

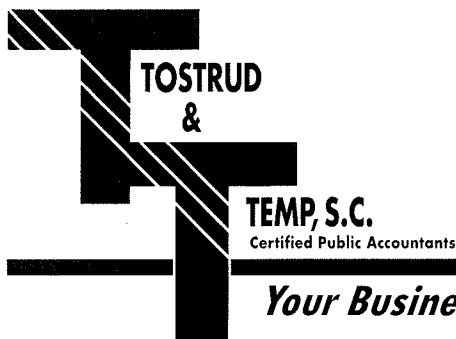
FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITOR'S REPORT

EASTERN IOWA REGIONAL  
HOUSING AUTHORITY  
DUBUQUE, IOWA

June 30, 2020

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***Your Business Safety Net***

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Eastern Iowa Regional Housing Authority  
Dubuque, Iowa

We have audited the accompanying financial statements of the Eastern Iowa Regional Housing Authority ("Authority"), and the discretely presented component unit of the Authority, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

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

### **Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the discretely presented component unit of the Authority, as of June 30, 2020, and the respective changes in financial position and cash flows thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 6-14 be presented to supplement the basic financial statements. Such information, 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 we performed do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the Authority's basic financial statements. The combining financial statements are presented for additional analysis and are not a required part of the financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and is also not a required part of the financial statements. Further, the financial data schedule is presented for purposes of additional analysis as required by *Uniform Financial Reporting Standards* issued by the Department of Housing and Urban Development and is also not a required part of the financial statements.

The combining financial statements, schedule of expenditures of federal awards, and the financial data schedule are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the 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 financial statements, schedule of expenditures of federal awards, and the financial data schedule 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 23, 2020, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on 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.

*Tootrud & Temp, S, L*

October 23, 2020

**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, 2020

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, 2020. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues and activities and to identify any significant changes in financial position. Please read and consider the information presented in conjunction with the 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, 2020 was \$4,916,673. The net position decreased by \$19,334 from the prior year.
- The Authority had a net increase of \$19,453 in the Low Rent Public Housing and Capital Fund Programs, \$23,390 net increase in the Section 8 Housing Choice Voucher Program, \$9,023 net decrease in the Rural Rental Housing Loans Program, \$36,006 net decrease in Business Activities, \$31 net increase in Home Investment Partnership Program (Tenant Based Rental Assistance), \$3,025 net increase in State/Local, and a \$20,204 net decrease in Component Units (Eastern Iowa Regional Housing Corporation - EIRHC).
- Revenues for the Authority were \$8,323,205 for the year ended June 30, 2020. This was an increase of \$50,246 or 0.6% over the prior year.
- Expenses for the Authority were \$8,342,539 for the year ended June 30, 2020. This was an increase of \$405,317 or 5.1% over the prior year.
- Rental revenue for the Authority was \$563,020 for the year ended June 30, 2020, an increase of \$72,778 or 14.8% over the prior year. Intergovernmental revenue for the Authority was \$6,758,092 for the year ended June 30, 2020, an increase of \$489,136 or 7.8% over the prior year. Revenue reported from HUD capital grants for the year ended June 30, 2020 was \$78,450, an increase of \$27,660 or 54.5% 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, 2020

**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, 2020 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 \$4,916,673 at the close of the year ended June 30, 2020 down from \$4,936,007 in fiscal year 2019. The decrease in net position of \$19,334 was due to the reasons noted below.

- Current and other assets include cash, investments, receivables, prepaid expenses, and assets held for sale. Of the \$195,781 increase in this category, cash and investments increased \$474,772, receivables decreased \$283,371, prepaid expenses increased \$4,655, and assets held for sale decreased \$275.



Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
Year Ended June 30, 2020

**FINANCIAL ANALYSIS - CONTINUED**

- Non-current assets decreased \$278,274 due to a \$271,616 decrease in capital assets. Capital assets decreased because current year depreciation expense exceeded current year capital asset additions. Change in capital assets is explained in section titled "Capital Asset and Debt Administration" of this analysis. The Authority also had a \$6,658 decrease in non-current portion of notes receivable in the State/Local program.
- Current liabilities include accounts payable, tenant security deposits, unearned revenue, and current portion of long-term debt. The decrease in this category of \$89,826 was mainly due to a decrease in accounts payable of \$180,214. This was partially offset by an increase in unearned revenue of \$70,850 and accrued wages and payroll taxes payable of \$21,588.
- Non-current liabilities increased \$26,667 due to a \$87,452 increase in FSS Escrow Payable, which was partially offset by a \$60,785 decrease in long-term portion of mortgage payable. 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 \$754,012 HOME Loan and a \$401,363 Mortgage Loan.

**CONDENSED STATEMENTS OF NET POSITION**

		<u>FY 2020</u>	<u>FY 2019</u>	<u>Dollar Change</u>	<u>Percent Change</u>
Current and other assets	\$	2,082,412	\$ 1,886,631	\$ 195,781	10.4%
Non-current assets		<u>4,794,542</u>	<u>5,072,816</u>	<u>(278,274)</u>	-5.5%
Total Assets		<u>6,876,954</u>	<u>6,959,447</u>	<u>(82,493)</u>	-1.2%
Current liabilities		370,853	460,679	(89,826)	-19.5%
Non-current liabilities		<u>1,589,428</u>	<u>1,562,761</u>	<u>26,667</u>	1.7%
Total Liabilities		<u>1,960,281</u>	<u>2,023,440</u>	<u>(63,159)</u>	-3.1%
Net Position					
Net investment in capital assets		3,318,951	3,532,910	(213,959)	-6.1%
Restricted		82,096	203,729	(121,633)	-59.7%
Unrestricted		<u>1,515,626</u>	<u>1,199,368</u>	<u>316,258</u>	26.4%
Total Net Position	\$	<u>4,916,673</u>	<u>4,936,007</u>	<u>\$ (19,334)</u>	-0.4%

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
Year Ended June 30, 2020

**FINANCIAL ANALYSIS - CONTINUED**

The unrestricted net position was \$1,515,626 as of June 30, 2020. 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 six months. Restricted net position was \$82,096 as of June 30, 2020. Of this amount, \$44,324 may only be used in the Housing Choice Voucher program for housing assistance payments, \$6,053 is restricted in the Business Activities program, and \$31,719 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 2019 approved capital grant (501-19) totals \$251,672 and was 100.0% expended as of June 30, 2020. The following is a summary of individual grant line items, budget amount, percent expended as of 6/30/20, and development account:

<u>Line No.</u>	<u>Amount</u>	<u>Percent</u>	<u>Development Account</u>
1406	\$178,473	100.0%	Operations
1410	\$ 10,000	100.0%	Administration
1460	\$ 52,240	100.0%	Dwelling Structures
1465	\$ 10,959	100.0%	Dwelling Equipment

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 \$51,558 due to the reasons noted below.

- Rental revenue increased \$72,778 or 14.8% from FY 2019 primarily due to a \$74,649 increase in dwelling rental income for Business Activities. This was largely in part due to the prior year transfer of the Limited Partnership interest in the Evergreen Meadows Tax Credit Property to the EIRHC. On January 1, 2019, the EIRHC assumed the additional 24 units of rental income. This resulted in 6 months of rental income in FY 2019 and 12 months of rental income in FY 2020.
- Intergovernmental revenue increased \$489,136 mainly due to an increase in funding for the Housing Choice Voucher program of \$251,657 or 5.0% and an increase in funding for Tenant Based Rental Assistance of \$96,608 or 35.1%. EIRHA also had new funding in FY 2020 for Mainstream Voucher program of \$64,524, Public Housing CARES Act of \$38,172, and Section 8 Voucher CARES Act of \$45,162.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
Year Ended June 30, 2020

**FINANCIAL ANALYSIS – CONTINUED**

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

	<u>FY 2020</u>	<u>FY 2019</u>	<u>Dollar Change</u>	<u>Percent Change</u>
<b>Revenues</b>				
Program revenues				
Rental income	\$ 563,020	\$ 490,242	\$ 72,778	14.8%
Intergovernmental revenue	6,758,092	6,268,956	489,136	7.8%
Other operating revenue	826,249	737,095	89,154	12.1%
General revenues				
Interest income	14,713	11,999	2,714	22.6%
HUD capital grants	78,450	50,790	27,660	54.5%
Net proceeds from disposition of assets	84,103	-	84,103	100.0%
Gain (loss) on disposal of capital assets	(110)	(4,659)	4,549	-97.6%
Special item, net gain	-	718,536	(718,536)	-100.0%
Total Revenues	<u>8,324,517</u>	<u>8,272,959</u>	<u>51,558</u>	<u>0.6%</u>
<b>Expenses</b>				
Administrative	1,088,246	1,077,304	10,942	1.0%
Tenant services	300,285	310,357	(10,072)	-3.2%
Utilities	129,974	140,406	(10,432)	-7.4%
Ordinary maintenance & operations	456,404	395,349	61,055	15.4%
General expense	835,881	690,046	145,835	21.1%
Interest expense	37,455	28,861	8,594	29.8%
Extraordinary maintenance	4,095	-	4,095	100.0%
Housing assistance payments	5,110,330	4,940,759	169,571	3.4%
Depreciation	381,181	354,140	27,041	7.6%
Total Expenses	<u>8,343,851</u>	<u>7,937,222</u>	<u>406,629</u>	<u>5.1%</u>
Change in net position	(19,334)	335,737	(355,071)	
Beginning net position	4,936,007	4,600,270	335,737	
Ending net position	<u>\$ 4,916,673</u>	<u>\$ 4,936,007</u>	<u>\$ (19,334)</u>	

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
Year Ended June 30, 2020

**FINANCIAL ANALYSIS – CONTINUED**

- Other operating revenue increased \$89,154 or 12.1% from FY 2019 mostly due to a \$64,230 increase in State/Local program income.
- Interest income increased \$2,714 from FY 2019.
- HUD capital grants increased \$27,660 from FY 2019. 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 net proceeds from disposition of assets held for sale of \$84,103 in FY 2020. This was from the sale of property located at 624 2<sup>nd</sup> Street Northwest, Dyersville, Iowa.
- EIRHA had a loss on disposal of capital assets of \$110 in FY 2020 and a loss on disposal of capital assets of \$4,659 in FY 2019.
- EIRHA had a special item, net gain of \$718,536 in FY 2019 for the addition of equity received from the Evergreen Meadows Tax Credit Property to the EIRHC. The addition of equity was partially offset by a decrease in investment in joint ventures.

Total expenses increased by \$406,629 due to the reasons noted below.

- Administrative expenses increased \$10,942 or 1.0% from FY 2019.
- EIRHA had tenant service expenses of \$300,285 in FY 2020 for the Authority's FSS, ROSS and Housing Counseling Assistance programs. This represented a decrease of \$10,072 or 3.2% from FY 2019.
- Of the \$10,432 decrease in utilities, water increased \$395 or 1.1%, electricity decreased \$316 or 1.1%, gas decreased \$7,480 or 21.6%, sewer decreased \$1,777 or 4.5%, and other utilities decreased \$1,254 or 42.5%.
- Ordinary maintenance & operations increased \$61,055 or 15.4% due to an increase in contracted maintenance services of \$65,980 or 46.9% and an increase in maintenance materials of \$10,452 or 24.9%. This was partially offset by a decrease in maintenance labor of \$15,377 or 7.2%.
- General expenses increased \$145,835 or 21.1% from FY 2019 mostly due to an increase in other general expenses of \$123,354. EIRHA also had increases in property insurance of \$7,195 or 20.5%, payments in lieu of taxes of \$9,083 or 36.7%, and bad debt expense of \$6,239 or 60.7%.
- Interest expense increased \$8,594 or 29.8% from FY 2019.
- EIRHA had extraordinary maintenance of \$4,095 in FY 2020 for tree removal and soffit repair at the Dyersville Elderly complex.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
Year Ended June 30, 2020

**FINANCIAL ANALYSIS – CONTINUED**

- Housing assistance payments increased \$169,571 or 3.4% from FY 2019. For the Housing Choice Voucher program EIRHA had an increase in average housing assistance payment per unit of \$9.92 or 2.3%. For the Tenant Based Rental Assistance program EIRHA had a 70.8% increase in unit months leased and average housing assistance payment per unit decreased \$161.08 or 25.3%. In FY 2020 EIRHA also had housing assistance payments for the Mainstream Voucher program of \$56,308.
- The Authority had a \$27,041 or 7.6% increase in Depreciation which is the write-off of capital assets over their estimated useful life.

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 97.51% 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 983 households with the Housing Choice Voucher Rental Assistance Program. Of the 983 vouchers, the City of Maquoketa is given priority to their original 156 vouchers under their Annual Contributions Contract that EIRHA assumed. From July 1, 2019 through June 30, 2020, EIRHA served 123 families in the City of Maquoketa. In July 2014 EIRHA received an additional 100 vouchers from the City of Bettendorf. From July 1, 2019 through June 30, 2020, EIRHA served 286 families in the City of Bettendorf. The Section 8 lease up rate for FY 2020 was 90.06%, down from 91.19% in the prior year. EIRHA expended \$4,743,660 or 101.0% of housing assistance received from HUD during FY 2020.

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). EIRHC is also general partner/developer for the 32 tax credit units known as Asbury Meadows. This project is located in Asbury, Iowa and has 6 four-bedroom units, 14 three-bedroom units and 12 two-bedroom units. In addition, on January 1, 2020, the EIRP, LLLP transferred the Limited Partnership interest for debt only, for the Evergreen Meadows Tax 24 unit 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. This project is located in Peosta, Iowa and has 3 four-bedroom units, 11 three-bedroom units and 10 two-bedroom units.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
Year Ended June 30, 2020

**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, 2020 amounts to \$3,318,951. This investment in capital assets includes land, buildings, improvements, equipment and construction in progress, net of accumulated depreciation and related debt.

The total decrease in the Authority's investment in capital assets for the current fiscal year was 5.5% in terms of net book value. Actual expenditures to purchase or construct capital assets were \$109,674 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 \$381,181. 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	\$4,943,872	\$109,674	\$(381,181)	\$(110)	\$4,672,256

*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. Total mortgage debt as of June 30, 2020 is \$1,353,305, down from \$1,410,962 in FY 2019. 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 2021 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 \$44,324 in HAP Reserves and \$360,775 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 2021 and adjusted for pro-ratio which is currently at 80.150%.

**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, 2020

ASSETS	Primary Government	EIRHC Component Unit	Total (Memorandum Only)
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	\$ 566,280	\$ 526,681	\$ 1,092,961
Cash and cash equivalents - restricted	462,106	149,502	611,608
Accounts receivable			
Tenants, net	4,725	9,736	14,461
Other	17,996	92,948	110,944
Due from other governments	14,621	8,040	22,661
Prepaid expense	36,982	4,435	41,417
Accrued interest receivable	-	644	644
Notes receivable - current portion	-	6,527	6,527
Assets held for sale	181,189	-	181,189
Total current assets	<u>1,283,899</u>	<u>798,513</u>	<u>2,082,412</u>
<b>NONCURRENT ASSETS</b>			
Notes receivable	-	122,286	122,286
Capital assets, net	2,720,623	1,951,633	4,672,256
Total noncurrent assets	<u>2,720,623</u>	<u>2,073,919</u>	<u>4,794,542</u>
<b>TOTAL ASSETS</b>	<u>\$ 4,004,522</u>	<u>\$ 2,872,432</u>	<u>\$ 6,876,954</u>
 <b>LIABILITIES AND NET POSITION</b>			
<b>CURRENT LIABILITIES</b>			
Accounts payable	\$ 17,730	\$ 14,448	\$ 32,178
Accrued payroll and payroll taxes	82,337	1,685	84,022
Accrued liabilities - other	4,656	12,000	16,656
Unearned revenues	86,478	2,293	88,771
Due to other governments	26,921	-	26,921
Tenant's security deposits	44,888	15,617	60,505
Notes payable - current portion	-	61,800	61,800
Total current liabilities	<u>263,010</u>	<u>107,843</u>	<u>370,853</u>
<b>NONCURRENT LIABILITIES</b>			
Tenant's FSS escrow	297,923	-	297,923
Notes payable	-	1,291,505	1,291,505
Total noncurrent liabilities	<u>297,923</u>	<u>1,291,505</u>	<u>1,589,428</u>
Total liabilities	560,933	1,399,348	1,960,281
<b>NET POSITION</b>			
Net investment in capital assets	2,720,623	598,328	3,318,951
Restricted	44,324	133,885	178,209
Unrestricted	678,642	740,871	1,419,513
Total net position	<u>3,443,589</u>	<u>1,473,084</u>	<u>4,916,673</u>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<u>\$ 4,004,522</u>	<u>\$ 2,872,432</u>	<u>\$ 6,876,954</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, 2020

	Primary Government	EIRHC Component Unit	Total (Memorandum only)
<b>OPERATING REVENUE</b>			
Rental income	\$ 380,746	\$ 182,274	\$ 563,020
Operating grants	6,362,324	384,105	6,746,429
Other operating revenue	47,476	778,773	826,249
Total operating revenue	<u>6,790,546</u>	<u>1,345,152</u>	<u>8,135,698</u>
<b>OPERATING EXPENSE</b>			
Administration	948,509	139,737	1,088,246
Tenant services	300,285	-	300,285
Utilities	99,862	30,112	129,974
Maintenance and operations	383,751	72,653	456,404
General expense	87,188	748,693	835,881
Housing assistance payments	4,799,968	310,362	5,110,330
Extraordinary maintenance	4,095	-	4,095
Depreciation	292,584	88,597	381,181
Total operating expense	<u>6,916,242</u>	<u>1,390,154</u>	<u>8,306,396</u>
Operating loss	(125,696)	(45,002)	(170,698)
<b>NONOPERATING REVENUE (EXPENSE)</b>			
Interest income	5,821	8,892	14,713
Sale of assets	84,312	-	84,312
Cost of sale of assets	(209)	-	(209)
Interest subsidy	-	11,663	11,663
Loss on disposal of capital assets	(110)	-	(110)
Interest expense	-	(37,455)	(37,455)
Net nonoperating revenue (expense)	<u>89,814</u>	<u>(16,900)</u>	<u>72,914</u>
Change in net position before capital grants	(35,882)	(61,902)	(97,784)
<b>CAPITAL GRANTS</b>	<u>78,450</u>	<u>-</u>	<u>78,450</u>
Change in net position	42,568	(61,902)	(19,334)
<b>NET POSITION AT BEGINNING OF YEAR</b>	<u>3,401,021</u>	<u>1,534,986</u>	<u>4,936,007</u>
<b>NET POSITION AT END OF YEAR</b>	<u>\$ 3,443,589</u>	<u>\$ 1,473,084</u>	<u>\$ 4,916,673</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, 2020

	Primary Government	EIRHC Component Unit	Total (Memorandum only)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Cash received from tenants	\$ 387,073	\$ 182,583	\$ 569,656
Cash received from operating grants	6,512,498	400,809	6,913,307
Other income received	54,486	944,533	999,019
Cash payments to vendors	(538,486)	(1,074,594)	(1,613,080)
Cash payments to employees	(1,183,670)	(90,584)	(1,274,254)
Cash payments for housing assistance	(4,799,968)	(310,362)	(5,110,330)
Net cash provided by (used in) operating activities	431,933	52,385	484,318
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Capital assets	78,450	-	78,450
Acquisition of capital assets	(109,676)	-	(109,676)
Proceeds from sale of assets	84,312	-	84,312
Principal paid	-	(51,130)	(51,130)
Interest paid	-	(26,039)	(26,039)
Assets held for sale	(209)	-	(209)
Net cash provided by (used in) capital and related financing activities	52,877	(77,169)	(24,292)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest received	5,821	8,925	14,746
Net increase (decrease) in cash and cash equivalents	490,631	(15,859)	474,772
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	537,755	692,042	1,229,797
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<u>\$ 1,028,386</u>	<u>\$ 676,183</u>	<u>\$ 1,704,569</u>
<b>RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION</b>			
Cash and cash equivalents	\$ 566,280	\$ 526,681	\$ 1,092,961
Cash and cash equivalents - restricted	462,106	149,502	611,608
Cash and cash equivalents per the Statement of Net Position	<u>\$ 1,028,386</u>	<u>\$ 676,183</u>	<u>\$ 1,704,569</u>

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, 2020

RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	Primary Government	EIRHC Component Unit	Total (Memorandum only)
Operating (loss)	\$ (125,696)	\$ (45,002)	\$ (170,698)
Adjustments to reconcile operating (loss) to net cash provided by (used in) operating activities			
Depreciation	292,584	88,597	381,181
Changes in assets and liabilities			
(Increase) decrease in assets			
Accounts receivable	7,050	184,519	191,569
Due from other governments	91,594	-	91,594
Prepaid expense	(6,774)	2,425	(4,349)
Assets held for sale	275	-	275
Increase (decrease) in liabilities			
Accounts payable	(4,979)	(186,410)	(191,389)
Accrued payroll and payroll taxes	21,219	-	21,219
Accrued liabilities	(456)	12,000	11,544
Unearned revenue	68,558	2,293	70,851
Due to other governments	2,143	(6,998)	(4,855)
Tenant's security deposits	(1,037)	961	(76)
Tenant's FSS escrow	87,452	-	87,452
Net cash provided by (used in) operating activities	<u>\$ 431,933</u>	<u>\$ 52,385</u>	<u>\$ 484,318</u>
<b>NONCASH FINANCING ITEMS</b>			
Interest subsidy and related interest expense	<u>\$ -</u>	<u>\$ 11,663</u>	<u>\$ 11,663</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS**  
June 30, 2020

**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 rental units and rent subsidies to low and moderate-income individuals in Dubuque, Delaware, Jackson, Cedar, Clinton and Jones counties excluding the cities of Dubuque and Clinton. The Eastern Iowa Regional Housing Authority Board consists of elected directors and housing commissioners from those counties.

In accordance with Statement No. 61, 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) is able to 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) 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 is the management agent and general partner/developer for Asbury Meadows, a low-income housing tax credit project. 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 two programs the EIRHC operates are the Home Investment Partnership Program (TBRA), which provides rental subsidies for low-income families and Evergreen Meadows Apartments, which provides low-income housing. 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, 2020

**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, CARES Act Funding, 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 they are needed.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2020

**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 purchased 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 spent for tenant security deposits, unspent housing assistance payments, tenant self-sufficiency (FSS) deposits and replacement reserve deposits.

**Accounts Receivable**

Accounts receivable are recorded at gross amount, less an allowance for doubtful accounts. The allowance for doubtful accounts was \$249 for Public Housing, and \$3,254 for Housing Choice Vouchers at June 30, 2020.

**Prepaid Expense**

Prepaid expenses represent payments made to vendors for services that will benefit beyond June 30, 2020.

**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 \$500 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	40-50 years
Building and land improvements	5-20 years
Equipment	3-10 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, 2020.

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2020

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

**Other Assets**

Other assets of the Authority consist of two houses that were originally on a rent to own contract and returned to the Authority and are being offered for sale. The homes are valued at \$181,189 at June 30, 2020 and are presently being rented.

**Notes Receivable - EIRHC**

Notes receivable of EIRHC at June 30, 2020, consists of a \$128,813, 2% per annum promissory note from Community Housing Initiative, Inc., secured by a mortgage on property it owns. At June 30, 2020, the current maturity was \$6,527 and accrued interest was \$644.

**Net Position Classifications**

Net position represents the difference between the total assets and the total liabilities. 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. Net position is reported as restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

**Federal and State Aids**

Federal and state aids for reimbursable programs are recognized as revenue in the year the related program expenditures 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 become due.

**Economic Dependency**

The Authority received approximately 93.6% 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, 2020

**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 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 expenditures exceed the amount originally budgeted. The revised budget, if needed, is also kept on file at the Authority's office.

**Subsequent Events**

The Authority has evaluated subsequent events through October 23, 2020, 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, 2020, the Authority reported cash and cash equivalents as follows:

Cash and cash equivalents	\$ 566,280
Cash and cash equivalents - restricted	<u>462,106</u>
Total	<u>\$ 1,028,386</u>

**Fair Value of Deposits**

Deposits are reported at fair value. At June 30, 2020, the fair value of the Authority's deposits approximated original cost; therefore, no fair value adjustments were necessary.



Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2020

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

**Determining Fair Value**

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.

**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 the failure 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, 2020, the Authority's bank deposits of \$1,017,222 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, 2020, the Component Unit reported cash and cash equivalents as follows:

Cash and cash equivalents	\$ 526,681
Cash and cash equivalents - restricted	<u>149,502</u>
Total	<u>\$ 676,183</u>

**Fair Value of Deposits**

Deposits are reported at fair value. At June 30, 2020, 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, 2020

**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 the failure 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, 2020, the Component Unit's bank deposits of \$677,015 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.

**NOTE C - CAPITAL ASSETS**

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

	Balance 06/30/19	Additions & Transfers	Retirements & Transfers	Balance 06/30/20
Land (non-depreciable)	\$ 823,786	\$ -	\$ -	\$ 823,786
Depreciable capital assets:				
Land improvements	110,385	-	-	110,385
Buildings and improvements	9,744,130	100,250	-	9,844,380
Furniture & Equipment				
Dwellings	48,413	5,366	5,326	48,453
Administration	292,676	9,386	20,257	281,805
	<u>10,195,604</u>	<u>115,002</u>	<u>25,583</u>	<u>10,285,023</u>
Total capital assets	11,019,390	115,002	25,583	11,108,809
Accumulated depreciation:				
Land improvements	69,047	5,983	-	75,030
Buildings and improvements	7,765,484	261,201	-	8,026,685
Furniture & equipment				
Dwellings	32,543	1,694	49	34,286
Administration	248,674	23,705	20,194	252,185
	<u>8,115,748</u>	<u>292,583</u>	<u>20,243</u>	<u>8,388,186</u>
Net capital assets	<u>\$ 2,903,642</u>	<u>\$ (177,581)</u>	<u>\$ 5,340</u>	<u>\$ 2,720,623</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2020

**NOTE C - CAPITAL ASSETS - CONTINUED**

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

	Balance 06/30/19	Additions & Transfers	Retirements & Transfers	Balance 06/30/20
Land (non-depreciable)	\$ 44,665	\$ -	\$ -	\$ 44,665
Depreciable capital assets:				
Land improvements	103,151	-	-	103,151
Buildings and improvements	3,191,090	-	-	3,191,090
Furniture & Equipment				
Dwellings	416,745	-	-	416,745
Administration	27,353	-	-	27,353
	<u>3,738,339</u>	<u>-</u>	<u>-</u>	<u>3,738,339</u>
Total capital assets	3,783,004	-	-	3,783,004
Accumulated depreciation:				
Land improvements	72,352	7,410	-	79,762
Buildings and improvements	1,233,452	78,705	-	1,312,157
Furniture & equipment				
Dwellings	415,157	319	-	415,476
Administration	21,813	2,163	-	23,976
	<u>1,742,774</u>	<u>88,597</u>	<u>-</u>	<u>1,831,371</u>
Net capital assets	\$ <u>2,040,230</u>	\$ <u>(88,597)</u>	\$ <u>-</u>	\$ <u>1,951,633</u>

**NOTE D - LONG-TERM OBLIGATIONS**

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

Summary of Long-Term obligations

	Balance 06/30/19	Additions	Reductions	Balance 06/30/20	Amount Due Within One Year
Tenants' FSS escrow	\$ <u>210,471</u>	\$ <u>121,954</u>	\$ <u>34,502</u>	\$ <u>297,923</u>	\$ <u>-</u>

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

Summary of Long-Term obligations

	Balance 06/30/19	Additions	Reductions	Balance 06/30/20	Amount Due Within One Year
Notes Payable	\$ <u>1,410,962</u>	\$ <u>-</u>	\$ <u>57,657</u>	\$ <u>1,353,305</u>	\$ <u>61,800</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2020

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

At June 30, 2020, long-term debt consists of:

Mortgage note payable to USDA, interest at 6.50%, 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. \$ 152,551

Mortgage note payable to USDA, interest at 7.25%, monthly payments of \$677, including interest (which is subsidized to 1%). Matures on April 1, 2044 and is collateralized by real and personal property. 98,142

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. 348,600

Note payable to Iowa Finance Authority (IFA), 0% interest, with annual payments of \$1,000, commencing September 30, 2019. Matures on September 30, 2026. Collateralized by real and personal property. 754,012

Total debt 1,353,305

Less: current maturity 61,800

Long-term debt \$ 1,291,505

Maturities of the long-term debt at June 30, 2020 are:

Year ended June 30,	Principal	Interest
2021	\$ 61,800	\$ 33,558
2022	65,044	30,314
2023	68,464	26,894
2024	72,051	23,308
2025	75,868	19,490
2026-2030	833,092	70,081
2031-2035	61,286	51,316
2036-2040	86,930	25,672
2041-2044	<u>28,770</u>	<u>3,194</u>
Totals	\$ <u><u>1,353,305</u></u>	\$ <u><u>283,827</u></u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**NOTES TO FINANCIAL STATEMENTS - CONTINUED**  
June 30, 2020

**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, 2020:

<u>Program</u>	<u>Purpose</u>	<u>Amount</u>
Section 8 Choice Voucher	Future HAP expenditures	\$ <u>44,324</u>

The following is a summary of individual net position restrictions for the Component Unit at June 30, 2020:

<u>Program</u>	<u>Purpose</u>	<u>Amount</u>
Rural Rental Housing	Replacement reserve	\$ 31,719
Evergreen Meadows	Operating reserve	21,837
	Replacement reserve	80,329
	Total	\$ <u>133,885</u>

**SUPPLEMENTARY INFORMATION**

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**COMBINING STATEMENT OF NET POSITION**  
June 30, 2020

<b>ASSETS</b>	Public Housing	Housing Choice Vouchers	ROSS FSS/ESS Program	Housing Counseling Assistance Program	CARES Act Funding	Business Activities	Eliminations	Total
<b>CURRENT ASSETS</b>								
Cash and cash equivalents	\$ 426,507	\$ 139,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 566,280
Cash and cash equivalents - restricted	120,783	265,264	5,656	-	69,315	1,088	-	462,106
Accounts receivable								
Tenants, net of allowance	4,725	-	-	-	-	-	-	4,725
Other, net of allowance	2,106	15,890	-	-	-	-	-	17,996
Due from other governments	-	6,381	-	-	8,240	-	-	14,621
Due from other programs	8,240	-	-	-	-	-	(8,240)	-
Prepaid expense	24,180	12,802	-	-	-	-	-	36,982
Assets held for sale	-	-	-	-	-	181,189	-	181,189
Total current assets	<u>586,541</u>	<u>440,110</u>	<u>5,656</u>	<u>-</u>	<u>77,555</u>	<u>182,277</u>	<u>(8,240)</u>	<u>1,283,899</u>
<b>NONCURRENT ASSETS</b>								
Capital assets, net	<u>2,711,659</u>	<u>8,964</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,720,623</u>
<b>TOTAL ASSETS</b>	<u>\$ 3,298,200</u>	<u>\$ 449,074</u>	<u>\$ 5,656</u>	<u>\$ -</u>	<u>\$ 77,555</u>	<u>\$ 182,277</u>	<u>\$ (8,240)</u>	<u>\$ 4,004,522</u>
<b>LIABILITIES AND NET POSITION</b>								
<b>CURRENT LIABILITIES</b>								
Accounts payable	\$ 10,526	\$ 7,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,730
Accrued payroll and payroll taxes	5,387	76,950	-	-	-	-	-	82,337
Accrued liabilities - other	4,656	-	-	-	-	-	-	4,656
Unearned revenue	11,507	-	5,656	-	69,315	-	-	86,478
Due to other governments	26,921	-	-	-	-	-	-	26,921
Due to other programs	-	-	-	-	8,240	-	(8,240)	-
Tenants' security deposits	43,800	-	-	-	-	1,088	-	44,888
Total current liabilities	<u>102,797</u>	<u>84,154</u>	<u>5,656</u>	<u>-</u>	<u>77,555</u>	<u>1,088</u>	<u>(8,240)</u>	<u>263,010</u>
<b>NONCURRENT LIABILITIES</b>								
Tenants' FSS escrow	<u>76,983</u>	<u>220,940</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>297,923</u>
Total liabilities	<u>179,780</u>	<u>305,094</u>	<u>5,656</u>	<u>-</u>	<u>77,555</u>	<u>1,088</u>	<u>(8,240)</u>	<u>560,933</u>
<b>NET POSITION</b>								
Net investment in capital assets	2,711,659	8,964	-	-	-	-	-	2,720,623
Restricted	-	44,324	-	-	-	-	-	44,324
Unrestricted	406,761	90,692	-	-	-	181,189	-	678,642
Total net position	<u>3,118,420</u>	<u>143,980</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>181,189</u>	<u>-</u>	<u>3,443,589</u>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<u>\$ 3,298,200</u>	<u>\$ 449,074</u>	<u>\$ 5,656</u>	<u>\$ -</u>	<u>\$ 77,555</u>	<u>\$ 182,277</u>	<u>\$ (8,240)</u>	<u>\$ 4,004,522</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
Year ended June 30, 2020

	Public Housing	Capital Fund	Housing Choice Vouchers	ROSS FSS/ESS Program	Housing Counseling Assistance Program	CARES Act Funding	Business Activities	Total
<b>OPERATING REVENUE</b>								
Rental income	\$ 367,377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,369	\$ 380,746
Operating grants	413,086	184,186	5,381,433	285,661	14,624	83,334	-	6,362,324
Other operating revenue	11,552	-	35,924	-	-	-	-	47,476
Total operating revenue	<u>792,015</u>	<u>184,186</u>	<u>5,417,357</u>	<u>285,661</u>	<u>14,624</u>	<u>83,334</u>	<u>13,369</u>	<u>6,790,546</u>
<b>OPERATING EXPENSE</b>								
Administration	306,395	-	579,546	-	-	62,568	-	948,509
Tenant services	-	-	-	285,661	14,624	-	-	300,285
Utilities	98,165	-	-	-	-	-	1,697	99,862
Maintenance and operations	358,267	-	-	-	-	20,766	4,718	383,751
General expense	69,092	-	18,096	-	-	-	-	87,188
Housing assistance payments	-	-	4,799,968	-	-	-	-	4,799,968
Extraordinary maintenance	4,095	-	-	-	-	-	-	4,095
Depreciation	284,037	3,349	5,198	-	-	-	-	292,584
Total operating expense	<u>1,120,051</u>	<u>3,349</u>	<u>5,402,808</u>	<u>285,661</u>	<u>14,624</u>	<u>83,334</u>	<u>6,415</u>	<u>6,916,242</u>
Operating income (loss)	(328,036)	180,837	14,549	-	-	-	6,954	(125,696)
<b>NONOPERATING REVENUE (EXPENSE)</b>								
Interest income	4,249	-	1,572	-	-	-	-	5,821
Sale of assets	-	-	-	-	-	-	84,312	84,312
Cost of sale of assets	-	-	-	-	-	-	(209)	(209)
Loss on disposal of capital assets	(110)	-	-	-	-	-	-	(110)
Operating transfers	275,518	(184,186)	-	-	-	-	(91,332)	-
Net nonoperating revenue (expense)	<u>279,657</u>	<u>(184,186)</u>	<u>1,572</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(7,229)</u>	<u>89,814</u>
Change in net position before capital grants	(48,379)	(3,349)	16,121	-	-	-	(275)	(35,882)
<b>CAPITAL GRANTS</b>	<u>-</u>	<u>62,160</u>	<u>-</u>	<u>1,295</u>	<u>-</u>	<u>14,995</u>	<u>-</u>	<u>78,450</u>
Change in net position	(48,379)	58,811	16,121	1,295	-	14,995	(275)	42,568
<b>NET POSITION AT BEGINNING OF YEAR</b>	3,098,967	-	120,590	-	-	-	181,464	3,401,021
Equity transfer in (out)	<u>67,832</u>	<u>(58,811)</u>	<u>7,269</u>	<u>(1,295)</u>	<u>-</u>	<u>(14,995)</u>	<u>-</u>	<u>-</u>
<b>NET POSITION AT END OF YEAR</b>	<u>\$ 3,118,420</u>	<u>\$ -</u>	<u>\$ 143,980</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 181,189</u>	<u>\$ 3,443,589</u>



Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**COMBINING STATEMENT OF CASH FLOWS**  
Year ended June 30, 2020

	Public Housing	Capital Fund	Housing Choice Vouchers	ROSS FSS/ESS Program	Housing Counseling Assistance Program	CARES Act Funding	Business Activities	Elimination Entry	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>									
Cash received from tenants	\$ 373,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,369	\$ -	\$ 387,073
Cash received from operating grants	448,818	184,186	5,420,904	291,317	14,624	152,649	-	-	6,512,498
Other income received	14,690	-	39,796	-	-	-	-	-	54,486
Cash payments to vendors	(406,351)	-	(78,190)	(10,688)	-	(37,010)	(6,247)	-	(538,486)
Cash payments to employees	(404,797)	-	(442,952)	(274,973)	(14,624)	(46,324)	-	-	(1,183,670)
Cash payments for housing assistance	-	-	(4,799,968)	-	-	-	-	-	(4,799,968)
Net cash provided by (used in) operating activities	26,064	184,186	139,590	5,656	-	69,315	7,122	-	431,933
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>									
Capital grants	-	62,160	-	1,295	-	14,995	-	-	78,450
Acquisition of capital assets	(31,226)	(62,160)	-	(1,295)	-	(14,995)	-	-	(109,676)
Proceeds from sale of assets	-	-	-	-	-	-	84,312	-	84,312
Cost of sale of assets	-	-	-	-	-	-	(209)	-	(209)
Net cash provided by (used in) capital and related financing activities	(31,226)	-	-	-	-	-	84,103	-	52,877
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>									
Operating transfers	275,518	(184,186)	-	-	-	-	(91,332)	-	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>									
Interest income received	4,249	-	1,572	-	-	-	-	-	5,821
Net increase (decrease) in cash and cash equivalents	274,605	-	141,162	5,656	-	69,315	(107)	-	490,631
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	272,685	-	263,875	-	-	-	1,195	-	537,755
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<u>\$ 547,290</u>	<u>\$ -</u>	<u>\$ 405,037</u>	<u>\$ 5,656</u>	<u>\$ -</u>	<u>\$ 69,315</u>	<u>\$ 1,088</u>	<u>\$ -</u>	<u>\$ 1,028,386</u>
<b>RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION</b>									
Cash and cash equivalents	\$ 426,507	\$ -	\$ 139,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 566,280
Cash and cash equivalents - restricted	120,783	-	265,264	5,656	-	69,315	1,088	-	462,106
Cash and cash equivalents per the Statement of Net Position	<u>\$ 547,290</u>	<u>\$ -</u>	<u>\$ 405,037</u>	<u>\$ 5,656</u>	<u>\$ -</u>	<u>\$ 69,315</u>	<u>\$ 1,088</u>	<u>\$ -</u>	<u>\$ 1,028,386</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**COMBINING STATEMENT OF CASH FLOWS - CONTINUED**  
Year ended June 30, 2020

	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)	\$ (328,036)	\$ 180,837	\$ 14,549	\$ -	\$ -	\$ -	\$ 6,954	\$ -	\$ (125,696)
Adjustments to reconcile operating income (loss) to net cash from operating activities:									
Depreciation	284,037	3,349	5,198	-	-	-	-	-	292,584
Changes in assets and liabilities									
(Increase) decrease in assets									
Accounts receivable	3,178	-	3,872	-	-	-	-	-	7,050
Due from other governments	35,732	-	39,471	5,613	19,018	(8,240)	-	-	91,594
Due from other programs	16,391	-	-	-	-	-	-	(16,391)	-
Prepaid expense	(6,462)	-	(312)	-	-	-	-	-	(6,774)
Assets held for sale	-	-	-	-	-	-	275	-	275
Increase (decrease) in liabilities									
Accounts payable	(4,775)	-	(204)	-	-	-	-	-	(4,979)
Accrued payroll and payroll taxes	(435)	-	21,654	-	-	-	-	-	21,219
Accrued liabilities - other	(456)	-	-	-	-	-	-	-	(456)
Unearned revenue	(827)	-	(5,586)	5,656	-	69,315	-	-	68,558
Due to other governments	2,143	-	-	-	-	-	-	-	2,143
Due to other programs	-	-	-	(5,613)	(19,018)	8,240	-	16,391	-
Tenants' security deposits	(930)	-	-	-	-	-	(107)	-	(1,037)
Tenants' FSS escrow	26,504	-	60,948	-	-	-	-	-	87,452
Net cash provided by (used in) operating activities	<u>\$ 26,064</u>	<u>\$ 184,186</u>	<u>\$ 139,590</u>	<u>\$ 5,656</u>	<u>\$ -</u>	<u>\$ 69,315</u>	<u>\$ 7,122</u>	<u>\$ -</u>	<u>\$ 431,933</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**COMBINING STATEMENT OF NET POSITION - COMPONENT UNIT**  
June 30, 2020

ASSETS	Eastern Iowa Regional Housing Corporation						Total
	USDA Housing Program	Tax Credit Program	Home Investment Partnership Program	Housing Trust Fund	Evergreen Meadows	Eliminations	
<b>CURRENT ASSETS</b>							
Cash and cash equivalents	\$ 6,102	\$ 416,581	\$ 53,030	\$ 38,139	\$ 12,829	\$ -	\$ 526,681
Cash and cash equivalents - restricted	34,516	-	-	-	114,986	-	149,502
Accounts receivable							
Tenants	443	-	-	-	9,293	-	9,736
Other	-	92,077	-	871	-	-	92,948
Due from other governments	-	-	8,040	-	-	-	8,040
Due from other programs	-	55,000	-	-	-	(55,000)	-
Prepaid expense	1,571	-	-	-	2,864	-	4,435
Accrued interest receivable	-	-	-	644	-	-	644
Notes receivable - current portion	-	-	-	6,527	-	-	6,527
Total current assets	<u>42,632</u>	<u>563,658</u>	<u>61,070</u>	<u>46,181</u>	<u>139,972</u>	<u>(55,000)</u>	<u>798,513</u>
<b>NONCURRENT ASSETS</b>							
Notes receivable	-	-	-	122,286	-	-	122,286
Capital assets, net	199,532	3,377	-	-	1,748,724	-	1,951,633
Total noncurrent assets	<u>199,532</u>	<u>3,377</u>	<u>-</u>	<u>122,286</u>	<u>1,748,724</u>	<u>-</u>	<u>2,073,919</u>
<b>TOTAL ASSETS</b>	<u>\$ 242,164</u>	<u>\$ 567,035</u>	<u>\$ 61,070</u>	<u>\$ 168,467</u>	<u>\$ 1,888,696</u>	<u>\$ (55,000)</u>	<u>\$ 2,872,432</u>
<b>LIABILITIES AND NET POSITION</b>							
<b>CURRENT LIABILITIES</b>							
Accounts payable	\$ 818	\$ 384	\$ 5,892	\$ 2,685	\$ 4,669	-	\$ 14,448
Accrued liabilities	-	-	-	12,000	-	-	12,000
Accrued interest payable	241	-	-	-	1,444	-	1,685
Unearned revenue	-	-	-	2,293	-	-	2,293
Due to other governments	-	-	-	-	-	-	-
Due to other programs	-	-	55,000	-	-	(55,000)	-
Tenants' security deposits	2,797	-	-	-	12,820	-	15,617
Notes payable - current portion	5,587	-	-	-	56,213	-	61,800
Total current liabilities	<u>9,443</u>	<u>384</u>	<u>60,892</u>	<u>16,978</u>	<u>75,146</u>	<u>(55,000)</u>	<u>107,843</u>
<b>NONCURRENT LIABILITIES</b>							
Notes payable	245,106	-	-	-	1,046,399	-	1,291,505
Total liabilities	<u>254,549</u>	<u>384</u>	<u>60,892</u>	<u>16,978</u>	<u>1,121,545</u>	<u>(55,000)</u>	<u>1,399,348</u>
<b>NET POSITION</b>							
Net investment in capital assets	(51,161)	3,377	-	-	646,112	-	598,328
Restricted	31,719	-	-	-	102,166	-	133,885
Unrestricted	7,057	563,274	178	151,489	18,873	-	740,871
Total net position	<u>(12,385)</u>	<u>566,651</u>	<u>178</u>	<u>151,489</u>	<u>767,151</u>	<u>-</u>	<u>1,473,084</u>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<u>\$ 242,164</u>	<u>\$ 567,035</u>	<u>\$ 61,070</u>	<u>\$ 168,467</u>	<u>\$ 1,888,696</u>	<u>\$ (55,000)</u>	<u>\$ 2,872,432</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**COMBINING STATEMENT OF REVENUES, EXPENSES, AND  
CHANGES IN NET POSITION - COMPONENT UNIT**  
Year ended June 30, 2020

	Eastern Iowa Regional Housing Corporation					
	USDA Housing Program	Tax Credit Program	Home Investment Partnership Program	Housing Trust Fund	Evergreen Meadows	Total
<b>OPERATING REVENUE</b>						
Rental income	\$ 26,075	\$ -	\$ -	\$ -	\$ 156,199	\$ 182,274
Operating grants	12,550	-	371,555	-	-	384,105
Other operating revenue	3,199	21,556	-	739,777	14,241	778,773
Total operating revenue	<u>41,824</u>	<u>21,556</u>	<u>371,555</u>	<u>739,777</u>	<u>170,440</u>	<u>1,345,152</u>
<b>OPERATING EXPENSE</b>						
Administration	5,554	32,857	54,395	37,990	8,941	139,737
Utilities	8,824	-	-	-	21,288	30,112
Maintenance and operations	16,776	-	-	-	55,877	72,653
General expense	2,947	12,715	6,800	701,387	24,844	748,693
Housing assistance payments	-	-	310,362	-	-	310,362
Depreciation	10,842	2,163	-	-	75,592	88,597
Total operating expense	<u>44,943</u>	<u>47,735</u>	<u>371,557</u>	<u>739,377</u>	<u>186,542</u>	<u>1,390,154</u>
Operating income (loss)	(3,119)	(26,179)	(2)	400	(16,102)	(45,002)
<b>NONOPERATING REVENUE (EXPENSE)</b>						
Interest income	32	5,975	33	2,625	227	8,892
Interest subsidy	11,663	-	-	-	-	11,663
Interest expense	(17,599)	-	-	-	(19,856)	(37,455)
Net nonoperating revenue (expense)	<u>(5,904)</u>	<u>5,975</u>	<u>33</u>	<u>2,625</u>	<u>(19,629)</u>	<u>(16,900)</u>
Change in net position	(9,023)	(20,204)	31	3,025	(35,731)	(61,902)
<b>NET POSITION AT BEGINNING OF YEAR</b>	<u>(3,362)</u>	<u>586,855</u>	<u>147</u>	<u>148,464</u>	<u>802,882</u>	<u>1,534,986</u>
<b>NET POSITION AT END OF YEAR</b>	<u>\$ (12,385)</u>	<u>\$ 566,651</u>	<u>\$ 178</u>	<u>\$ 151,489</u>	<u>\$ 767,151</u>	<u>\$ 1,473,084</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**COMBINING STATEMENT OF CASH FLOWS - COMPONENT UNIT**  
Year ended June 30, 2020

	EIRHC						
	USDA Housing Program	Tax Credit Program	Home Investment Partnership Program	Housing Trust Fund	Evergreen Meadows	Eliminations	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>							
Cash received from tenants	\$ 26,244	\$ -	\$ -	\$ -	\$ 156,339	\$ -	\$ 182,583
Cash received from operating grants	12,550	-	388,259	-	-	-	400,809
Other income received	3,199	4,071	-	923,350	13,913	-	944,533
Cash payments to vendors	(32,412)	(29,287)	(3,595)	(902,449)	(106,851)	-	(1,074,594)
Cash payments to employees	(3,898)	(23,655)	(47,212)	(7,178)	(8,641)	-	(90,584)
Cash payments for housing assistance	-	-	(310,362)	-	-	-	(310,362)
Net cash provided by (used in) operating activities	5,683	(48,871)	27,090	13,723	54,760	-	52,385
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>							
Acquisition of capital assets	-	-	-	-	-	-	-
Principal received (paid)	(4,894)	-	-	6,527	(52,763)	-	(51,130)
Interest received (paid)	(5,965)	-	-	-	(20,074)	-	(26,039)
Net cash provided by (used in) capital and related financing activities	(10,859)	-	-	6,527	(72,837)	-	(77,169)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>							
Interest received	32	5,975	33	2,658	227	-	8,925
Net increase (decrease) in cash and cash equivalents	(5,144)	(42,896)	27,123	22,908	(17,850)	-	(15,859)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	45,762	459,477	25,907	15,231	145,665	-	692,042
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<u>\$ 40,618</u>	<u>\$ 416,581</u>	<u>\$ 53,030</u>	<u>\$ 38,139</u>	<u>\$ 127,815</u>	<u>\$ -</u>	<u>\$ 676,183</u>
<b>RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION</b>							
Cash and cash equivalents	\$ 6,102	\$ 416,581	\$ 53,030	\$ 38,139	\$ 12,829	\$ -	\$ 526,681
Cash and cash equivalents - restricted	34,516	-	-	-	114,986	-	149,502
Cash and cash equivalents per the Statement of Net Position	<u>\$ 40,618</u>	<u>\$ 416,581</u>	<u>\$ 53,030</u>	<u>\$ 38,139</u>	<u>\$ 127,815</u>	<u>\$ -</u>	<u>\$ 676,183</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**COMBINING STATEMENT OF CASH FLOWS - COMPONENT UNIT - CONTINUED**  
Year ended June 30, 2020

	EIRHC						
	USDA Housing Program	Tax Credit Program	Home Investment Partnership Program	Housing Trust Fund	Evergreen Meadows	Eliminations	Total
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES</b>							
Operating income (loss)	\$ (3,119)	\$ (26,179)	\$ (2)	\$ 400	\$ (16,102)	\$ -	\$ (45,002)
Adjustments to reconcile operating income (loss) to net cash from operating activities:							
Depreciation	10,842	2,163	-	-	75,592	-	88,597
Changes in assets and liabilities							
(Increase) decrease in assets							
Accounts receivable	(419)	(12,485)	16,704	181,280	(561)	-	184,519
Due from other governments	-	-	-	-	-	-	-
Due from other programs	-	(5,000)	-	-	-	5,000	-
Prepaid expense	(195)	306	-	-	2,314	-	2,425
Increase (decrease) in liabilities							
Accounts payable	(2,014)	(7,676)	5,388	(182,250)	142	-	(186,410)
Accrued liabilities - other	-	-	-	12,000	-	-	12,000
Unearned revenue	-	-	-	2,293	-	-	2,293
Due to other governments	-	-	-	-	(6,998)	-	(6,998)
Due to other programs	-	-	5,000	-	-	(5,000)	-
Tenants' security deposits	588	-	-	-	373	-	961
Net cash provided by (used in) operating activities	<u>\$ 5,683</u>	<u>\$ (48,871)</u>	<u>\$ 27,090</u>	<u>\$ 13,723</u>	<u>\$ 54,760</u>	<u>\$ -</u>	<u>\$ 52,385</u>
<b>NON-CASH FINANCING ITEMS</b>							
Interest subsidy and related interest expense	<u>\$ 11,663</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,663</u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
Year ended June 30, 2020

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	\$ 14,624
Home Investment Partnership Program	14.239	371,555
Public and Indian Housing	14.850	
Operating subsidy		413,086
CARES Act Funding		45,898
Total Public and Indian Housing		<u>458,984</u>
Housing Voucher Cluster		
Section 8 Housing Choice Vouchers	14.871	5,316,909
CARES Act Funding	14.871	52,431
Mainstream Voucher Program	14.879	64,524
Total Housing Voucher Cluster		<u>5,433,864</u>
Public Housing Capital Fund	14.872	
IA05P126 501-19		246,346
Resident Opportunity and Supportive Services - Service Coordinators	14.870	80,786
Family Self-Sufficiency Program	14.896	206,170
TOTAL U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		<u>6,812,329</u>
<b>U.S. DEPARTMENT OF AGRICULTURE - DIRECT</b>		
Rural Rental Housing Loans	10.415	
Interest Subsidy		11,663
Loan		255,587
Total Rural Rental Housing Loans		<u>267,250</u>
Rural Rental Assistance Payments	10.427	12,550
TOTAL U.S. DEPARTMENT OF AGRICULTURE		<u>279,800</u>
<b>TOTAL EXPENDITURES OF FEDERAL AWARDS</b>		<u><u>\$ 7,092,129</u></u>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS - CONTINUED**  
Year ended June 30, 2020

**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**

Eastern Iowa Regional Housing Authority ("Authority") has guaranteed debt in United States Department of Agriculture - Rural Rental Housing Loans (USDA) in the amount of \$250,693 as of June 30, 2020.

The Authority had non-cash assistance in the form of interest subsidy in the amount of \$11,663 from USDA during the fiscal year ending June 30, 2020.

**NOTE 4 - Subrecipients**

Eastern Iowa Regional Housing Authority provided no federal awards to subrecipients during the fiscal year ending June 30, 2020.



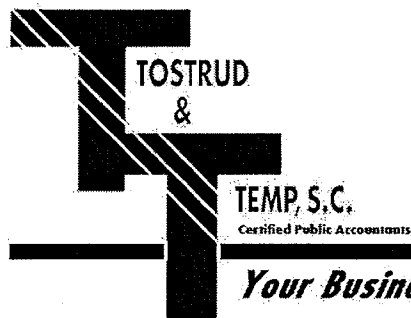
Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
**FINANCIAL DATA SCHEDULE**  
June 30, 2020

Line Item Number	Account Description	Public Housing 14.850	Capital Funds 14.872	Cares Act Funding 14.850	ROSS ESS 14.870	Counseling Grant 14.169	Business Activities	Housing Choice Vouchers 14.871	Mainstream Voucher 14.879	ROSS FSS 14.896	Cares Act Funding 14.871	Rural Rental Housing Loans 10.415	Rural Rental Assistance Payments 10.427	6.2 Component Unit-Blended	Home Investment Partnership 14.239	State/Local (HTF)	Eliminations	Total
111	Cash - unrestricted	426,507	-	-	-	-	12,829	139,773	-	-	-	6,102	-	416,581	53,030	38,139	-	1,092,961
113	Cash - other restricted	76,983	-	-	69	-	102,166	265,264	-	5,587	69,315	31,719	-	-	-	-	-	551,103
114	Cash - tenant security deposits	43,800	-	-	-	-	13,908	-	-	-	-	2,797	-	-	-	-	-	60,505
100	<b>Total cash</b>	<b>547,290</b>	<b>-</b>	<b>-</b>	<b>69</b>	<b>-</b>	<b>128,903</b>	<b>405,037</b>	<b>-</b>	<b>5,587</b>	<b>69,315</b>	<b>40,618</b>	<b>-</b>	<b>416,581</b>	<b>53,030</b>	<b>38,139</b>	<b>-</b>	<b>1,704,569</b>
122	Accounts receivable - HUD other projects	-	-	8,240	-	-	-	6,088	293	-	-	-	-	-	8,040	-	-	22,661
125	Accounts receivable - miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	92,077	-	871	-	92,948
126	Accounts receivable - tenants	4,974	-	-	-	-	9,293	-	-	-	-	443	-	-	-	-	-	14,710
126.1	Allowance for doubtful accounts - tenants	(249)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(249)
127	Notes and mortgages receivable - current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,527	-	6,527
128	Fraud recovery	2,106	-	-	-	-	-	19,144	-	-	-	-	-	-	-	-	-	21,250
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	(3,254)	-	-	-	-	-	-	-	-	-	(3,254)
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	644	-	644
120	<b>Total receivables, net of allowance</b>	<b>6,831</b>	<b>-</b>	<b>8,240</b>	<b>-</b>	<b>-</b>	<b>9,293</b>	<b>21,978</b>	<b>293</b>	<b>-</b>	<b>-</b>	<b>443</b>	<b>-</b>	<b>92,077</b>	<b>8,040</b>	<b>8,042</b>	<b>-</b>	<b>155,237</b>
142	Prepaid expenses	24,180	-	-	-	-	2,864	12,802	-	-	-	1,571	-	-	-	-	-	41,417
144	Inter program due from	8,240	-	-	-	-	-	293	-	-	-	-	-	55,000	-	-	(63,533)	-
145	Assets held for sale	-	-	-	-	-	181,189	-	-	-	-	-	-	-	-	-	-	181,189
150	<b>Total current assets</b>	<b>586,541</b>	<b>-</b>	<b>8,240</b>	<b>69</b>	<b>-</b>	<b>322,249</b>	<b>440,110</b>	<b>293</b>	<b>5,587</b>	<b>69,315</b>	<b>42,632</b>	<b>-</b>	<b>563,658</b>	<b>61,070</b>	<b>46,181</b>	<b>(63,533)</b>	<b>2,082,412</b>
161	Land	823,786	-	-	-	-	25,001	-	-	-	-	19,664	-	-	-	-	-	868,451
162	Buildings	9,887,278	61,570	-	-	-	2,924,208	-	-	-	-	370,033	-	-	-	-	-	13,243,089
163	Furniture, equipment and machinery - dwellings	48,453	5,916	-	-	-	399,273	-	-	-	-	17,472	-	-	-	-	-	471,114
164	Furniture, equipment and machinery - admin	227,429	-	-	-	-	-	54,376	-	-	-	399	-	26,954	-	-	-	309,158
166	Accumulated depreciation	(8,339,424)	(3,349)	-	-	-	(1,599,758)	(45,412)	-	-	-	(208,036)	-	(23,577)	-	-	-	(10,219,556)
160	<b>Total fixed assets, net</b>	<b>2,647,522</b>	<b>64,137</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,748,724</b>	<b>8,964</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>199,532</b>	<b>-</b>	<b>3,377</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,672,256</b>
171	Notes, loans and mortgages receivable - noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	122,286	-	122,286
180	<b>Total non-current assets</b>	<b>2,647,522</b>	<b>64,137</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,748,724</b>	<b>8,964</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>199,532</b>	<b>-</b>	<b>3,377</b>	<b>-</b>	<b>122,286</b>	<b>-</b>	<b>4,794,542</b>
290	<b>Total assets</b>	<b>3,234,063</b>	<b>64,137</b>	<b>8,240</b>	<b>69</b>	<b>-</b>	<b>2,070,973</b>	<b>449,074</b>	<b>293</b>	<b>5,587</b>	<b>69,315</b>	<b>242,164</b>	<b>-</b>	<b>567,035</b>	<b>61,070</b>	<b>168,467</b>	<b>(63,533)</b>	<b>6,876,954</b>
312	Accounts payable < 90 days	10,526	-	-	-	-	4,669	7,204	-	-	-	818	-	384	5,892	2,685	-	32,178
321	Accrued wage/payroll taxes payable	5,387	-	-	-	-	-	76,950	-	-	-	241	-	-	-	-	-	82,578
325	Accrued interest payable	-	-	-	-	-	1,444	-	-	-	-	-	-	-	-	-	-	1,444
333	Accounts payable - other government	26,921	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,921
341	Tenant security deposits	43,800	-	-	-	-	13,908	-	-	-	-	2,797	-	-	-	-	-	60,505
342	Unearned revenue	11,507	-	-	69	-	-	-	-	5,587	69,315	-	-	-	-	2,293	-	88,771
343	Current portion of long-term debt	-	-	-	-	-	56,213	-	-	-	-	5,587	-	-	-	-	-	61,800
346	Accrued liabilities - other	4,656	-	-	-	-	-	-	-	-	-	-	-	-	-	12,000	-	16,656
347	Inter program due to	-	-	8,240	-	-	-	-	293	-	-	-	-	-	55,000	-	(63,533)	-
310	<b>Total current liabilities</b>	<b>102,797</b>	<b>-</b>	<b>8,240</b>	<b>69</b>	<b>-</b>	<b>76,234</b>	<b>84,154</b>	<b>293</b>	<b>5,587</b>	<b>69,315</b>	<b>9,443</b>	<b>-</b>	<b>384</b>	<b>60,892</b>	<b>16,978</b>	<b>(63,533)</b>	<b>370,853</b>
351	Long-term debt, net of current portion	-	-	-	-	-	1,046,399	-	-	-	-	245,106	-	-	-	-	-	1,291,505
353	Non-current liabilities - other	76,983	-	-	-	-	-	220,940	-	-	-	-	-	-	-	-	-	297,923
350	<b>Total noncurrent liabilities</b>	<b>76,983</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,046,399</b>	<b>220,940</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>245,106</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,589,428</b>
300	<b>Total liabilities</b>	<b>179,780</b>	<b>-</b>	<b>8,240</b>	<b>69</b>	<b>-</b>	<b>1,122,633</b>	<b>305,094</b>	<b>293</b>	<b>5,587</b>	<b>69,315</b>	<b>254,549</b>	<b>-</b>	<b>384</b>	<b>60,892</b>	<b>16,978</b>	<b>(63,533)</b>	<b>1,960,281</b>
508.4	Invested in capital assets, net of related debt	2,647,522	64,137	-	-	-	646,112	8,964	-	-	-	(51,161)	-	3,377	-	-	-	3,318,951
511.4	Restricted	-	-	-	-	-	102,166	44,324	-	-	-	31,719	-	-	-	-	-	178,209
512.4	Unrestricted net assets	406,761	-	-	-	-	200,062	90,692	-	-	-	7,057	-	563,274	178	151,489	-	1,419,513
513	<b>Total equity/net assets/position</b>	<b>3,054,283</b>	<b>64,137</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>948,340</b>	<b>143,980</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(12,385)</b>	<b>-</b>	<b>566,651</b>	<b>178</b>	<b>151,489</b>	<b>-</b>	<b>4,916,673</b>
600	<b>Total liabilities and equity/net assets/position</b>	<b>3,234,063</b>	<b>64,137</b>	<b>8,240</b>	<b>69</b>	<b>-</b>	<b>2,070,973</b>	<b>449,074</b>	<b>293</b>	<b>5,587</b>	<b>69,315</b>	<b>242,164</b>	<b>-</b>	<b>567,035</b>	<b>61,070</b>	<b>168,467</b>	<b>(63,533)</b>	<b>6,876,954</b>
70300	Net tenant rental revenue	367,377	-	-	-	-	169,568	-	-	-	-	26,075	-	-	-	-	-	563,020
70400	Tenant revenue - other	8,044	-	-	-	-	328	-	-	-	-	664	-	-	-	-	-	9,036
70500	<b>Total tenant revenue</b>	<b>375,421</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>169,896</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>26,739</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>572,056</b>
70600	HUD PHA operating grants	413,086	184,186	38,172	79,491	14,624	-	5,316,909	64,524	206,170	45,162	-	-	-	371,555	-	-	6,733,879
70610	Capital grants	-	62,160	7,726	1,295	-	-	-	-	-	7,269	-	-	-	-	-	-	78,450
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	11,663	12,550	-	-	514,443	-	538,656
71100	Investment income - unrestricted	4,249	-	-	-	-	227	1,572	-	-	-	-	-	5,975	33	2,625	-	14,681
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	84,312	-	-	-	-	-	-	-	-	-	-	84,312
71310	Cost of sale of assets	-	-	-	-	-	(209)	-	-	-	-	-	-	-	-	-	-	(209)
71400	Fraud recovery	-	-	-	-	-	-	4,185	-	-	-	-	-	-	-	-	-	4,185
71500	Other revenue	3,508	-	-	-	-	13,913	31,739	-	-	-	2,535	-	21,556	-	225,334	-	298,585
71600	Gain or loss on sale of capital assets	(110)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(110)
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	32	-	-	-	-	-	32
70000	<b>Total revenue</b>	<b>796,154</b>	<b>246,346</b>	<b>45,898</b>	<b>80,786</b>	<b>14,624</b>	<b>268,139</b>	<b>5,354,405</b>	<b>64,524</b>	<b>206,170</b>	<b>52,431</b>	<b>40,969</b>	<b>12,550</b>	<b>27,531</b>	<b>371,588</b>	<b>742,402</b>	<b>-</b>	<b>8,324,517</b>

Eastern Iowa Regional Housing Authority  
Dubuque, Iowa  
FINANCIAL DATA SCHEDULE - CONTINUED  
June 30, 2020

Line Item Number	Account Description	Public Housing 14.850	Capital Funds 14.872	Cares Act Funding 14.PHC	ROSS ESS 14.870	Counseling Grant 14.169	Business Activities	Housing Choice Vouchers 14.871	Mainstream Voucher 14.879	ROSS FSS 14.896	Cares Act Funding 14.HCC HCV	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)	Eliminations	Total
91100	Administrative salaries	215,768	-	14,745	-	-	4,740	456,390	8,216	-	31,579	648	-	25,663	14,622	34,577	-	806,948
91200	Auditing fees	4,313	-	-	-	-	-	4,313	-	-	-	1,054	-	-	-	-	-	9,680
91300	Management fee	-	-	-	-	-	-	-	-	-	-	2,823	-	-	-	-	-	2,823
91400	Advertising and marketing	90	-	-	-	-	-	46	-	-	-	538	-	-	-	-	-	674
91600	Office expenses	5,477	-	2,554	-	-	2,237	13,561	-	-	5,455	400	-	-	-	-	-	29,684
91700	Legal expense	35	-	-	-	-	-	-	-	-	-	83	-	-	-	-	-	118
91800	Travel	16,312	-	98	-	-	-	4,704	-	-	293	-	-	-	-	-	-	21,407
91900	Other	64,400	-	3,189	-	-	1,964	92,316	-	-	4,655	8	-	7,194	39,773	3,413	-	216,912
91000	<b>Total operating - administration</b>	<b>306,395</b>	<b>-</b>	<b>20,586</b>	<b>-</b>	<b>-</b>	<b>8,941</b>	<b>571,330</b>	<b>8,216</b>	<b>-</b>	<b>41,982</b>	<b>5,554</b>	<b>-</b>	<b>32,857</b>	<b>54,395</b>	<b>37,990</b>	<b>-</b>	<b>1,088,246</b>
92100	Tenant services salaries	-	-	-	68,803	14,624	-	-	-	206,170	-	-	-	-	-	-	-	289,597
92400	Tenant services - other	-	-	-	10,688	-	-	-	-	-	-	-	-	-	-	-	-	10,688
92500	<b>Total tenant services</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>79,491</b>	<b>14,624</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>206,170</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>300,285</b>
93100	Water	25,067	-	-	-	-	8,695	-	-	-	-	1,699	-	-	-	-	-	35,461
93200	Electricity	18,361	-	-	-	-	4,799	-	-	-	-	4,626	-	-	-	-	-	27,786
93300	Gas	26,024	-	-	-	-	1,098	-	-	-	-	-	-	-	-	-	-	27,122
93600	Sewer	28,713	-	-	-	-	6,696	-	-	-	-	2,499	-	-	-	-	-	37,908
93800	Other utilities expense	-	-	-	-	-	1,697	-	-	-	-	-	-	-	-	-	-	1,697
93000	<b>Total utilities</b>	<b>98,165</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>22,985</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,824</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>129,974</b>
94100	Ordinary maintenance & operations - labor	189,465	-	-	-	-	3,901	-	-	-	-	3,883	-	-	-	-	-	197,249
94200	Ordinary maintenance & operations - materials	36,868	-	863	-	-	11,082	-	-	-	2,580	1,080	-	-	-	-	-	52,473
94300	Ordinary maintenance & operations - contracts	131,934	-	16,723	-	-	45,612	-	-	-	600	11,813	-	-	-	-	-	206,682
94000	<b>Total maintenance</b>	<b>358,267</b>	<b>-</b>	<b>17,586</b>	<b>-</b>	<b>-</b>	<b>60,595</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,180</b>	<b>16,776</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>456,404</b>
96110	Property insurance	21,239	-	-	-	-	10,905	7,126	-	-	-	2,947	-	-	-	-	-	42,217
96120	Liability insurance	4,675	-	-	-	-	-	4,675	-	-	-	-	-	-	-	-	-	9,350
96130	All other insurance	6,013	-	-	-	-	-	1,075	-	-	-	-	-	-	-	-	-	7,088
96100	<b>Total insurance premiums</b>	<b>31,927</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,905</b>	<b>12,876</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,947</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>58,655</b>
96200	Other general expenses	-	-	-	-	-	733	5,220	-	-	-	-	-	12,715	6,800	701,387	-	726,855
96300	Payments in lieu of taxes	26,921	-	-	-	-	6,940	-	-	-	-	-	-	-	-	-	-	33,861
96400	Bad debt - tenant rents	10,244	-	-	-	-	6,266	-	-	-	-	-	-	-	-	-	-	16,510
96000	<b>Total other general expense</b>	<b>37,165</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,939</b>	<b>5,220</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,715</b>	<b>6,800</b>	<b>701,387</b>	<b>-</b>	<b>777,226</b>
96710	Interest of mortgage payable	-	-	-	-	-	19,856	-	-	-	-	17,599	-	-	-	-	-	37,455
96900	<b>Total operating expenses</b>	<b>831,919</b>	<b>-</b>	<b>38,172</b>	<b>79,491</b>	<b>14,624</b>	<b>137,221</b>	<b>589,426</b>	<b>8,216</b>	<b>206,170</b>	<b>45,162</b>	<b>51,700</b>	<b>-</b>	<b>45,572</b>	<b>61,195</b>	<b>739,377</b>	<b>-</b>	<b>2,848,245</b>
97000	<b>Excess operating revenue over operating expenses</b>	<b>(35,765)</b>	<b>246,346</b>	<b>7,726</b>	<b>1,295</b>	<b>-</b>	<b>130,918</b>	<b>4,764,979</b>	<b>56,308</b>	<b>-</b>	<b>7,269</b>	<b>(10,731)</b>	<b>12,550</b>	<b>(18,041)</b>	<b>310,393</b>	<b>3,025</b>	<b>-</b>	<b>5,476,272</b>
97100	Extraordinary maintenance	4,095	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,095
97300	Housing assistance payments	-	-	-	-	-	-	4,743,660	56,308	-	-	-	-	-	310,362	-	-	5,110,330
97350	HAP portability - in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	284,037	3,349	-	-	-	75,592	5,198	-	-	-	10,842	-	2,163	-	-	-	381,181
90000	<b>Total expenses</b>	<b>1,120,051</b>	<b>3,349</b>	<b>38,172</b>	<b>79,491</b>	<b>14,624</b>	<b>212,813</b>	<b>5,338,284</b>	<b>64,524</b>	<b>206,170</b>	<b>45,162</b>	<b>62,542</b>	<b>-</b>	<b>47,735</b>	<b>371,557</b>	<b>739,377</b>	<b>-</b>	<b>8,343,851</b>
10010	Operating transfers in	275,518	-	-	-	-	-	-	-	-	-	12,550	-	-	-	-	-	288,068
10020	Operating transfers out	-	(184,186)	-	-	-	(91,332)	-	-	-	-	-	(12,550)	-	-	-	-	(288,068)
10100	<b>Total other financing sources (uses)</b>	<b>275,518</b>	<b>(184,186)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(91,332)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,550</b>	<b>(12,550)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
10000	<b>Excess (deficiency) of total revenue over (under) total expenses</b>	<b>(48,379)</b>	<b>58,811</b>	<b>7,726</b>	<b>1,295</b>	<b>-</b>	<b>(36,006)</b>	<b>16,121</b>	<b>-</b>	<b>-</b>	<b>7,269</b>	<b>(9,023)</b>	<b>-</b>	<b>(20,204)</b>	<b>31</b>	<b>3,025</b>	<b>-</b>	<b>(19,334)</b>
11020	Required annual debt principal payments	-	-	-	-	-	52,763	-	-	-	-	4,894	-	-	-	-	-	57,657
11030	Beginning equity	3,098,967	-	-	-	-	984,346	120,590	-	-	-	(3,362)	-	586,855	147	148,464	-	4,936,007
11040	Equity transfers	67,832	(58,811)	(7,726)	(1,295)	-	-	7,269	-	-	(7,269)	-	-	-	-	-	-	-
11170	Administrative fee equity	-	-	-	-	-	-	99,656	-	-	-	-	-	-	-	-	-	99,656
11180	Housing assistance payments equity	-	-	-	-	-	-	44,324	-	-	-	-	-	-	-	-	-	44,324
11190	Unit months available	1,956	-	-	-	-	312	11,531	159	-	-	120	-	-	1,200	-	-	15,278
11210	Number of unit months leased	1,919	-	-	-	-	302	10,624	137	-	-	115	-	-	654	-	-	13,751
11270	Excess cash	313,254	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	313,254
11620	Building purchases	32,763	56,244	-	-	-	-	-	-	-	-	-	-	-	-	-	-	89,007
11630	Furniture & equipment - dwelling purchases	5,366	5,916	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,282
11640	Furniture & equipment - administrative purchases	2,118	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,118

**OTHER REPORTS**



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***Your Business Safety Net***

**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, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon October 23, 2020.

**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**

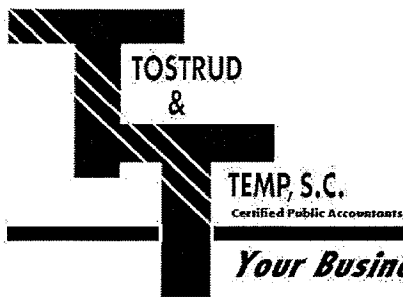
As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on 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.

*Torstrand & Temp, S. Co*

October 23, 2020



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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**

We have audited the Eastern Iowa Regional Housing Authority's ("Authority") compliance with the types of compliance requirements described in the *OMB Circular Compliance Supplement* that could have a direct and material effect on the Authority's major federal programs for the year ended June 30, 2020. 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.

**Management's Responsibility**

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its federal programs.

**Auditor's Responsibility**

Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on our audit of the types of compliance requirements referred to above. 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 (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above, that could have a material effect on the major federal programs, occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

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

In our opinion, the Authority complied, in all material respects, with the 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, 2020.

### **Report on Internal Control Over Compliance**

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's 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 attention by those charged with governance.*

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses may exist that have not been identified.

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.

*Tostud + Temp. S.C.*

October 23, 2020

Eastern Iowa Regional Housing Authority  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
Year ended June 30, 2020

**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?	No
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal control over compliance:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	No
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**