tenants, net	16,027	45,936	61,963
Other	52,402	72,102	124,504
Due from other governments	48,096	6,330	54,426
Prepaid expense	41,886	4,716	46,602
Accrued interest receivable	-	542	542
Notes receivable - current portion	-	7,069	7,069
Assets held for sale	104,757	-	104,757
Total current assets	<u>1,343,662</u>	<u>937,255</u>	<u>2,280,917</u>
<b>NONCURRENT ASSETS</b>			
Notes receivable	-	101,363	101,363
Capital assets, net	2,848,335	3,722,409	6,570,744
Total noncurrent assets	<u>2,848,335</u>	<u>3,823,772</u>	<u>6,672,107</u>
<b>TOTAL ASSETS</b>	<u>\$ 4,191,997</u>	<u>\$ 4,761,027</u>	<u>\$ 8,953,024</u>
<b>LIABILITIES AND NET POSITION</b>			
<b>CURRENT LIABILITIES</b>			
Accounts payable	\$ 33,005	\$ 99,668	\$ 132,673
Accrued payroll and payroll taxes	84,163	-	84,163
Accrued interest payable	-	1,165	1,165
Accrued liabilities - other	12,746	-	12,746
Unearned revenues	19,732	-	19,732
Due to other governments	28,941	-	28,941
Tenant's security deposits	47,960	41,798	89,758
Notes payable - current portion	-	142,322	142,322
Total current liabilities	<u>226,547</u>	<u>284,953</u>	<u>511,500</u>
<b>NONCURRENT LIABILITIES</b>			
Tenant's FSS escrow	234,148	-	234,148
Notes payable	-	2,234,219	2,234,219
Total noncurrent liabilities	<u>234,148</u>	<u>2,234,219</u>	<u>2,468,367</u>
Total liabilities	460,695	2,519,172	2,979,867
<b>NET POSITION</b>			
Net investment in capital assets	2,848,335	1,345,868	4,194,203
Restricted	276,188	303,276	579,464
Unrestricted	606,779	592,711	1,199,490
Total net position	<u>3,731,302</u>	<u>2,241,855</u>	<u>5,973,157</u>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<u>\$ 4,191,997</u>	<u>\$ 4,761,027</u>	<u>\$ 8,953,024</u>

The accompanying notes are an integral part of this statement.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
Year ended June 30, 2023

	Primary Government	EIRHC Component Unit	Total (Memorandum only)
<b>OPERATING REVENUE</b>			
Rental income	\$ 428,298	\$ 438,918	\$ 867,216
Operating grants	7,842,369	186,472	8,028,841
Other operating revenue	18,758	738,930	757,688
Total operating revenue	<u>8,289,425</u>	<u>1,364,320</u>	<u>9,653,745</u>
 <b>OPERATING EXPENSE</b>			
Administration	1,176,878	80,260	1,257,138
Tenant services	420,525	-	420,525
Utilities	130,399	95,046	225,445
Maintenance and operations	598,401	186,797	785,198
General expense	95,978	684,764	780,742
Housing assistance payments	5,838,921	149,737	5,988,658
Extraordinary maintenance	38,491	-	38,491
Casualty losses - noncapitalized	-	-	-
Depreciation	267,811	236,485	504,296
Total operating expense	<u>8,567,404</u>	<u>1,433,089</u>	<u>10,000,493</u>
 Operating loss	 (277,979)	 (68,769)	 (346,748)
 <b>NONOPERATING REVENUE (EXPENSE)</b>			
Interest income	1,589	5,948	7,537
Interest subsidy	-	11,293	11,293
Interest expense	-	(38,368)	(38,368)
Gain (loss) on disposal of capital assets	15,000	-	15,000
Net nonoperating revenue (expense)	<u>16,589</u>	<u>(21,127)</u>	<u>(4,538)</u>
 Change in net position before capital grants	 (261,390)	 (89,896)	 (351,286)
 <b>CAPITAL GRANTS</b>	 <u>246,848</u>	 <u>-</u>	 <u>246,848</u>
 Change in net position	 (14,542)	 (89,896)	 (104,438)
 <b>NET POSITION AT BEGINNING OF YEAR</b>	 3,745,844	 2,331,751	 6,077,595
 Equity transfers/Prior year adjustments	 <u>-</u>	 <u>-</u>	 <u>-</u>
 <b>NET POSITION AT END OF YEAR</b>	 <u>\$ 3,731,302</u>	 <u>\$ 2,241,855</u>	 <u>\$ 5,973,157</u>

The accompanying notes are an integral part of this statement.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**STATEMENT OF CASH FLOWS**  
Year ended June 30, 2023

	Primary Government	EIRHC Component Unit	Total (Memorandum only)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Cash received from tenants	\$ 423,671	\$ 440,942	\$ 864,613
Cash received from operating grants	7,877,410	181,689	8,059,099
Other income received	101,640	705,437	807,077
Cash payments to vendors	(930,549)	(981,023)	(1,911,572)
Cash payments to employees	(1,529,332)	(49,922)	(1,579,254)
Cash payments for housing assistance	(5,838,921)	(149,737)	(5,988,658)
Net cash provided by (used in) operating activities	103,919	147,386	251,305
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Capital assets	246,848	-	246,848
Acquisition of capital assets	(487,625)	(88,075)	(575,700)
Proceeds from sale of capital assets	15,000	-	15,000
Principal received (paid) on long-term debt	-	(129,899)	(129,899)
Interest (paid) on long-term debt	-	(27,398)	(27,398)
Assets held for sale	-	-	-
Net cash provided by (used in) capital and related financing activities	(225,777)	(245,372)	(471,149)
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Equity transfers in (out)/Prior year adjustments	-	-	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest received	1,589	5,983	7,572
Net cash provided by (used in) investing activities	1,589	5,983	7,572
Net increase (decrease) in cash and cash equivalents	(120,269)	(92,003)	(212,272)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>			
	1,200,763	892,563	2,093,326
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>			
	\$ 1,080,494	\$ 800,560	\$ 1,881,054
<b>RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION</b>			
Cash and cash equivalents	\$ 658,323	\$ 455,486	\$ 1,113,809
Cash and cash equivalents - restricted	422,171	345,074	767,245
Cash and cash equivalents per the Statement of Net Position	\$ 1,080,494	\$ 800,560	\$ 1,881,054

The accompanying notes are an integral part of this statement.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**STATEMENT OF CASH FLOWS - CONTINUED**  
Year ended June 30, 2023

RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	Primary Government	EIRHC Component Unit	Total (Memorandum only)
Operating (loss)	\$ (277,979)	\$ (68,769)	\$ (346,748)
Adjustments to reconcile operating (loss) to net cash provided by (used in) operating activities			
Depreciation	267,811	236,485	504,296
Changes in assets and liabilities (Increase) decrease in assets			
Accounts receivable	(3,220)	(35,849)	(39,069)
Due from other governments	35,896	(4,634)	31,262
Prepaid expense	(470)	1,608	1,138
Assets held for sale	76,432	-	76,432
Increase (decrease) in liabilities			
Accounts payable	3,600	37,596	41,196
Accrued payroll and payroll taxes	16,960	-	16,960
Accrued liabilities	(4,300)	(23,282)	(27,582)
Unearned revenue	(4,273)	(117)	(4,390)
Due to other governments	815	(32)	783
Tenant's security deposits	1,397	4,380	5,777
Tenant's FSS escrow	(8,750)	-	(8,750)
Net cash provided by (used in) operating activities	\$ 103,919	\$ 147,386	\$ 251,305
 <b>NONCASH FINANCING ITEMS</b>			
Interest subsidy and related interest expense	\$ -	\$ 11,293	\$ 11,293

The accompanying notes are an integral part of this statement.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS**  
June 30, 2023

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

**Reporting Entity** - The Eastern Iowa Regional Housing Authority ("Authority") is organized pursuant to the provisions of Chapter 403A and Chapter 28E of the Code of Iowa for the purposes of owning and providing affordable housing rental units and to provide rent subsidies to low and moderate-income individuals in Dubuque, Delaware, Jackson, Cedar, Clinton, Jones and Scott counties excluding the cities of Dubuque, Clinton, Camanche and Davenport. The Eastern Iowa Regional Housing Authority Board consists of elected directors and housing commissioners from those counties.

In accordance with Statement No. 61, issued by the Governmental Accounting Standards Board (GASB), the basis criterion for including a legally separate organization as a component unit is the degree of financial accountability the Housing Authority has with the Organization. The following circumstances set forth the Housing Authority's financial accountability for a legally separate organization.

- a. The Housing Authority is financially accountable if it appoints a voting majority of the Organization's governing body and (1) can impose its will on the Organization or (2) there is potential for the Organization to provide specific financial benefits to or impose specific financial burdens on the Housing Authority.
- b. The Housing Authority may be financially accountable if an organization is fiscally dependent on the Housing Authority regardless of whether the Organization has (1) a separately elected governing board, (2) a governing board appointed by a higher level of government, or (3) a jointly appointed board.

Based upon the application of these criteria, this report includes the following component unit: The Eastern Iowa Regional Housing Corporation (EIRHC), which is shown as a discretely presented component unit because of the significance of its operational and financial relationship with the Authority, including having the same Board of Directors.

EIRHC is a not-for-profit 501(c)(3) corporation established under the Laws of the State of Iowa. Its purpose is to provide housing and community development projects that are outside the range of services EIRHA can provide. EIRHC owns and operates ten one-bedroom USDA units and two other apartment complexes, Asbury Meadows and Evergreen Meadows, all of which provide low-income housing to eligible households. EIRHC is also a Housing Trust Fund (HTF) designee under Iowa Code Section 16.181. The intended use of these funds is for the development and preservation of low-income housing. The last program that EIRHC operates is the Home Investment Partnership Program (TBRA), which provides rental subsidies for low-income families. EIRHC has entered into agreements with (EIRHA) and the East Central Intergovernmental Association (ECIA) for staffing services. EIRHC does not have separately issued financial statements.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2023

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED**

**Programs Administered by the Housing Authority**

The programs of the Authority are recorded in one enterprise fund. Each program is maintained using a separate set of self-balancing accounts. The programs include a Public Housing Program, Capital Funds Program, Section 8 Housing Choice Voucher Program, ROSS FSS/ESS Program, Housing Counseling Assistance Program, and Business Activities.

**Basis of Accounting and Measurement Focus**

The Authority's basic financial statements are presented on the full accrual basis in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). The Authority applies all pronouncements of the Governmental Accounting Standards Board (GASB) as well as U.S. GAAP, as codified by the Financial Accounting Standards Board.

All activities of the Authority are accounted for within one proprietary (enterprise) fund. A proprietary fund is used to account for operations that are (a) financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the government body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

A proprietary fund distinguishes operating revenue and expenses from nonoperating items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the Authority is rents collected from tenants and operating grants. Operating expenses for a proprietary fund include the cost of operating properties owned, administrative expenses and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenue and expenses.

The accounting and financial reporting treatment applied to the Authority is determined by its measurement focus. The transactions of the Authority are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operations are included in the statement of net position. Net position (i.e., total assets net of total liabilities) is segregated into net investment in capital assets, restricted and unrestricted components. When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, and then unrestricted resources as needed.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2023

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED**

**Cash and Cash Equivalents**

For purposes of the statements of cash flows, the Authority considers all highly liquid investments with a maturity of three months or less to be cash equivalents.

**Cash and Cash Equivalents - Restricted**

Restricted cash and cash equivalents are segregated resources held for tenant security deposits, unspent housing assistance payments, tenant self-sufficiency (FSS) deposits and replacement reserve deposits.

**Accounts Receivable**

Accounts receivable are recorded at the gross amount, less an allowance for doubtful accounts. The allowance for doubtful accounts was \$843 for Public Housing, and \$10,130 for Housing Choice Vouchers as of June 30, 2023.

**Prepaid Expense**

Prepaid expenses represent payments made to vendors for services that will benefit periods beyond June 30, 2023.

**Insurance**

The premiums on all major insurance policies are charged to prepaid insurance and amortized over the life of the policy.

**Capital Assets**

Capital assets are stated at cost. The capitalization policy of the Authority is to capitalize fixed assets costing more than \$10,000 and expected to last more than one year. The cost of maintenance and repairs that do not add value to assets or materially extend asset lives is not capitalized. Buildings, improvements, and equipment are depreciated using a straight-line method over their estimated useful lives as follows:

Buildings	40 years
Building and land improvements	5-20 years
Furniture and equipment	3-10 years
Vehicles	4 years

**Impairment of Long-Lived Assets**

The Authority reviews its capital assets for impairment whenever events or changes in circumstances indicate the value of an asset may not be recovered. If the fair value is less than the carrying amount of an asset, an impairment loss is recognized for the difference. No impairment loss has been recognized during the year ended June 30, 2023.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2023

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED**

**Other Assets**

Other assets of the Authority consist of one house that was originally sold on a rent-to-own contract but was returned to the Authority for non-payment and is being offered for sale. The home has a cost basis of \$104,757 at June 30, 2023 and is presently being rented. A second home that was repossessed by the Authority was sold in the 2022-23 fiscal year.

**Notes Receivable - EIRHC Housing Trust Fund (HTF)**

Notes receivable of EIRHC at June 30, 2023, consists of a \$108,432, 2% per annum promissory note from Community Housing Initiative, Inc., secured by a mortgage on property it owns. At June 30, 2023, the current principal portion of the note was \$7,069 and related accrued interest was \$542.

**Net Position Classifications**

Net position represents the difference between the total assets and the total liabilities. Net position is divided into three categories: 1) Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets; 2) Net position is reported as restricted when there are limitations imposed on its use through external restrictions imposed by creditors, grantors or laws or regulations of other governments; and 3) Unrestricted net position is net position against which the Authority has no legal financial obligations.

**Federal and State Aids**

Federal and state aids for reimbursable programs are recognized as revenue in the year the related program expenses are incurred. Aids received prior to meeting revenue recognition criteria are recorded as unearned revenue.

**Due To/From Other Programs**

During the course of operations, numerous transactions occur between individual programs for goods provided or services rendered. These receivables and payables are classified as "due from other programs" or "due to other programs" on the combining statement of net assets and have been eliminated in the basic financial statements.

**Rental Income**

Rental income is recognized as rents come due.

**Economic Dependency**

The Authority received approximately 94.6% of its total operating revenues from the federal government. This revenue is subject to federal government budget appropriations and potential funding reductions.



Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2023

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED**

**Use of Estimates**

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

**Budgetary Process**

The Authority prepares an annual operating budget with formal Board approval prior to the start of its fiscal year. The United States Department of Housing and Urban Development (HUD) requests that the Authority keep the budget on file and to submit to HUD the calculation for operating subsidy. The Authority must prepare a revised operating budget only when total expenses exceed the amount originally budgeted. The revised budget, if amended, is also kept on file at the Authority's office.

**Subsequent Events**

The Authority has evaluated subsequent events through October 20, 2023, the date on which the financial statements were available to be issued.

**NOTE B - CASH AND CASH EQUIVALENTS**

HUD regulations and statutes authorize the Authority to have deposits in checking accounts, certificates of deposit, money market funds, United States government securities, and repurchase agreements fully collateralized by United States government securities.

At June 30, 2023, the Authority reported cash and cash equivalents as follows:

Cash and cash equivalents	\$ 658,323
Cash and cash equivalents - restricted	422,171
Total	<u>\$ 1,080,494</u>

**Fair Value of Deposits**

Deposits are reported at fair value. At June 30, 2023, the fair value of the Authority's deposits approximated original cost; therefore, no fair value adjustments are being reported.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2023

**NOTE B - CASH AND INVESTMENTS - CONTINUED**

**Determining Fair Value**

The fair value of the Authority's deposits is determined as follows: deposits with stated interest rates (operating accounts, savings accounts, certificates of deposit, repurchase agreements, and money market accounts) are stated at cost, which approximates fair market value.

**Income Allocation**

Interest income is generally allocated to the program that owns the operating account, savings account, certificates of deposit, repurchase agreement, or money market account.

**Custodial Credit Risk - Deposits**

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority does not have a deposit policy for custodial credit risk. As of June 30, 2023, the Authority's bank deposits of \$1,115,954 were entirely covered by FDIC insurance or by a multiple financial institution collateral pool in accordance with Chapter 12C of the Iowa Code. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds. Amounts in excess of FDIC insurance varied during the fiscal year.

At June 30, 2023, the Component Unit reported cash and cash equivalents as follows:

Cash and cash equivalents	\$ 455,486
Cash and cash equivalents - restricted	345,074
Total	<u>\$ 800,560</u>

**Fair Value of Deposits**

Deposits are reported at fair value. At June 30, 2023, the fair value of the Component Unit's deposits approximated original cost, therefore, no fair value adjustments were necessary.

**Determining Fair Value**

Fair value of the Component Unit's deposits is determined as follows: deposits with stated interest rates (operating accounts, savings accounts, certificates of deposit, repurchase agreements, and money market accounts) are stated at cost.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2023

**NOTE B - CASH AND INVESTMENTS - CONTINUED**

**Income Allocation**

Interest income is generally allocated to the program that owns the operating account, savings account, certificates of deposit, repurchase agreement, or money market account.

**Custodial Credit Risk - Deposits**

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the Component Unit's deposits may not be returned to it. The Component Unit does not have a deposit policy for custodial credit risk. As of June 30, 2023, the Component Unit's bank deposits of \$808,252 were entirely covered by FDIC insurance or by a multiple financial institution collateral pool in accordance with Chapter 12C of the Iowa Code. This chapter provides for additional assessments against the depositories to ensure there will be no loss of public funds. Amounts in excess of FDIC insurance varied during the fiscal year.

**NOTE C - CAPITAL ASSETS**

A summary of changes in capital assets for the Housing Authority is as follows:

	Balance 06/30/22	Additions & Transfers	Retirements & Transfers	Balance 06/30/23
Land (non-depreciable)	\$ 823,786	\$ -	\$ -	\$ 823,786
Depreciable capital assets:				
Land improvements	139,128	67,552	-	206,680
Buildings and improvements	10,138,647	326,437	-	10,465,084
Furniture & Equipment				
Dwellings	92,771	33,178	-	125,949
Administration	292,244	60,458	23,800	328,902
	<u>10,662,790</u>	<u>487,625</u>	<u>23,800</u>	<u>11,126,615</u>
Total capital assets	11,486,576	487,625	23,800	11,950,401
Accumulated depreciation:				
Land improvements	88,059	8,650	-	96,709
Buildings and improvements	8,487,087	236,268	-	8,723,355
Furniture & equipment				
Dwellings	46,001	8,878	2,290	52,589
Administration	236,908	16,305	23,800	229,413
	<u>8,858,055</u>	<u>270,101</u>	<u>26,090</u>	<u>9,102,066</u>
Net capital assets	\$ <u>2,628,521</u>	\$ <u>217,524</u>	\$ <u>(2,290)</u>	\$ <u>2,848,335</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2023

**NOTE C - CAPITAL ASSETS - CONTINUED**

A summary of changes in capital assets for the Component Unit as follows:

	Balance 06/30/22	Additions & Transfers	Retirements & Transfers	Balance 06/30/23
Land (non-depreciable)	\$ 377,286	\$ -	\$ -	\$ 377,286
Construction in progress	-	77,575	-	77,575
Depreciable capital assets:				
Land improvements	335,492	-	-	335,492
Buildings and improvements	7,220,375	10,501	-	7,230,876
Furniture & Equipment				
Dwellings	561,707	-	-	561,707
Administration	36,994	-	5,224	31,770
	<u>8,154,568</u>	<u>10,501</u>	<u>5,224</u>	<u>8,159,845</u>
Total capital assets	<u>8,531,854</u>	<u>88,076</u>	<u>5,224</u>	<u>8,614,706</u>
Accumulated depreciation:				
Land improvements	321,053	6,710	-	327,763
Buildings and improvements	3,742,723	228,959	-	3,971,682
Furniture & equipment				
Dwellings	560,934	148	-	561,082
Administration	36,327	667	5,224	31,770
	<u>4,661,037</u>	<u>236,484</u>	<u>5,224</u>	<u>4,892,297</u>
Net capital assets	<u>\$ 3,870,817</u>	<u>\$ (148,408)</u>	<u>\$ -</u>	<u>\$ 3,722,409</u>

**NOTE D - LONG-TERM OBLIGATIONS**

Details of the Authority's long-term obligations are set forth below:

Summary of Long-Term obligations

	Balance 06/30/22	Net Additions	Net Reductions	Balance 06/30/23	Amount Due Within One Year
Tenants' FSS escrow	\$ 242,898	\$ 16,710	\$ 25,460	\$ 234,148	\$ -

Details of the Component Unit's long-term obligations are set forth below:

Summary of Long-Term obligations

	Balance 06/30/22	Additions	Reductions	Balance 06/30/23	Amount Due Within One Year
Notes Payable	\$ 2,513,370	\$ -	\$ 136,829	\$ 2,376,541	\$ 142,322

At June 30, 2023, long-term debt consists of:

USDA

Mortgage note payable to USDA, interest at 7.25%, monthly payments of \$1,200, including interest (which is subsidized to 1%). Matures on July 1, 2044 and is collateralized by real and personal property.

\$ 141,396

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2023

**NOTE D - LONG-TERM OBLIGATIONS - CONTINUED**

Mortgage note payable to USDA, interest at 6.50%, monthly payments of \$654, including interest (which is subsidized to 1%). Matures on April 1, 2044 and is collateralized by real and personal property.	\$ 89,313
Mortgage note payable to USDA, interest at 6.50%, monthly payments of \$23, including interest (which is subsidized to 1%). Matures on April 1, 2044 and is collateralized by real and personal property.	3,077

**Evergreen Meadows**

Note payable to MidWestOne Bank, interest at 4.97%, monthly payments of \$5,986, including interest. Matures on January 1, 2026 and is collateralized by real and personal property.	163,430
Note payable to Iowa Finance Authority (IFA), 0% interest, with annual payments of \$1,000, commencing September 30, 2019. Balloon due on September 30, 2026. Collateralized by real and personal property.	750,012

**Asbury**

Note payable to MidWestOne Bank, interest at 3.75%, monthly payments of \$6,180, including interest. Matures on October 16, 2028 and is collateralized by real and personal property.	355,212
Note payable to Iowa Finance Authority (IFA), 0% interest, with annual payments of \$6,000 - \$8,000 commencing May 19, 2021. Balloon due on April 30, 2028. Collateralized by real and personal property.	<u>874,101</u>
Total debt	2,376,541
Less: current maturities	<u>142,322</u>
Long-term debt	\$ <u><u>2,234,219</u></u>

Maturities of the long-term debt at June 30, 2023 are:

June 30,	Principal	Interest
2024	142,322	19,648
2025	147,337	14,634
2026	108,790	9,895
2027	830,101	7,046
2028	921,890	4,345
2029-2033	51,564	9,656
2034-2038	31,921	7,949
2039-2043	33,556	6,313
2044-2045	109,060	1,003
Totals	\$ 2,376,541	\$ 80,489

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2023

**NOTE E - RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; theft; damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. These risks are covered by the purchase of commercial insurance. Settled claims from these risks have not exceeded commercial insurance coverage in any of the past four years.

**NOTE F - NET POSITION**

The following is a summary of individual net position restrictions for the Authority at June 30, 2023:

<u>Program</u>	<u>Purpose</u>	<u>Amount</u>
Public Housing	Tenant's FFS Escrow	\$ 66,584
	Security deposits	47,072
	Other	30,844
		<u>144,500</u>
Section 8 Choice Voucher	Future HAP expenditures	85,182
Mainstream Voucher Program	Future HAP expenditures	6,407
ROSS FFS Escrow Forfeiture	Tenant FFS forfeited escrow	40,099
		<u>\$ 276,188</u>

The following is a summary of individual net position restrictions for the Component Unit at June 30, 2023:

<u>Program</u>	<u>Purpose</u>	<u>Amount</u>
Rural Rental Housing	Replacement reserve	\$ 31,385
Evergreen Meadows	Operating reserve	51,617
Asbury Meadows	Operating reserve	220,274
	Total	<u>\$ 303,276</u>

SUPPLEMENTARY INFORMATION

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
COMBINING STATEMENT OF NET POSITION  
June 30, 2023

ASSETS	Public Housing	Housing Choice Vouchers	ROSS FSS/ESS Program	Housing Counseling Assistance Program	FSS Escrow Forfeiture Account	Business Activities	Eliminations	Total
<b>CURRENT ASSETS</b>								
Cash and cash equivalents	\$ 180,206	\$ 478,117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 658,323
Cash and cash equivalents - restricted	113,656	259,153	8,375	-	40,099	888	-	422,171
Accounts receivable								
Tenants, net of allowance	16,027	-	-	-	-	-	-	16,027
Other, net of allowance	2,944	49,458	-	-	-	-	-	52,402
Due from other governments	-	43,661	4,435	-	-	-	-	48,096
Due from other programs	4,435	-	-	-	-	-	(4,435)	-
Prepaid expense	23,427	18,459	-	-	-	-	-	41,886
Assets held for sale	-	-	-	-	-	104,757	-	104,757
Total current assets	<u>340,695</u>	<u>848,848</u>	<u>12,810</u>	<u>-</u>	<u>40,099</u>	<u>105,645</u>	<u>(4,435)</u>	<u>1,343,662</u>
<b>NONCURRENT ASSETS</b>								
Capital assets, net	<u>2,822,904</u>	<u>25,431</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,848,335</u>
<b>TOTAL ASSETS</b>	<u>\$ 3,163,599</u>	<u>\$ 874,279</u>	<u>\$ 12,810</u>	<u>\$ -</u>	<u>\$ 40,099</u>	<u>\$ 105,645</u>	<u>\$ (4,435)</u>	<u>\$ 4,191,997</u>
<b>LIABILITIES AND NET POSITION</b>								
<b>CURRENT LIABILITIES</b>								
Accounts payable	\$ 14,192	\$ 18,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,005
Accrued payroll and payroll taxes	15,303	68,860	-	-	-	-	-	84,163
Accrued liabilities - other	12,746	-	-	-	-	-	-	12,746
Unearned revenue	11,357	-	8,375	-	-	-	-	19,732
Due to other governments	28,941	-	-	-	-	-	-	28,941
Due to other programs	-	-	4,435	-	-	-	(4,435)	-
Tenants' security deposits	47,072	-	-	-	-	888	-	47,960
Total current liabilities	<u>129,611</u>	<u>87,673</u>	<u>12,810</u>	<u>-</u>	<u>-</u>	<u>888</u>	<u>(4,435)</u>	<u>226,547</u>
<b>NONCURRENT LIABILITIES</b>								
Tenants' FSS escrow	<u>66,584</u>	<u>167,564</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>234,148</u>
Total liabilities	<u>196,195</u>	<u>255,237</u>	<u>12,810</u>	<u>-</u>	<u>-</u>	<u>888</u>	<u>(4,435)</u>	<u>460,695</u>
<b>NET POSITION</b>								
Net investment in capital assets	2,822,904	25,431	-	-	-	-	-	2,848,335
Restricted	144,500	91,589	-	-	40,099	-	-	276,188
Unrestricted	-	502,022	-	-	-	104,757	-	606,779
Total net position	<u>2,967,404</u>	<u>619,042</u>	<u>-</u>	<u>-</u>	<u>40,099</u>	<u>104,757</u>	<u>-</u>	<u>3,731,302</u>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<u>\$ 3,163,599</u>	<u>\$ 874,279</u>	<u>\$ 12,810</u>	<u>\$ -</u>	<u>\$ 40,099</u>	<u>\$ 105,645</u>	<u>\$ (4,435)</u>	<u>\$ 4,191,997</u>



Eastern Iowa Regional Housing Authority  
Dubuque, Iowa

COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
Year ended June 30, 2023

	Public Housing	Capital Fund	Housing Choice Vouchers	ROSS FSS/ESS Program	Housing Counseling Assistance Program	FSS Escrow Forfeiture Account	Business Activities	Total
<b>OPERATING REVENUE</b>								
Rental income	\$ 417,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,119	\$ 428,298
Operating grants	493,066	92,241	6,836,537	404,834	15,691	-	-	7,842,369
Other operating revenues (losses)	5,620	-	21,848	-	-	40,099	(48,809)	18,758
Total operating revenue	<u>915,865</u>	<u>92,241</u>	<u>6,858,385</u>	<u>404,834</u>	<u>15,691</u>	<u>40,099</u>	<u>(37,690)</u>	<u>8,289,425</u>
<b>OPERATING EXPENSE</b>								
Administration	343,284	-	833,594	-	-	-	-	1,176,878
Tenant services	-	-	-	404,834	15,691	-	-	420,525
Utilities	127,769	-	-	-	-	-	2,630	130,399
Maintenance and operations	598,333	-	-	-	-	-	68	598,401
General expense	75,714	-	19,041	-	-	-	1,223	95,978
Housing assistance payments	-	-	5,838,921	-	-	-	-	5,838,921
Extraordinary maintenance	38,491	-	-	-	-	-	-	38,491
Casualty losses - noncapitalized	-	-	-	-	-	-	-	-
Depreciation	248,918	11,687	7,206	-	-	-	-	267,811
Total operating expense	<u>1,432,509</u>	<u>11,687</u>	<u>6,698,762</u>	<u>404,834</u>	<u>15,691</u>	<u>-</u>	<u>3,921</u>	<u>8,567,404</u>
Operating income (loss)	(516,644)	80,554	159,623	-	-	40,099	(41,611)	(277,979)
<b>NONOPERATING REVENUE (EXPENSE)</b>								
Interest income	758	-	831	-	-	-	-	1,589
Gain (loss) on disposal of capital assets	15,000	-	-	-	-	-	-	15,000
Operating transfers	127,062	(92,241)	-	-	-	-	(34,821)	-
Net nonoperating revenue (expense)	<u>142,820</u>	<u>(92,241)</u>	<u>831</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(34,821)</u>	<u>16,589</u>
Change in net position before capital grants	(373,824)	(11,687)	160,454	-	-	40,099	(76,432)	(261,390)
<b>CAPITAL GRANTS</b>								
	-	246,848	-	-	-	-	-	246,848
Change in net position	(373,824)	235,161	160,454	-	-	40,099	(76,432)	(14,542)
<b>NET POSITION AT BEGINNING OF YEAR</b>	3,106,067	-	458,588	-	-	-	181,189	3,745,844
Equity transfers	235,161	(235,161)	-	-	-	-	-	-
<b>NET POSITION AT END OF YEAR</b>	<u>\$ 2,967,404</u>	<u>\$ -</u>	<u>\$ 619,042</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,099</u>	<u>\$ 104,757</u>	<u>\$ 3,731,302</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
COMBINING STATEMENT OF CASH FLOWS  
Year ended June 30, 2023

	Public Housing	Capital Fund	Housing Choice Vouchers	ROSS FSS/ESS Program	Housing Counseling Assistance Program	FSS Escrow Forfeiture Account	Business Activities	Elimination Entry	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>									
Cash received from tenants	\$ 412,552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,119	\$ -	\$ 423,671
Cash received from operating grants	493,881	92,241	6,859,243	401,355	30,690	-	-	-	7,877,410
Other income received	35,520	-	(1,602)	-	-	40,099	27,623	-	101,640
Cash payments to vendors	(725,030)	-	(190,439)	(11,159)	-	-	(3,921)	-	(930,549)
Cash payments to employees	(452,989)	-	(651,978)	(393,675)	(30,690)	-	-	-	(1,529,332)
Cash payments for housing assistance	-	-	(5,838,921)	-	-	-	-	-	(5,838,921)
Net cash provided by (used in) operating activities	(236,066)	92,241	176,303	(3,479)	-	40,099	34,821	-	103,919
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>									
Capital grants	-	246,848	-	-	-	-	-	-	246,848
Acquisition of capital assets	(240,777)	(246,848)	-	-	-	-	-	-	(487,625)
Proceeds from sale of capital assets	15,000	-	-	-	-	-	-	-	15,000
Net cash provided by (used in) capital and related financing activities	(225,777)	-	-	-	-	-	-	-	(225,777)
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>									
Operating transfers in (out)	127,062	(92,241)	-	-	-	-	(34,821)	-	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>									
Interest income received	758	-	831	-	-	-	-	-	1,589
Net increase (decrease) in cash and cash equivalents	(334,023)	-	177,134	(3,479)	-	40,099	-	-	(120,269)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<u>627,885</u>	<u>-</u>	<u>560,136</u>	<u>11,854</u>	<u>-</u>	<u>-</u>	<u>888</u>	<u>-</u>	<u>1,200,763</u>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<u>\$ 293,862</u>	<u>\$ -</u>	<u>\$ 737,270</u>	<u>\$ 8,375</u>	<u>\$ -</u>	<u>\$ 40,099</u>	<u>\$ 888</u>	<u>\$ -</u>	<u>\$ 1,080,494</u>
<b>RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION</b>									
Cash and cash equivalents	\$ 180,206	\$ -	\$ 478,117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 658,323
Cash and cash equivalents - restricted	113,656	-	259,153	8,375	-	40,099	888	-	422,171
Cash and cash equivalents per the Statement of Net Position	<u>\$ 293,862</u>	<u>\$ -</u>	<u>\$ 737,270</u>	<u>\$ 8,375</u>	<u>\$ -</u>	<u>\$ 40,099</u>	<u>\$ 888</u>	<u>\$ -</u>	<u>\$ 1,080,494</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
COMBINING STATEMENT OF CASH FLOWS - CONTINUED  
Year ended June 30, 2023

	Public Housing	Capital Fund	Housing Choice Vouchers	ROSS FSS/ESS Grant	Housing Counseling Assistance Program	CARES Act Funding	Business Activities	Elimination Entry	Total
<b>RECONCILIATION OF OPERATING INCOME (LOSS)</b>									
<b>TO NET CASH PROVIDED BY (USED IN)</b>									
<b>OPERATING ACTIVITIES</b>									
Operating income (loss)	\$ (516,644)	\$ 80,554	\$ 159,623	\$ -	\$ -	\$ 40,099	\$ (41,611)	\$ -	\$ (277,979)
Adjustments to reconcile operating income (loss) to net cash from operating activities:									
Depreciation	248,918	11,687	7,206	-	-	-	-	-	267,811
Changes in assets and liabilities									
(Increase) decrease in assets									
Accounts receivable	(5,230)	-	2,010	-	-	-	-	-	(3,220)
Due from other governments	-	-	22,706	(1,809)	14,999	-	-	-	35,896
Due from other programs	13,190	-	-	-	-	-	-	(13,190)	-
Prepaid expense	(36)	-	(434)	-	-	-	-	-	(470)
Assets held for sale	-	-	-	-	-	-	76,432	-	76,432
Increase (decrease) in liabilities									
Accounts payable	(3,525)	-	7,125	-	-	-	-	-	3,600
Accrued payroll and payroll taxes	13,433	-	3,527	-	-	-	-	-	16,960
Accrued liabilities - other	(4,300)	-	-	-	-	-	-	-	(4,300)
Unearned revenue	(794)	-	-	(3,479)	-	-	-	-	(4,273)
Due to other governments	815	-	-	-	-	-	-	-	815
Due to other programs	-	-	-	1,809	(14,999)	-	-	13,190	-
Tenants' security deposits	1,397	-	-	-	-	-	-	-	1,397
Tenants' FSS escrow	16,710	-	(25,460)	-	-	-	-	-	(8,750)
Net cash provided by (used in) operating activities	<u>\$ (236,066)</u>	<u>\$ 92,241</u>	<u>\$ 176,303</u>	<u>\$ (3,479)</u>	<u>\$ -</u>	<u>\$ 40,099</u>	<u>\$ 34,821</u>	<u>\$ -</u>	<u>\$ 103,919</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
COMBINING STATEMENT OF NET POSITION - COMPONENT UNIT  
June 30, 2023

Eastern Iowa Regional Housing Corporation (EIRHC) - Component Unit

ASSETS	USDA Housing Program	Tax Credit Program	Home Investment Partnership Program	Housing Trust Fund	Evergreen Meadows	Asbury Meadows	Eliminations	Total
<b>CURRENT ASSETS</b>								
Cash and cash equivalents	\$ 26,186	\$ 297,000	\$ 49,447	\$ 63,555	\$ 8,722	\$ 10,576	\$ -	\$ 455,486
Cash and cash equivalents - restricted	34,259	-	-	-	65,022	245,793	-	345,074
Accounts receivable								
Tenants	1,995	-	-	-	18,032	25,909	-	45,936
Other	-	-	-	72,102	-	-	-	72,102
Due from other governments	-	-	6,330	-	-	-	-	6,330
Due from other programs	-	55,000	-	-	-	-	(55,000)	-
Prepaid expense	1,981	-	-	-	1,176	1,559	-	4,716
Accrued interest receivable	-	-	-	542	-	-	-	542
Notes receivable - current portion	-	-	-	7,069	-	-	-	7,069
Total current assets	<u>64,421</u>	<u>352,000</u>	<u>55,777</u>	<u>143,268</u>	<u>92,952</u>	<u>283,837</u>	<u>(55,000)</u>	<u>937,255</u>
<b>NONCURRENT ASSETS</b>								
Notes receivable	-	-	-	101,363	-	-	-	101,363
Capital assets, net	189,121	-	-	-	1,638,867	1,894,421	-	3,722,409
Total noncurrent assets	<u>189,121</u>	<u>-</u>	<u>-</u>	<u>101,363</u>	<u>1,638,867</u>	<u>1,894,421</u>	<u>-</u>	<u>3,823,772</u>
<b>TOTAL ASSETS</b>	<u>\$ 253,542</u>	<u>\$ 352,000</u>	<u>\$ 55,777</u>	<u>\$ 244,631</u>	<u>\$ 1,731,819</u>	<u>\$ 2,178,258</u>	<u>\$ (55,000)</u>	<u>\$ 4,761,027</u>
<b>LIABILITIES AND NET POSITION</b>								
<b>CURRENT LIABILITIES</b>								
Accounts payable	\$ 2,187	\$ 6,509	\$ 457	\$ 79,076	\$ 4,563	\$ 6,876	\$ -	\$ 99,668
Accrued liabilities	-	-	-	-	-	-	-	-
Accrued interest payable	143	-	-	-	511	511	-	1,165
Unearned revenue	-	-	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-	-	-
Due to other programs	-	-	55,000	-	-	-	(55,000)	-
Tenants' security deposits	2,874	-	-	-	13,405	25,519	-	41,798
Notes payable - current portion	5,661	-	-	-	67,765	68,896	-	142,322
Total current liabilities	<u>10,865</u>	<u>6,509</u>	<u>55,457</u>	<u>79,076</u>	<u>86,244</u>	<u>101,802</u>	<u>(55,000)</u>	<u>284,953</u>
<b>NONCURRENT LIABILITIES</b>								
Notes payable	228,125	-	-	-	845,677	1,160,417	-	2,234,219
Total liabilities	<u>238,990</u>	<u>6,509</u>	<u>55,457</u>	<u>79,076</u>	<u>931,921</u>	<u>1,262,219</u>	<u>(55,000)</u>	<u>2,519,172</u>
<b>NET POSITION</b>								
Net investment in capital assets	(44,665)	-	-	-	725,425	665,108	-	1,345,868
Restricted	31,385	-	-	-	51,617	220,274	-	303,276
Unrestricted	27,832	345,491	320	165,555	22,856	30,657	-	592,711
Total net position	<u>14,552</u>	<u>345,491</u>	<u>320</u>	<u>165,555</u>	<u>799,898</u>	<u>916,039</u>	<u>-</u>	<u>2,241,855</u>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<u>\$ 253,542</u>	<u>\$ 352,000</u>	<u>\$ 55,777</u>	<u>\$ 244,631</u>	<u>\$ 1,731,819</u>	<u>\$ 2,178,258</u>	<u>\$ (55,000)</u>	<u>\$ 4,761,027</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
COMBINING STATEMENT OF REVENUES, EXPENSES, AND  
CHANGES IN NET POSITION - COMPONENT UNIT  
Year ended June 30, 2023

Eastern Iowa Regional Housing Corporation (EIRHC) - Component Unit

	USDA Housing Program	Tax Credit Program	Home Investment Partnership Program	Housing Trust Fund	Evergreen Meadows	Asbury Meadows	Total
<b>OPERATING REVENUE</b>							
Rental income	\$ 30,705	\$ -	\$ -	\$ -	\$ 169,255	\$ 238,958	\$ 438,918
Operating grants	20,207	-	166,265	-	-	-	186,472
Other operating revenue	21,668	2,157	-	588,550	99,163	27,392	738,930
Total operating revenue	<u>72,580</u>	<u>2,157</u>	<u>166,265</u>	<u>588,550</u>	<u>268,418</u>	<u>266,350</u>	<u>1,364,320</u>
<b>OPERATING EXPENSE</b>							
Administration	3,238	10,751	16,500	40,636	4,736	4,399	80,260
Utilities	8,916	-	-	-	39,198	46,932	95,046
Maintenance and operations	22,897	9,500	-	-	59,129	95,271	186,797
General expense	7,302	42,317	-	545,889	40,822	48,434	684,764
Housing assistance payments	-	-	149,737	-	-	-	149,737
Depreciation	9,558	667	-	-	78,402	147,858	236,485
Total operating expense	<u>51,911</u>	<u>63,235</u>	<u>166,237</u>	<u>586,525</u>	<u>222,287</u>	<u>342,894</u>	<u>1,433,089</u>
Operating income (loss)	20,669	(61,078)	28	2,025	46,131	(76,544)	(68,769)
<b>NONOPERATING REVENUE (EXPENSE)</b>							
Interest income	57	3,005	42	2,291	285	268	5,948
Interest subsidy	11,293	-	-	-	-	-	11,293
Interest expense	(16,365)	-	-	-	(7,350)	(14,653)	(38,368)
Loss on disposal of capital assets	-	-	-	-	-	-	-
Net nonoperating revenue (expense)	<u>(5,015)</u>	<u>3,005</u>	<u>42</u>	<u>2,291</u>	<u>(7,065)</u>	<u>(14,385)</u>	<u>(21,127)</u>
Change in net position	15,654	(58,073)	70	4,316	39,066	(90,929)	(89,896)
<b>NET POSITION AT BEGINNING OF YEAR</b>	(1,102)	403,564	250	161,239	760,832	1,006,968	2,331,751
Equity transfers	-	-	-	-	-	-	-
<b>NET POSITION AT END OF YEAR</b>	<u>\$ 14,552</u>	<u>\$ 345,491</u>	<u>\$ 320</u>	<u>\$ 165,555</u>	<u>\$ 799,898</u>	<u>\$ 916,039</u>	<u>\$ 2,241,855</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
COMBINING STATEMENT OF CASH FLOWS - COMPONENT UNIT  
Year ended June 30, 2023

Eastern Iowa Regional Housing Corporation (EIRHC) - Component Unit

	USDA Housing Program	Tax Credit Program	Home Investment Partnership Program	Housing Trust Fund	Evergreen Meadows	Asbury Meadows	Eliminations	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>								
Cash received from tenants	\$ 29,379	\$ -	\$ -	\$ -	\$ 180,453	\$ 231,110	\$ -	\$ 440,942
Cash received from operating grants	20,090	-	161,599	-	-	-	-	181,689
Other income received	21,668	2,157	-	550,922	99,263	31,427	-	705,437
Cash payments to vendors	(40,394)	(56,271)	(10,133)	(506,242)	(174,772)	(193,211)	-	(981,023)
Cash payments to employees	(1,915)	-	(7,462)	(36,647)	(1,237)	(2,661)	-	(49,922)
Cash payments for housing assistance	-	-	(149,737)	-	-	-	-	(149,737)
Net cash provided by (used in) operating activities	28,828	(54,114)	(5,733)	8,033	103,707	66,665	-	147,386
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>								
Acquisition of capital assets	(10,500)	-	-	-	(77,575)	-	-	(88,075)
Principal received (paid) on long-term debt	(6,121)	-	-	6,930	(65,287)	(65,421)	-	(129,899)
Interest (paid) on long-term debt	(5,108)	-	-	-	(7,553)	(14,737)	-	(27,398)
Net cash provided by (used in) capital and related financing activities	(21,729)	-	-	6,930	(150,415)	(80,158)	-	(245,372)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>								
Interest received	57	3,005	42	2,326	285	268	-	5,983
Net cash provided by (used in) investing activities	57	3,005	42	2,326	285	268	-	5,983
Net increase (decrease) in cash and cash equivalents	7,156	(51,109)	(5,691)	17,289	(46,423)	(13,225)	-	(92,003)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<u>53,289</u>	<u>348,109</u>	<u>55,138</u>	<u>46,266</u>	<u>120,167</u>	<u>269,594</u>	<u>-</u>	<u>892,563</u>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<u>\$ 60,445</u>	<u>\$ 297,000</u>	<u>\$ 49,447</u>	<u>\$ 63,555</u>	<u>\$ 73,744</u>	<u>\$ 256,369</u>	<u>\$ -</u>	<u>\$ 800,560</u>
<b>RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION</b>								
Cash and cash equivalents	\$ 26,186	\$ 297,000	\$ 49,447	\$ 63,555	\$ 8,722	\$ 10,576	\$ -	\$ 455,486
Cash and cash equivalents - restricted	34,259	-	-	-	65,022	245,793	-	345,074
Cash and cash equivalents per the Statement of Net Position	<u>\$ 60,445</u>	<u>\$ 297,000</u>	<u>\$ 49,447</u>	<u>\$ 63,555</u>	<u>\$ 73,744</u>	<u>\$ 256,369</u>	<u>\$ -</u>	<u>\$ 800,560</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
COMBINING STATEMENT OF CASH FLOWS - COMPONENT UNIT - CONTINUED  
Year ended June 30, 2023

	Eastern Iowa Regional Housing Corporation - Component Unit							Total
	USDA Housing Program	Tax Credit Program	Home Investment Partnership Program	Housing Trust Fund	Evergreen Meadows	Asbury Meadows	Eliminations	
<b>RECONCILIATION OF OPERATING INCOME (LOSS)</b>								
<b>TO NET CASH PROVIDED BY (USED IN)</b>								
<b>OPERATING ACTIVITIES</b>								
Operating income (loss)	\$ 20,669	\$ (61,078)	\$ 28	\$ 2,025	\$ 46,131	\$ (76,544)	\$ -	\$ (68,769)
Adjustments to reconcile operating income (loss) to net cash from operating activities:								
Depreciation	9,558	667	-	-	78,402	147,858	-	236,485
Changes in assets and liabilities								
(Increase) decrease in assets								
Accounts receivable	(1,571)	-	-	(37,628)	11,198	(7,848)	-	(35,849)
Due from other governments	-	-	(4,634)	-	-	-	-	(4,634)
Prepaid expense	(238)	-	-	-	1,101	745	-	1,608
Increase (decrease) in liabilities								
Accounts payable	282	6,297	(1,095)	66,918	(33,225)	(1,581)	-	37,596
Accrued liabilities - other	-	-	-	(23,282)	-	-	-	(23,282)
Unearned revenue	(117)	-	-	-	-	-	-	(117)
Due to other governments	-	-	(32)	-	-	-	-	(32)
Due to other programs	-	-	-	-	-	-	-	-
Tenants' security deposits	245	-	-	-	100	4,035	-	4,380
Net cash provided by (used in) operating activities	<u>\$ 28,828</u>	<u>\$ (54,114)</u>	<u>\$ (5,733)</u>	<u>\$ 8,033</u>	<u>\$ 103,707</u>	<u>\$ 66,665</u>	<u>\$ -</u>	<u>\$ 147,386</u>
<b>NON-CASH FINANCING ITEMS</b>								
Interest subsidy and related interest expense	<u>\$ 11,293</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,293</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
Year ended June 30, 2023

Grantor/Pass Through Agency/ Program Title and Grant Number	Federal Catalog Number	Federal Expenditures
<b>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT - DIRECT</b>		
Housing Counseling Assistance Program	14.169	\$ 15,691
Home Investment Partnership Program	14.239	166,265
Public and Indian Housing Operating subsidy	14.850	493,066
Total Public and Indian Housing		<u>493,066</u>
Housing Voucher Cluster Section 8 Housing Choice Vouchers	14.871	6,418,340
Mainstream Voucher Program	14.879	418,197
Total Housing Voucher Cluster		<u>6,836,537</u>
Public Housing Capital Fund IA05P126 501-19	14.872	339,089
Resident Opportunity and Supportive Services - Service Coordinators	14.870	86,676
Family Self-Sufficiency Program	14.896	318,158
TOTAL U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		<u>8,255,482</u>
<b>U.S. DEPARTMENT OF AGRICULTURE - DIRECT</b>		
Rural Rental Housing Loans Interest Subsidy Loan	10.415	11,293
Total Rural Rental Housing Loans		<u>239,907</u>
Rural Rental Assistance Payments	10.427	20,207
TOTAL U.S. DEPARTMENT OF AGRICULTURE		<u>271,407</u>
<b>TOTAL EXPENDITURES OF FEDERAL AWARDS</b>		<u>\$ 8,526,889</u>



Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS - CONTINUED**  
Year ended June 30, 2023

**NOTE 1 - Basis of Presentation**

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Eastern Iowa Regional Housing Authority ("Authority") and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Therefore, some of the amounts presented in this schedule may differ from amounts presented in, or used in the presentation of, the financial statements.

**NOTE 2 - Summary of Significant Accounting Policies**

Expenditures presented in this schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowed or limited as to reimbursement. The Authority has elected not to use the 10-percent de minimus indirect cost rate allowed under the Uniform Guidance.

**NOTE 3 - Disclosure of Other Forms of Assistance**

The Authority has borrowed funds from and guaranteed repayment of the funds to the United States Department of Agriculture (USDA) - Rural Rental Housing Loan Program in the amount of \$233,786 as of June 30, 2023.

The Authority received non-cash federal financial assistance in the form of an interest subsidy in the amount of \$11,293 from USDA during the fiscal year ending June 30, 2023.

**NOTE 4 - Subrecipients**

Eastern Iowa Regional Housing Authority provided no federal awards to subrecipients during the fiscal year ending June 30, 2023.

Eastern Iowa Regional Housing Authority

Dubuque, Iowa

STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS

June 30, 2023

ANNUAL CONTRIBUTIONS CONTRACT

1. The Actual Modernization Costs for the Locally-Owned projects are as follows:

	<u>IA01P126501-22</u>
Funds approved	\$ 339,089
Funds expended	<u>339,089</u>
Excess (deficiency) of funds approved	<u>\$ -</u>
HUD grants	\$ 339,089
Funds expended	<u>339,089</u>
Excess (deficiency) of funds expended	<u>\$ -</u>

2. The distribution of costs as shown on the Final Statement of Modernization Costs dated April 25, 2023 accompanying the Actual Modernization Cost Certificates submitted to HUD are in agreement with the Authority's records.
3. All modernization costs have been paid and all related liabilities have been discharged through payment.

Eastern Iowa Regional Housing Authority  
 Dubuque, Iowa  
 FINANCIAL DATA SCHEDULE  
 June 30, 2023

Primary Government

EIRHC - Component Unit

Line Item Number	Account Description	Primary Government							EIRHC - Component Unit							Eliminations	Total
		Public Housing 14.850	Capital Funds 14.872	ROSS ESS 14.870	Counseling Grant 14.169	Housing Choice Vouchers 14.871	Mainstream Voucher 14.879	PIH Family self-Sufficiency Program 14.896	FSS Escrow Forfeiture Account 14.EFA	Business Activities	Rural Rental Housing Loans 10.415	Rural Rental Assistance Payments 10.427	6.2 Component Unit-Blended	Home Investment Partnership Program 14.239	State/Local (HTF)		
111	Cash - unrestricted	180,206	-	-	-	468,986	9,131	-	19,298	26,186	-	297,000	49,447	63,555	-	1,113,809	
113	Cash - other restricted	66,584	-	-	-	252,746	6,407	8,375	271,891	31,385	-	-	-	-	-	677,487	
114	Cash - tenant security deposits	47,072	-	-	-	-	-	-	39,812	2,874	-	-	-	-	-	89,758	
100	Total cash	293,862	-	-	-	721,732	15,538	8,375	331,001	60,445	-	297,000	49,447	63,555	-	1,881,054	
122	Accounts receivable - HUD other projects	-	-	4,435	-	38,173	5,488	-	-	-	-	-	-	-	-	54,426	
124	Accounts receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	72,102	-	72,102	
125	Accounts receivable - miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	68,806	
126	Accounts receivable - tenants	16,870	-	-	-	-	-	-	49,941	1,995	-	-	-	-	-	(6,843)	
126.1	Allowance for doubtful accounts - tenants	(843)	-	-	-	-	-	-	(6,000)	-	-	-	-	-	-	(6,843)	
127	Notes and mortgages receivable - current	-	-	-	-	-	-	-	-	-	-	-	-	7,069	-	7,069	
128	Fraud recovery	2,944	-	-	-	59,588	-	-	-	-	-	-	-	-	-	62,532	
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	(10,130)	-	-	-	-	-	-	-	-	-	(10,130)	
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-	542	-	542	
120	Total receivables, net of allowance	18,971	-	4,435	-	87,631	5,488	-	43,941	1,995	-	-	6,330	79,713	-	248,504	
142	Prepaid expenses	23,427	-	-	-	18,459	-	-	2,735	1,981	-	-	-	-	-	46,602	
144	Inter program due from	4,435	-	-	-	5,488	-	-	-	-	55,000	-	-	-	(64,923)	-	
145	Assets held for sale	-	-	-	-	-	-	-	104,757	-	-	-	-	-	-	104,757	
150	Total current assets	340,695	-	4,435	-	833,310	21,026	8,375	482,434	64,421	-	352,000	55,777	143,268	(64,923)	2,280,917	
161	Land	823,786	-	-	-	-	-	-	357,622	19,664	-	-	-	-	-	1,201,072	
162	Buildings	10,662,613	-	-	-	9,151	-	-	7,184,685	381,683	-	-	-	-	-	18,238,132	
163	Furniture, equipment and machinery - dwellings	125,949	-	-	-	-	-	-	544,235	17,472	-	-	-	-	-	687,656	
164	Furniture, equipment and machinery - admin	268,190	-	-	-	60,712	-	-	9,641	399	21,730	-	-	-	-	360,672	
166	Accumulated depreciation	(9,057,634)	-	-	-	(44,432)	-	-	(4,640,470)	(230,097)	(21,730)	-	-	-	-	(13,994,363)	
167	Construction in progress	-	-	-	-	-	-	-	77,575	-	-	-	-	-	-	77,575	
160	Total fixed assets, net	2,822,904	-	-	-	25,431	-	-	3,533,288	189,121	-	-	-	-	-	6,570,744	
171	Notes, loans and mortgages receivable - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	101,363	-	101,363	
180	Total non-current assets	2,822,904	-	-	-	25,431	-	-	3,533,288	189,121	-	-	-	101,363	-	6,672,107	
290	Total assets	3,163,599	-	4,435	-	858,741	21,026	8,375	4,015,722	253,542	-	352,000	55,777	244,631	(64,923)	8,953,024	
312	Accounts payable < 90 days	14,192	-	-	-	18,813	-	-	11,439	2,187	-	6,509	457	79,076	-	132,673	
321	Accrued wages/payroll taxes payable	15,303	-	-	-	68,860	-	-	-	-	-	-	-	-	-	84,163	
325	Accrued interest payable	-	-	-	-	-	-	-	1,022	143	-	-	-	-	-	1,165	
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
333	Accounts payable - other government	28,941	-	-	-	-	-	-	-	-	-	-	-	-	-	28,941	
341	Tenant security deposits	47,072	-	-	-	-	-	-	39,812	2,874	-	-	-	-	-	89,758	
342	Unearned revenue	11,357	-	-	-	-	-	8,375	-	-	-	-	-	-	-	19,732	
343	Current portion of long-term debt	-	-	-	-	-	-	-	136,661	5,661	-	-	-	-	-	142,322	
346	Accrued liabilities - other	12,746	-	-	-	-	-	-	-	-	-	-	-	-	-	12,746	
347	Inter program due to	-	-	4,435	-	-	5,488	-	-	-	-	-	55,000	-	(64,923)	-	
310	Total current liabilities	129,611	-	4,435	-	87,673	5,488	8,375	188,934	10,865	-	6,509	55,457	79,076	(64,923)	511,500	
351	Long-term debt, net of current portion	-	-	-	-	-	-	-	2,006,094	228,125	-	-	-	-	-	2,234,219	
353	Non-current liabilities - other	66,584	-	-	-	167,564	-	-	-	-	-	-	-	-	-	234,148	
350	Total noncurrent liabilities	66,584	-	-	-	167,564	-	-	2,006,094	228,125	-	-	-	-	-	2,468,367	
300	Total liabilities	196,195	-	4,435	-	255,237	5,488	8,375	2,195,028	238,990	-	6,509	55,457	79,076	(64,923)	2,979,867	
508.4	Invested in capital assets, net of related debt	2,822,904	-	-	-	25,431	-	-	1,390,533	(44,665)	-	-	-	-	-	4,194,203	
511.4	Restricted	144,500	-	-	-	85,182	6,407	-	271,891	31,385	-	-	-	-	-	579,464	
512.4	Unrestricted net assets	-	-	-	-	492,891	9,131	-	158,270	27,832	345,491	320	165,555	-	-	1,199,490	
513	Total equity/net assets/position	2,967,404	-	-	-	603,504	15,538	-	1,820,694	14,552	345,491	320	165,555	-	-	5,973,157	
600	Total liabilities and equity/net assets/position	3,163,599	-	4,435	-	858,741	21,026	8,375	4,015,722	253,542	-	352,000	55,777	244,631	(64,923)	8,953,024	
70300	Net tenant rental revenue	417,179	-	-	-	-	-	-	419,332	30,705	-	-	-	-	-	867,216	
70400	Tenant revenue - other	3,844	-	-	-	-	-	-	238	604	-	-	-	-	-	4,686	
70500	Total tenant revenue	421,023	-	-	-	-	-	-	419,570	31,309	-	-	-	-	-	871,902	
70600	HUD PHA operating grants	493,066	92,241	86,676	15,691	6,418,340	418,197	318,158	-	-	-	-	166,265	-	-	8,008,634	
70610	Capital grants	-	246,848	-	-	-	-	-	-	-	-	-	-	-	-	246,848	
70800	Other government grants	-	-	-	-	-	-	-	-	11,293	20,207	-	-	460,826	-	492,326	
71100	Investment income - unrestricted	758	-	-	-	831	-	-	553	-	3,005	42	2,291	-	7,480		
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	27,623	-	-	-	-	-	-	27,623	
71310	Cost of sale of assets	-	-	-	-	-	-	-	(76,432)	-	-	-	-	-	-	(76,432)	
71310	Cost of sale of assets	-	-	-	-	9,102	474	-	-	-	-	-	-	-	-	9,576	
71400	Fraud recovery	-	-	-	-	12,272	-	-	126,317	21,064	2,157	-	127,724	-	-	331,409	
71500	Other revenue	1,776	-	-	-	-	-	40,099	-	-	-	-	-	-	-	15,000	
71600	Gain or loss on sale of capital assets	15,000	-	-	-	-	-	-	-	57	-	-	-	-	-	57	
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70000	Total revenue	931,623	339,089	86,676	15,691	6,440,545	418,671	318,158	497,631	63,723	20,207	5,162	166,307	590,841	-	9,934,423	

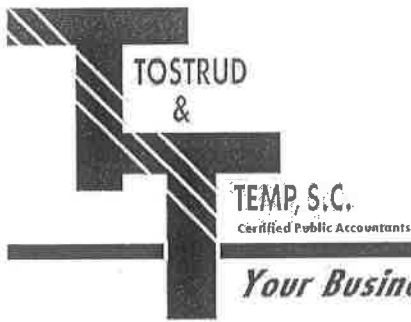
Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
FINANCIAL DATA SCHEDULE  
June 30, 2023

Primary Government

EIRHC - Component Unit

Line Item Number	Account Description	Primary Government							EIRHC - Component Unit						Eliminations	Total
		Public Housing 14.850	Capital Funds 14.872	ROSS ESS 14.870	Counseling Grant 14.169	Housing Choice Vouchers 14.871	Mainstream Voucher 14.879	PIH Family self-Sufficiency Program 14.896	FSS Escrow Forfeiture Account 14.EFA	Business Activities	Rural Rental Housing Loans 10.415	Rural Rental Assistance Payments 10.427	6.2 Component Unit-Blended	Home Investment Partnership Program 14.239		
		221,746	-	-	-	599,147	56,358	-	-	-	-	-	7,462	36,647	-	921,360
91100	Administrative salaries	221,746	-	-	-	599,147	56,358	-	-	-	-	-	-	-	-	10,650
91200	Auditing fees	4,662	-	-	-	4,768	324	-	-	615	281	-	-	-	-	2,231
91300	Management fee	-	-	-	-	-	-	-	-	-	2,231	-	-	-	-	2,747
91400	Advertising and marketing	1,854	-	-	-	108	-	-	-	-	-	-	-	785	-	44,795
91600	Office expenses	11,512	-	-	-	30,373	-	-	-	2,446	464	-	-	-	-	3,425
91700	Legal expense	642	-	-	-	-	-	-	-	2,521	262	-	-	-	-	39,260
91800	Travel	25,920	-	-	-	13,305	35	-	-	3,553	-	10,751	9,038	3,204	-	232,670
91900	Other	76,948	-	-	-	118,537	10,639	-	-	9,135	3,238	10,751	16,500	40,636	-	1,257,138
91000	Total operating - administration	343,284	-	-	-	766,238	67,356	-	-	-	-	-	-	-	-	409,366
92100	Tenant services salaries	-	-	75,517	15,691	-	-	318,158	-	-	-	-	-	-	-	11,159
92400	Tenant services - other	-	-	11,159	-	-	-	-	-	-	-	-	-	-	-	420,525
92500	Total tenant services	-	-	86,676	15,691	-	-	318,158	-	-	-	-	-	-	-	54,836
93100	Water	25,162	-	-	-	-	-	-	-	27,477	2,197	-	-	-	-	33,597
93200	Electricity	17,081	-	-	-	-	-	-	-	12,014	4,502	-	-	-	-	57,598
93300	Gas	53,692	-	-	-	-	-	-	-	3,906	-	-	-	-	-	69,914
93600	Sewer	31,834	-	-	-	-	-	-	-	35,863	2,217	-	-	-	-	9,500
93800	Other utilities expense	-	-	-	-	-	-	-	-	9,500	-	-	-	-	-	225,445
93000	Total utilities	127,769	-	-	-	-	-	-	-	88,760	8,916	-	-	-	-	250,489
94100	Ordinary maintenance & operations - labor	244,676	-	-	-	-	-	-	-	3,898	1,915	-	-	-	-	70,757
94200	Ordinary maintenance & operations - materials	43,293	-	-	-	-	-	-	-	25,917	1,547	-	-	-	-	463,952
94300	Ordinary maintenance & operations - contracts	310,364	-	-	-	-	-	-	-	124,653	19,435	9,500	-	-	-	785,198
94000	Total maintenance	598,333	-	-	-	-	-	-	-	154,468	22,897	9,500	-	-	-	75,518
96110	Property insurance	27,673	-	-	-	9,563	-	-	-	34,559	3,723	-	-	6,091	-	17,059
96120	Liability insurance	4,661	-	-	-	4,661	-	-	-	-	-	-	-	-	-	6,932
96130	All other insurance	5,303	-	-	-	1,629	-	-	-	-	-	-	-	-	-	99,509
96100	Total insurance premiums	37,637	-	-	-	15,853	-	-	-	34,559	3,723	6,091	-	1,646	-	628,918
96200	Other general expenses	8,011	-	-	-	3,188	-	-	-	33,671	3,579	36,226	-	544,243	-	28,941
96300	Payments in lieu of taxes	28,941	-	-	-	-	-	-	-	-	-	-	-	-	-	23,374
96400	Bad debt - tenant rents	1,125	-	-	-	-	-	-	-	22,249	-	-	-	-	-	681,233
96000	Total other general expense	38,077	-	-	-	3,188	-	-	-	55,920	3,579	36,226	-	544,243	-	38,368
96710	Interest of mortgage payable	-	-	-	-	-	-	-	-	22,003	16,365	-	-	-	-	-
96900	Total operating expenses	1,145,100	-	86,676	15,691	785,279	67,356	318,158	-	364,845	58,718	62,568	16,500	586,525	-	3,507,416
97000	Excess operating revenue over operating expenses	(213,477)	339,089	-	-	5,655,266	351,315	-	40,099	132,786	5,005	20,207	(57,406)	149,807	4,316	6,427,007
97100	Extraordinary maintenance	38,491	-	-	-	-	-	-	-	-	-	-	-	-	-	38,491
97200	Casualty losses - Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	5,490,357	337,896	-	-	-	-	-	-	149,737	-	5,977,990
37350	HAP portability - in	-	-	-	-	10,668	-	-	-	-	-	-	-	-	-	10,668
97400	Depreciation expense	248,918	11,687	-	-	7,206	-	-	-	226,260	9,558	667	-	-	-	504,296
90000	Total expenses	1,432,509	11,687	86,676	15,691	6,293,510	405,252	318,158	-	591,105	68,276	63,235	166,237	586,525	-	10,038,861
10010	Operating transfers in	92,241	-	-	-	-	-	-	-	-	20,207	-	-	-	(112,448)	-
10020	Operating transfers out	-	(92,241)	-	-	-	-	-	-	-	-	-	-	-	112,448	-
10080	Special items (net gain/Loss)	-	-	-	-	-	-	-	-	-	-	-	-	-	(34,821)	-
10093	Transfer between programs and projects in	34,821	-	-	-	-	-	-	-	-	-	-	-	-	34,821	-
10094	Transfer between programs and projects out	-	-	-	-	-	-	-	-	(34,821)	-	-	-	-	-	-
10100	Total other financing sources (uses)	127,062	(92,241)	-	-	-	-	-	-	(34,821)	20,207	(20,207)	-	-	-	-
10000	Excess (deficiency) of total revenue over (under) total expenses	(373,824)	235,161	-	-	147,035	13,419	-	40,099	(128,295)	15,654	(58,073)	70	4,316	-	(104,438)
11020	Required annual debt principal payments	-	-	-	-	-	-	-	-	126,039	6,121	-	-	-	-	132,160
11030	Beginning equity	3,106,067	-	-	-	456,469	2,119	-	-	1,948,989	(1,102)	403,564	250	161,239	-	6,077,595
11040	Equity transfers	235,161	(235,161)	-	-	-	-	-	-	-	-	-	-	-	-	518,322
11170	Administrative fee equity	-	-	-	-	518,322	-	-	-	-	-	-	-	-	-	85,182
11180	Housing assistance payments equity	-	-	-	-	85,182	-	-	-	-	-	-	-	-	-	16,891
11190	Unit months available	1,956	-	-	-	11,871	1,048	-	-	696	120	-	1,200	-	-	15,048
11210	Number of unit months leased	1,937	-	-	-	11,012	967	-	-	685	120	-	327	-	-	25,648
11270	Excess cash	25,648	-	-	-	-	-	-	-	-	-	-	-	-	-	393,988
11620	Building purchases	180,319	213,669	-	-	-	-	-	-	-	-	-	-	-	-	33,179
11630	Furniture & equipment - dwelling purchases	-	33,179	-	-	-	-	-	-	-	-	-	-	-	-	45,458
11640	Furniture & equipment - administrative purchases	45,458	-	-	-	-	-	-	-	-	-	-	-	-	-	-

OTHER REPORTS



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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 Directors  
Eastern Iowa Regional Housing Authority  
Dubuque, Iowa

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 Eastern Iowa Regional Housing Authority ("Authority"), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon October 20, 2023.

**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) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the basic 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 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 may exist that have not been identified.

#### **Compliance and Other Matters**

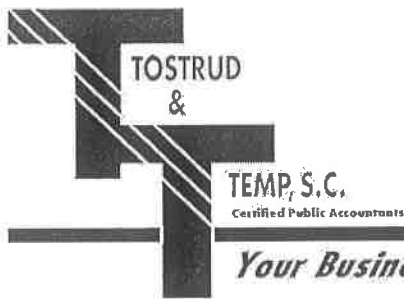
As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on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

#### **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 communication is not suitable for any other purpose.

*Forstrud + Kemp, S.C.*

October 20, 2023



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE  
FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER  
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Board of Directors  
Eastern Iowa Regional Housing Authority  
Dubuque, Iowa

**Report on Compliance for Each Major Federal Program**

***Opinion on Each Major Federal Program***

We have audited the Eastern Iowa Regional Housing Authority's (Authority) 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 June 30, 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 June 30, 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; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; 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.



### ***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 Commission'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 generally accepted auditing standards, *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 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 Commission's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *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 Commission'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 Commission'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 the Commission'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 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 combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a compliance requirement will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or 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 the 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, as defined above. However, material weaknesses or significant deficiencies may exist that have not been 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.

*Trostud & Temp, S.C.*

October 20, 2023

Eastern Iowa Regional Housing Authority  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
Year ended June 30, 2023

**Section I - Summary of Auditor's Results**

Financial Statements

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None reported
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal control over compliance:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required Required to be reported in accordance with Section 2 CFR 200.516(a)?	No

**Identification of major federal programs:**

CFDA No. 14.871 & 14.879                      Housing Voucher Cluster

Dollar threshold used to distinguish between Type A and Type B programs	\$750,000
Auditee qualified as a low-risk auditee?	Yes

**Section II - Financial Statement Findings - None**

**Section III - Federal Findings and Questioned Costs - None**

**Section IV - Status of Prior Audit Findings - None**