

# **Housing Authority of the County of Erie**

Single Audit

December 31, 2018

**MaherDuessel**

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# HOUSING AUTHORITY OF THE COUNTY OF ERIE

YEAR ENDED DECEMBER 31, 2018

## TABLE OF CONTENTS

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### **Independent Auditor's Report**

<b>Management's Discussion and Analysis</b>	<b>i</b>
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### **Financial Statements:**

Statement of Net Position	1
Statement of Revenues, Expenses, and Changes in Net Position	3
Statement of Cash Flows	4
Notes to Financial Statements	6

### **Required Supplementary Information:**

Schedule of Changes in the Net Pension Liability and Related Ratios	22
Schedule of Authority Contributions and Investment Returns – Defined Benefit Pension Plan	23
Notes to Required Supplementary Information	24

### **Supplementary Information:**

Financial Data Schedules	25
Combining Statement of Net Position	30
Combining Statement of Revenues, Expenses, and Changes in Net Position	31
Actual Modernization Cost Certificate	32

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

YEAR ENDED DECEMBER 31, 2018

## TABLE OF CONTENTS

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(Continued)

Schedule of Expenditures of Federal Awards	33
--	----

Notes to Schedule of Expenditures of Federal Awards	34
---	----

### **Independent's Auditor's Reports Required by the Uniform Guidance:**

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 <i>Government Auditing Standards</i>	36
---	----

Independent Auditor's Report on Compliance for the Major Program and on Internal Control over Compliance Required by the Uniform Guidance	38
---	----

Schedule of Findings and Questioned Costs	41
---	----

Summary Schedule of Prior Audit Findings	42
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## **Independent Auditor's Report**

**Board of Directors  
Housing Authority of  
the County of Erie**

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the Housing Authority of the County of Erie (Authority) as of and for the year ended December 31, 2018, 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 an opinion 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 opinion.

### *Opinion*

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of December 31, 2018, and the 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 and pension information on pages i through iv and pages 22 through 24 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 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 an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The Financial Data Schedules, combining statement of net position, and combining statement of revenues, expenses, and changes in net position, and Actual Modernization Cost Certificate are presented for the purpose of additional analysis and are not required parts of the basic financial statements. The 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*, and is also not a required part of the basic financial statements.

The Financial Data Schedules, combining statement of net position, combining statement of revenues, expenses, and changes in net position, Actual Modernization Cost Certificate, and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate 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 basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Financial Data Schedules, combining statement of net position, combining statement of revenues, expenses, and changes in net position, Actual Modernization Cost Certificate, and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated May 24, 2019 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

***Maher Duessel***

Pittsburgh, Pennsylvania  
May 24, 2019

Erie County Housing Authority  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2018  
Required Supplemental Information

The following Management's Discussion and Analysis (MD&A) of the Erie County Housing Authority (Authority) is to provide an introduction to the basic financial statements for the fiscal year ended December 31, 2018 with selected comparative information for the fiscal year ended December 31, 2017. This MD&A has been prepared by management and should be read in conjunction with the financial statements, notes to financial statements, and supplementary information found in the report. This information taken collectively is designed to provide readers with an understanding of the Authority's finances.

## **FINANCIAL HIGHLIGHTS**

1. The assets of the Authority exceeded its liabilities at the close of fiscal year 2018 by \$5,449,048 (net position). Of this amount, \$1,666,126 (unrestricted net position) may be used to meet the Authority's ongoing obligations to citizens and creditors.
2. Fixed assets decreased by \$41,776 primarily from accumulated depreciation.
3. Net position increased by \$294,971 for the fiscal year ended December 31, 2018 due mainly to a decrease in operating expenses.
4. Operating revenues increased \$24,239 due to slight increases in funding.

## **OVERVIEW OF THE FINANCIAL STATEMENTS**

The Authority is a special purpose governmental entity and accounts for its financial activities as an enterprise fund. The financial statements are prepared on the accrual basis of accounting. Therefore, revenues are recognized when earned and expenses are recognized when incurred. Fixed assets are capitalized and depreciated, except for land, over their useful lives. The statement of net position presents information on all of the Authority's assets, deferred outflows and liabilities and deferred inflows and net position. Over time, the changes in net position usually serve as a useful indicator of whether the financial position of the Authority is improving. The statement of revenues, expenses, and changes in net position present information showing how the Authority's net position changed during the current fiscal year. This statement shows the total revenues and expenses of the Authority and the difference between them, the change in net position. The statement of cash flows presents the changes in cash resulting from operations, capital and financing activities, and investing activities. See notes to the financial statements for a summary of the Authority's significant accounting policies and practices.

## **AUTHORITY ACTIVITY HIGHLIGHTS**

### Revenues and Expenses

The following is a summary of the results of operations of the Authority for the fiscal years ended December 31, 2018 and 2017.

Erie County Housing Authority  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2018  
Required Supplemental Information

	2018	2017
Operating revenues	\$ 7,570,329	\$ 7,546,090
Operating expenses	7,002,255	7,187,776
<b>Operating Income</b>	<b>568,074</b>	<b>358,314</b>
Non-Operating Revenue & Expenses, net	( 386,788)	( 370,682)
Capital Contributions	113,685	154,286
<b>Change in net position</b>	<b>294,971</b>	<b>141,918</b>
Total Net Position – Beginning of year	5,154,077	5,012,159
Prior period adjustments/transfers	-	-
<b>Total Net Position – End of year</b>	<b>\$ 5,449,048</b>	<b>\$ 5,154,077</b>

Operating revenues increased by \$24,239 due to slight increases in funding. Operating expenses decreased by \$185,521 primarily due to the deduction of key staff salaries.

#### Housing Units Managed

The following table shows housing units managed by the Authority for the fiscal years ended December 31, 2018 and 2017:

	2018	2017
Owned by Authority	195	195
Units under vouchers	1,054	1,054
Other vouchers	118	118
<b>Total Housing Units Managed</b>	<b>1,367</b>	<b>1,367</b>

The Section 8 Voucher lease up rate averaged 80 percent during the fiscal year ended December 31, 2018. It is anticipated that the program lease-up will stay the same during fiscal year 2019.

#### **NET POSITION**

Total net position increased from the previous year by \$294,971. The largest component of net position is *net investment in capital assets*. The following table shows how this amount is calculated for the fiscal years ended December 31, 2018 and 2017:

	2018	2017
Capital Assets	\$16,071,879	\$15,826,243
Less capital related debt	( 630,695)	( 694,778)
Less accumulated depreciation	( 11,741,481)	( 11,430,008)
Construction in progress	24,061	-
<b>Total Net Investment In Capital Assets</b>	<b>\$ 3,723,764</b>	<b>\$ 3,701,457</b>

Erie County Housing Authority  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2018  
Required Supplemental Information

**FIXED ASSETS**

Fixed Assets is the largest asset reflected on the Authority's statement of net position. The following is a summary of capital assets owned by the Authority at December 31, 2018 and 2017:

	2018	2017
Land	\$ 431,477	\$ 431,477
Building and Improvements	14,429,552	14,115,470
Furniture and equipment – dwellings	737,789	737,789
Furniture and equipment – administration	473,061	541,507
<b>Total</b>	<b>\$ 16,071,879</b>	<b>\$ 15,585,997</b>
Less: accumulated depreciation	( 11,741,481)	( 11,430,008)
Construction in progress	24,061	-
<b>Fixed assets, net</b>	<b>\$ 4,354,459</b>	<b>\$ 4,396,235</b>

**FINANCIAL POSITION**

The statement of net position presents the financial position of the Authority at the end of the fiscal year. The statement includes all assets and liabilities of the Authority. Net position is the difference between total assets plus total deferred outflows less total liabilities and is an indicator of the current fiscal health of the Authority. The following is a summarized comparison of the Authority's assets, liabilities, and net position at December 31, 2018 and 2017:

	2018	2017
Assets		
Current assets	\$ 2,425,335	\$ 2,225,430
Fixed assets	4,354,459	4,396,235
<b>Total assets</b>	<b>\$ 6,779,794</b>	<b>\$ 6,621,665</b>
<b>Deferred Outflows - Pension</b>	<b>\$ 301,391</b>	<b>\$ 391,906</b>
Liabilities		
Current liabilities	\$ 283,632	\$ 312,117
Long-term liabilities	968,527	1,529,937
<b>Total liabilities</b>	<b>\$ 1,252,159</b>	<b>\$ 1,842,054</b>
<b>Deferred Inflows -Pension</b>	<b>\$ 379,978</b>	<b>\$ 17,440</b>
Net position		
Net investment in capital assets	\$ 3,723,764	\$ 3,701,457
Restricted	59,158	29,880
Unrestricted	1,666,126	1,422,740
<b>Total net position</b>	<b>\$ 5,449,048</b>	<b>\$ 5,154,077</b>

Restricted position represents the result of a HUD directive to classify the unspent HAP revenue as restricted for future HAP payments.

Erie County Housing Authority  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2018  
Required Supplemental Information

**DEBT ADMINISTRATION**

The Authority has a line of credit with a local bank in the amount of \$175,000. The outstanding balance of that line was \$0 at December 31, 2018.

A second line of credit is used to fund operating and repair expenses related to the three new rental properties received by Stairways Behavioral Health in the amount of \$30,000. The outstanding balance of the Line of Credit was \$22,000 at December 31, 2018.

With the purchase of the 50-Unit, Multi-Family property the Housing Authority acquired a new mortgage in the amount of \$700,000. The outstanding balance on that mortgage was \$630,695 at December 31, 2018.

**ECONOMIC FACTORS**

According to the most current information available from U.S. Department of Housing and Urban Development, the Public Housing operating subsidy and capital fund amounts are expected to stay the same in 2018. Section 8 administrative fees are also expected to remain the same. We will continue to monitor these funds and take corrective actions if there is any sign of shortfall.

**REQUESTS FOR INFORMATION**

The annual financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the Authority's finances. Questions concerning any information provided in this report or requests for additional information should be addressed to Beverly Weaver, Executive Director.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## STATEMENT OF NET POSITION

DECEMBER 31, 2018

<b>Assets and Deferred Outflows of Resources</b>	
<b>Assets:</b>	
Current assets:	
Cash - unrestricted	\$ 2,139,587
Cash - restricted	59,158
Cash - tenant security deposits	33,063
Total cash	2,231,808
Accounts receivable - other governments	74,439
Accounts receivable - miscellaneous	39,445
Accounts receivable - tenants	12,942
Prepaid expenses and other assets	10,404
Inventories	56,297
Total current assets	2,425,335
Noncurrent assets:	
Capital assets, non-depreciable	455,538
Capital assets, depreciable net of accumulated depreciation	3,898,921
Total noncurrent assets	4,354,459
Total Assets	6,779,794
<b>Deferred Outflows of Resources:</b>	
Deferred outflows of resources for pension	301,391
<b>Total Assets and Deferred Outflows of Resources</b>	<b>\$ 7,081,185</b>

(Continued)

See accompanying notes to financial statements.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## STATEMENT OF NET POSITION

DECEMBER 31, 2018

(Continued)

<b>Liabilities, Deferred Inflows of Resources, and Net Position</b>	
<b>Liabilities:</b>	
Current liabilities:	
Accounts payable	\$ 76,970
Accrued wages and payroll taxes	9,500
Accrued compensated absences - current	53,936
Accounts payable - other government	61,401
Tenant security deposits	33,063
Current portion of long-term debt	48,762
	<hr/>
Total current liabilities	283,632
	<hr/>
Noncurrent liabilities:	
Accrued compensated absences - non-current	65,596
Long-term debt, net of current portion	603,933
Net pension liability	298,998
	<hr/>
Total noncurrent liabilities	968,527
	<hr/>
Total Liabilities	1,252,159
	<hr/>
<b>Deferred Inflows of Resources:</b>	
Deferred inflows of resources for pension	379,978
	<hr/>
<b>Net Position:</b>	
Net investment in capital assets	3,723,764
Restricted	59,158
Unrestricted	1,666,126
	<hr/>
Total Net Position	5,449,048
	<hr/>
<b>Total Liabilities, Deferred Inflows of Resources,             and Net Position</b>	<b>\$ 7,081,185</b>
	<hr/> <hr/>

(Concluded)

See accompanying notes to financial statements.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

YEAR ENDED DECEMBER 31, 2018

### **Operating Revenues:**

Net tenant revenue	\$ 882,461
HUD PHA operating grants	5,448,511
Other governmental grants	706,771
Other revenue	532,586
	<hr/>
Total operating revenues	7,570,329
	<hr/>

### **Operating Expenses:**

Housing assistance payments	3,877,354
Administrative	1,237,448
Tenant services	199
Utilities	312,044
Maintenance and operations	1,343,002
Protective services	1,182
Insurance premiums	89,078
Other general expenses	141,948
	<hr/>
Total operating expenses	7,002,255
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### **Operating Income (Loss)**

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568,074

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### **Non-Operating Revenues (Expenses):**

Gain (loss) on sale of capital assets	13,686
Investment income - unrestricted	6,182
Investment income - restricted	49
Interest expense	(21,270)
Depreciation expense	(385,435)
	<hr/>
Total non-operating revenues (expenses)	(386,788)
	<hr/>

### **Capital Contributions:**

HUD capital grants	113,685
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### **Change in Net Position**

294,971

Net position - beginning	5,154,077
	<hr/>
Net position - ending	\$ 5,449,048
	<hr/> <hr/>

See accompanying notes to financial statements.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## STATEMENT OF CASH FLOWS

YEAR ENDED DECEMBER 31, 2018

### **Cash Flows From Operating Activities:**

Operating grants received	\$ 6,158,844
Receipts from tenants	896,123
Other receipts	532,546
Payments to vendors for goods and services	(1,608,105)
Payments to employees and professionals	(1,608,785)
Housing assistance payments	(3,877,354)
	<hr/>
Net cash provided by (used in) operating activities	493,269

### **Cash Flows From Capital and Related Financing Activities:**

HUD capital grants	113,685
Proceeds from sale of capital assets	15,360
Interest paid on long-term debt and lines of credit	(21,270)
Principal paid on long-term debt and lines of credit	(66,333)
Purchases and construction of capital assets	(345,333)
	<hr/>
Net cash provided by (used in) capital and related financing activities	(303,891)

### **Cash Flows From Investing Activities:**

Interest income	6,231
	<hr/>

<b>Net Increase (Decrease) in Cash</b>	195,609
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### **Cash:**

Beginning of year	2,036,199
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End of year	\$ 2,231,808
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(Continued)

See accompanying notes to financial statements.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## STATEMENT OF CASH FLOWS

YEAR ENDED DECEMBER 31, 2018

(Continued)

### Reconciliation of Operating Income (Loss) to Net Cash

#### Provided by (Used in) Operating Activities:

Operating income (loss)	\$ 568,074
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:	
Change in assets and liabilities:	
Accounts receivable	9,294
Prepaid expenses and other assets	(8,014)
Inventories	(5,576)
Deferred outflows of resources for pension	90,515
Accounts payable	(21,417)
Accrued payroll and related taxes	4,771
Accrued compensated absences	(20,335)
Tenant security deposits	(150)
Net pension liability	(486,431)
Deferred inflows of resources for pension	362,538
Total adjustments	(74,805)
Net cash provided by (used in) operating activities	\$ 493,269

(Concluded)

See accompanying notes to financial statements.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

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### 1. Summary of Significant Accounting Policies

#### Reporting Entity

The Housing Authority of the County of Erie (Authority) was created and organized under the provisions of the Housing Authority Law of 1937 by the Commonwealth of Pennsylvania to administer housing and related programs for eligible low-income families and the elderly. Members of the Board of Directors are appointed by the County of Erie (County) and have complete authority over the operations and administration of the Authority's activities, subject to certain guidelines of the Department of Housing and Urban Development (HUD). The Authority is not considered to be a component unit of the County because, although the County appoints the governing body of the Authority, the County cannot impose its will on the Authority, and there is no financial burden or benefit relationship between the County and the Authority.

#### Basis of Accounting

The Authority is accounted for as a proprietary fund and is considered to be an Enterprise Fund and, as such, uses the accrual basis of accounting. Accordingly, revenues are recognized when earned and expenses are recognized when incurred.

The Enterprise Fund of the Authority is made up of the following programs:

Low-Income Public Housing: Under the Low-Income Public Housing (LIPH) Program, the Authority rents apartments that it owns to low-income households. The LIPH Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides operating subsidy funding to enable the Public Housing Authority (PHA) to provide the housing at a rent that is based upon 30% of household income.

Capital Fund Program: Under the Capital Fund Program, the Authority receives funding to rehabilitate and repair existing housing stock and to develop new housing. The Capital Fund Program operates under annual grants from HUD. These grants are formula based and not competitive awards. The Capital Fund Program is the primary funding source for physical and management improvements to the Authority's properties.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

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Section 8 New Construction: A program of Housing Assistance Payments administered by the Authority under the New Construction Section 8 Program.

South Hill: This program consists of a 50-unit, multi-family property. The Authority administers a housing assistance payment contract at this property.

Housing Choice Voucher Program: Under the Housing Choice Voucher (HCV) Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The HCV Program is administered under an ACC with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participant's rent at 30% of household income.

Weatherization Programs: The weatherization programs consist of funds received from the Low-Income Home Energy Assistance program, the Weatherization Assistance for Low-Income Persons program, the Erie County Home Repair and Weatherization Interface Project, and the Utility Weatherization Program. The goal of these programs is to provide assistance and energy education to low-income owners or renters that are in need of improvements to reduce energy usage.

Community Development Block Grant: Represents grant funds that are passed through the Commonwealth of Pennsylvania and used for community development projects.

Business Activities: The Authority owns three single-family homes that it leases to qualifying, low-income applicants that are considered business activities of the Authority.

### Operating Revenues and Expenses

Operating revenues and expenses consist of those revenues and expenses that result from ongoing principal operations of the Authority. Operating revenues consist of users' fees and governmental grants. Non-operating revenues and expenses consist of those revenues and expenses relating to capital items and investment income.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

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### Budgets

The Authority's activities are governed by budgets which are established by the Board of Directors and are reviewed by its grantor agencies, chiefly HUD.

### Statement of Cash Flows

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

### Accounts Receivable

The Authority records the total amount of revenue billed or accrued in accounts receivable. The portion of accounts receivable not expected to be collected is offset by an allowance for uncollectible accounts, estimated based on historical experience. Accounts deemed uncollectible are written off during the year as approved by the Board of Directors. Recoveries of accounts receivable previously written off are recorded when received.

### Prepaid Expenses

Certain payments to vendors reflect cost applicable to future accounting periods and are recorded as prepaid expenses in the financial statements. The cost of prepaid items is recorded as an expense when consumed.

### Inventories

Inventories consist of expendable supplies held for consumption. They are valued at cost using the first-in, first-out method. Expenditures are recorded at the end of the fiscal year to reflect physical counts and supplies used (consumption method). Inventory balances relate entirely to the weatherization programs.

### Capital Assets

All assets that exceed the Authority's capitalization policy threshold of \$5,000 are stated at cost and include improvements that extend the physical or economic life of the asset. Hard modernization costs, the purchase of capital assets, and the major construction or improvements to public housing property, are capitalized. Soft modernization costs, which

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

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do not extend the useful life of an asset, along with routine repair and maintenance costs, are charged to operations as incurred.

Depreciation is provided on a straight-line basis over the estimated useful lives of the individual assets concerned as follows:

Buildings	40 years
Building improvements	15 Years
Furniture, equipment, and machinery	7 Years

### Compensated Absences

Unused employee vacation time is accumulated and paid upon resignation, retirement, or termination. The amount of the compensated absence liability is accrued and expensed as earned. Unused sick leave is not paid and, therefore, is not subject to accrual.

### Use of Estimates

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

### Classifications of Net Position

The following are the three categories of net position:

- Net investment in capital assets – The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are also included in this component of net position. If there are significant unspent related debt proceeds or deferred inflows of resources at the

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

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end of the reporting period, the portion of the debt or deferred inflows of resources attributable to the unspent amount is not included in the calculation of net investment in capital assets. Instead, that portion of the debt or deferred inflow of resources is included in the same net position component (restricted or unrestricted) as the unspent amount.

- Restricted – This component of net position consists of constraints placed on use of assets through external restrictions. Restricted net position for the year ended December 31, 2018 consisted of Section 8 Housing Choice Voucher funds that must be used for activities related to the provision of tenant-based rental assistance.
- Unrestricted – This component of net position consists of amounts that do not meet the definition of “restricted” or “net investment in capital assets.”

### Use of Restricted and Unrestricted Resources

When both restricted and unrestricted resources are available for use, it is the Authority’s policy to use restricted resources first, then unrestricted resources as they are needed.

### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense) until then. The Authority currently has deferred outflows related to its pension (Note 7) reported on the statement of net position.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflow of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The Authority currently has deferred inflows related to its pension (Note 7) reported on the statement of net position.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

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### Pending Pronouncements

The Governmental Accounting Standards Board (GASB) has issued statements that will become effective in future years, including Statement Nos. 83 (Asset Retirement Obligations), 84 (Fiduciary Activities), 87 (Leases), 88 (Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements), 89 (Accounting for Interest Cost Incurred before the End of a Construction Period), and 90 (Majority Equity Interests – an amendment of GASB Statements No. 14 and No.61). Management has not yet determined the impact of these statements on the financial statements.

## **2. Cash**

Statutes allow the Authority to invest in direct obligations of the federal government backed by the full faith and credit of the United States of America, obligations of federal government agencies, securities of government-sponsored agencies, commercial paper, bankers' acceptances, and demand and savings deposits. The Authority's depositories are required by statute to continuously and fully secure all deposits in excess of the amounts insured under federal or state plans by the deposit or setting aside of collateral of the types, and in the manner as is prescribed by state law for the security of public funds. Such collateral shall at all times be of a market value at least equal to the amount of deposits so secured.

The following is a description of the Authority's deposit risks:

*Custodial Credit Risk* – For a deposit, custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority does not have a formal deposit policy for custodial credit risk.

As of December 31, 2018, \$575,051 of the Authority's \$2,279,058 bank balance was insured by the Federal Deposit Insurance Corporation. The remaining bank balance was exposed to custodial credit risk, which is collateralized in accordance with Act 72 of the Pennsylvania state legislature, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution's name. These deposits had a carrying amount of \$2,231,808 as of December 31, 2018.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

### Restricted Cash

Cash was restricted at December 31, 2018 for the following purposes:

Section 8 Housing Choice Vouchers Program	\$ 59,158
Tenant security deposits	<u>33,063</u>
Total	<u><u>\$ 92,221</u></u>

### 3. Capital Assets

A summary of changes in capital assets during 2018 is as follows:

	December 31, 2017	Increases	Decreases	December 31, 2018
Capital assets, not being depreciated:				
Land	\$ 431,477	\$ -	\$ -	\$ 431,477
Construction in progress	<u>-</u>	<u>24,061</u>	<u>-</u>	<u>24,061</u>
Total capital assets not being depreciated	<u>431,477</u>	<u>24,061</u>	<u>-</u>	<u>455,538</u>
Capital assets being depreciated:				
Buildings	14,115,470	314,082	-	14,429,552
Furniture, equipment, and machinery - dwellings	737,789	-	-	737,789
Furniture, equipment, and machinery - administration	<u>541,507</u>	<u>7,190</u>	<u>(75,636)</u>	<u>473,061</u>
Total capital assets, being depreciated	<u>15,394,766</u>	<u>321,272</u>	<u>(75,636)</u>	<u>15,640,402</u>
Less accumulated depreciation	(11,430,008)	(385,435)	73,962	(11,741,481)
Total capital assets being depreciated, net	<u>3,964,758</u>	<u>(64,163)</u>	<u>(1,674)</u>	<u>3,898,921</u>
Total capital assets	<u><u>\$ 4,396,235</u></u>	<u><u>\$ (40,102)</u></u>	<u><u>\$ (1,674)</u></u>	<u><u>\$ 4,354,459</u></u>

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

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### 4. Long-Term Liabilities

#### Mortgage Payable

On December 1, 2017, the Authority entered into a mortgage agreement with a local bank to fund the purchase of a multi-family housing property located in Corry, PA. The mortgage matures in 2037 and requires monthly principal and interest payments. The mortgage bears interest at 2.95% for the first 60 months and bears interest at the First National Bank cost of funds rate plus 2.15% for the final 180 months of the loan term. The related property collateralizes the loan.

A summary of future payments on the Authority's this mortgage payable is as follows:

Year Ending December 31,	Principal	Interest	Total
2019	\$ 26,762	\$ 19,794	\$ 46,556
2020	27,519	19,037	46,556
2021	28,408	18,148	46,556
2022	29,269	17,287	46,556
2023	28,148	21,406	49,554
2024-2028	158,263	89,474	247,737
2029-2033	192,370	55,395	247,765
2034-2037	139,956	14,957	154,913
Total long-term debt	<u>\$ 630,695</u>	<u>\$ 255,498</u>	<u>\$ 886,193</u>

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

The schedule of changes in long-term liability activity for the year ended December 31, 2018 is presented below:

	Balance at December 31, 2017	Additions	Deletions	Balance at December 31, 2018	Due Within One Year
Mortgage payable	\$ 694,778	\$ -	\$ (64,083)	\$ 630,695	\$ 26,762
Compensated absences	139,867	15,284	(35,619)	119,532	53,936
	<u>\$ 834,645</u>	<u>\$ 15,284</u>	<u>\$ (99,702)</u>	<u>\$ 750,227</u>	<u>\$ 80,698</u>

### 5. Lines of Credit

The Authority maintains a line of credit of \$175,000 with a local bank to provide short-term working capital. The line is renewed annually. The interest rate on borrowed funds is the Prime Rate plus 0.5% times 68%. As of December 31, 2018, the rate on the line was 3.41% and there was no outstanding balance.

The Authority maintains another \$30,000 line of credit with a local bank to provide short-term working capital. The line is renewed annually. The interest rate on borrowed funds is the Prime Rate plus 0.5%. As of December 31, 2018, the rate on the line was 6.00% and there was a \$22,000 outstanding balance. The Authority intends to repay the outstanding balance in 2019; as such, the entire balance is classified as a current liability.

### 6. Deferred Compensation Plan

Employees of the Authority may participate in a deferred compensation plan (plan) adopted under the provisions of Internal Revenue Code Section 457.

The plan is available to all full-time employees of the Authority. As part of its fiduciary role, the Authority has an obligation of due care in selecting the third-party administrator. Under the plan, employees may elect to defer a portion of their salaries and avoid paying taxes on the deferred portion until the withdrawal date. The deferred compensation amount is not available for withdrawal by employees until termination, retirement, death, or unforeseeable emergency. Participation in the plan is voluntary, and the Authority does not

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

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contribute to the plan. During 2018, employees of the Authority contributed \$8,460 to the plan.

### 7. Pension Plan

#### Plan Description

The Authority established a pension plan (Plan) for its employees by resolution effective February 3, 1988. The Plan was subsequently amended; the latest pension agreement was effective January 1, 2016. The Plan is part of the Pennsylvania Municipal Retirement System (PMRS), an agent multiple-employer public employee retirement system that acts as a common investment and administrative agent for municipalities and authorities. The Plan operates on a calendar year basis.

Plan provisions are established by municipal ordinance with the Authority for municipal contributions required by Act 205 of the Commonwealth (the Act). All permanent, full-time employees are eligible to participate in the Plan. An employee is fully vested after eight years. The normal retirement age is 60 years of age or older. However, participants are eligible for early retirement at age 55, provided they have achieved 20 years of credit service. Benefits will be actuarially reduced for each year or partial year thereof prior to age 55 that early retirement takes place. The basic annual benefit shall be equal to 1% of the member's final average salary multiplied by all years of credited service. Final average salary shall be calculated based upon the highest three-year average salary. At retirement, a member may select a reduced joint annuitant benefit. There shall be no offset for Social Security benefits received. Members shall contribute 3% of their total compensation in a manner consistent with Board-established policy. The Authority is required to contribute the remaining amount necessary to fund the plan, using the actuarial basis specified by statute.

A 50% service related disability benefit is provided to a member who is unable to perform gainful employment. A 30% non-service related disability benefit is provided to a member who has at least ten years of service and who is unable to perform gainful employment.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

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Per the latest available demographic information, December 31, 2016, employee membership data related to the Plan was as follows:

Inactive plan members or beneficiaries currently receiving benefits	18
Inactive plan members entitled to but not yet receiving benefits	1
Active plan members	<u>27</u>
Total plan members	<u><u>46</u></u>

### Contribution and Funding Policy

The Act requires that annual contributions be based upon the calculation of the Minimum Municipal Obligation (MMO). The MMO calculation is based upon the biennial actuarial valuation. For the year ended December 31, 2018, the Authority contributed the funds necessary to meet the MMO for the Plan in the amount of \$77,251.

Administrative costs, including investment, custodial trustee, and actuarial services are charged to the appropriate plan and funded from investment earnings.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

### Changes in the Net Pension Liability

The changes in the Authority's net pension liability based on a measurement date of December 31, 2017 are as follows:

	Total Pension Liability	Plan Net Position	Net Pension Liability
Balances at December 31, 2016	\$ 4,561,454	\$ 3,776,025	\$ 785,429
Changes for the year:			
Service cost	64,685	-	64,685
Interest	235,736	-	235,736
Changes in assumptions	-	-	-
Differences between expected and actual experience	-	-	-
Contributions - employer	-	104,894	(104,894)
Contributions - employee	-	30,676	(30,676)
Net investment income	-	661,590	(661,590)
Benefit payments	(275,385)	(275,385)	-
Administrative expense	-	(10,308)	10,308
Balances at December 31, 2017	<u>\$ 4,586,490</u>	<u>\$ 4,287,492</u>	<u>\$ 298,998</u>
Plan fiduciary net position as a percentage of the total net pension liability			<u>93.48%</u>

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

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*Actuarial Assumptions* - The total pension liability was determined by an actuarial valuation performed on January 1, 2017, with liabilities measured at December 31, 2016, using the following actuarial assumptions, applied to all periods in the measurement:

Actuarial assumptions:

Investment rate of return	5.25%
Projected salary increases	2.8% - 7.05%*
* includes inflation rate of 2.8%	
Post-retirement cost-of-living adjustments	2.8%, subject to plan limitations

Actuarial assumptions based on PMRS Experience Study for the period January 1, 2009 to December 31, 2013

Pre-retirement mortality:

Males: RP 2000 Male Non-Annuitant table projected 15 years with Scale AA  
Females: RP 2000 Female Non-Annuitant table projected 15 years with Scale AA and then set back 5 years

Post-retirement mortality:

Males: RP 2000 Male Annuitant table projected 5 years with Scale AA  
Females: RP 2000 Female Annuitant table projected 10 years with Scale AA

*Changes in Actuarial Assumptions* – Effective with the December 31, 2016 measurement date, the investment return assumption for municipal assets decreased from 5.50% to 5.25%.

*Long-Term Expected Rate of Return* – The PMRS System's (System) long-term expected rate of return on plan investments was determined using a building-block method in which best-estimates of expected future real rates of return are developed for each major asset class, for the portfolio as a whole, and at different levels of probability or confidence. There are four steps to the method:

1. Expected future real rates of return are based primarily on the 20-year historic nominal rates of return as reflected by applicable return indexes and may be adjusted for specific asset classes if, in the PMRS Board's opinion, any such asset classes are expected in the future to significantly vary from its 20-year historical returns.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

2. The nominal rates of return by asset class are adjusted by a constant rate of expected future annual inflation rate of 3% to produce real rates of return.
3. The real rates of return are further adjusted by weighting each asset class using the PMRS portfolio target asset allocations. The results from steps 1 through 3 are presented in the chart labeled "System Nominal and Real Rates of Return by Asset Class."
4. These weighted real rates of return are then subjected to a probability simulation to understand the likelihood of success in achieving various portfolio return levels. Based on the most recent asset allocation study, the minimum acceptable confidence level for the PMRS Board has been determined to be 70%. The chart labeled "Confidence Levels for System Nominal and Real Rates of Return" identifies simulated portfolio returns at various confidence levels.

The following are the System Nominal and Real Rates of Return by Asset Class as of December 31, 2017:

Asset Class	Target Allocation	Nominal Rate of Return	Long-Term Expected Real Rate of Return
Domestic equity (large capitalized firms)	25%	8.6%	5.6%
Domestic equity (small capitalized firms)	15%	10.2%	7.2%
International equity (developed markets)	15%	7.6%	4.6%
International equity (emerging markets)	10%	11.7%	8.7%
Real estate	20%	9.2%	6.2%
Fixed income	15%	5.1%	2.1%
	100%	8.6%	5.6%

Based on the four-part analysis, the PMRS Board established the System's long-term expected rate of return at 7.3%. The money-weighted rate of return for December 31, 2017 was 17.84%, which is the investment performance, net of investment expense, adjusted for the changing amounts actually invested.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

*Discount Rate.* The discount rate used to measure the total pension liability was 5.25%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that the Authority's contributions will be made based on the yearly MMO calculation. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members.

*Sensitivity of the Net Pension Liability (asset) to Changes in the Discount Rate.* The following presents the net pension liability (asset) of the Plan calculated using the discount rates described above, as well as what the Plan's net pension liabilities (asset) would be if they were calculated using a discount rate that is one-percentage-point lower or one-percentage-point higher than the current rates:

1% Decrease 4.25	Current Discount Rate 5.25%	1% Increase 6.25%
<u>                    </u>	<u>                    </u>	<u>                    </u>
\$ 814,321	\$ 298,998	\$ (135,005)
<u>                    </u>	<u>                    </u>	<u>                    </u>

### Pension Expense and Deferred Inflows/Outflows of Resources Related to Pensions

For the year ended December 31, 2018, the Authority recognized pension expense of \$43,933. At December 31, 2018, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
	<u>                    </u>	<u>                    </u>
Differences between expected and actual experience	\$ 127,376	\$ -
Pension contributions subsequent to measurement date	77,251	-
Change in assumptions	96,764	-
Net difference between projected and actual earnings on pension plan investments	-	379,978
Total	<u>\$ 301,391</u>	<u>\$ 379,978</u>

\$77,251 reported as deferred outflows of resources resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2018. Other amounts reported as

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2018

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deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ending December 31,</u>	
2019	\$ (32,963)
2020	(14,610)
2021	(55,059)
2022	<u>(53,206)</u>
	<u>\$ (155,838)</u>

### 8. Risk Management

The Authority faces exposure to various forms of risk of loss relating to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters, as well as medical benefits provided to employees. It carries commercial insurance coverage for risks to the extent as deemed prudent by the Authority's management. Settled claims relating to the commercial insurance have not exceeded the insurance coverage in the past three fiscal years.

### 9. Commitments and Contingencies

The Authority is economically dependent on receiving operating subsidies and grant funding from HUD. The Authority's ability to maintain or improve operations would be severely impacted by a material reduction in HUD funds. Reductions in operating subsidies could occur in calendar year 2019, but any such reductions are not currently expected to have an immediate material adverse impact to the Authority.

The Authority's grant programs are subject to review by the funding sources. Such reviews could result in amounts that may require repayment upon final settlement.

The operations of the Authority are subject to the administrative directives, rules, and regulations of HUD that are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost to comply with a change.

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**REQUIRED SUPPLEMENTARY  
INFORMATION**

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS

YEARS ENDED DECEMBER 31\*

	2018	2017	2016	2015
<b>Total Pension Liability:</b>				
Service cost	\$ 64,685	\$ 62,399	\$ 73,215	\$ 85,986
Interest	235,736	233,551	228,966	226,445
Changes of benefit terms	-	-	-	-
Differences between expected and actual experience	-	84,580	-	165,642
Changes of assumptions	-	114,831	35,370	-
Transfers	-	-	-	(372,337)
Benefit payments, including refunds of employee contributions	(275,385)	(232,682)	(253,779)	(208,430)
<b>Net Changes in Total Pension Liability</b>	25,036	262,679	83,772	(102,694)
<b>Total Pension Liability - Beginning</b>	4,561,454	4,298,775	4,215,003	4,317,697
<b>Total Pension Liability - Ending (a)</b>	<u>\$ 4,586,490</u>	<u>\$ 4,561,454</u>	<u>\$ 4,298,775</u>	<u>\$ 4,215,003</u>
<b>Plan Fiduciary Net Position:</b>				
Employer contributions	\$ 104,894	\$ 86,773	\$ 87,358	\$ 74,527
Employee contributions	30,676	30,847	31,810	30,750
Net investment income	661,590	335,425	82	285,316
Transfers	-	-	-	(372,337)
Benefit payments, including refunds of employee contributions	(275,385)	(232,682)	(253,779)	(208,430)
Administrative expense	(10,308)	(11,082)	(9,335)	(8,422)
<b>Net Change in Plan Fiduciary Net Position</b>	511,467	209,281	(143,864)	(198,596)
<b>Plan Fiduciary Net Position - Beginning</b>	3,776,025	3,566,744	3,710,608	3,909,204
<b>Plan Fiduciary Net Position - Ending (b)</b>	<u>\$ 4,287,492</u>	<u>\$ 3,776,025</u>	<u>\$ 3,566,744</u>	<u>\$ 3,710,608</u>
<b>Net Pension Liability - Ending (a-b)</b>	<u>\$ 298,998</u>	<u>\$ 785,429</u>	<u>\$ 732,031</u>	<u>\$ 504,395</u>
<b>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</b>	<u>93.48%</u>	<u>82.78%</u>	<u>82.97%</u>	<u>88.03%</u>
<b>Covered Payroll</b>	<u>\$ 989,855</u>	<u>\$ 1,028,776</u>	<u>\$ 1,060,338</u>	<u>\$ 1,222,304</u>
<b>Net Pension Liability as a Percentage of Covered Payroll</b>	30.21%	76.35%	69.04%	41.27%

\* The amounts presented for each fiscal year were determined as of the measurement date, which is December 31 of the immediately preceding fiscal year. This schedule is intended to illustrate information for 10 years. However, until a full 10-year trend is compiled, the Authority is presenting information for those years only for which information is available.

See accompanying notes to required supplementary information.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## SCHEDULE OF AUTHORITY CONTRIBUTIONS AND INVESTMENT RETURNS

YEAR ENDED DECEMBER 31<sup>1</sup>

<u>Schedule of Contributions</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Actuarially determined contribution	\$ 77,251	\$ 105,814	\$ 86,673	\$ 87,338
Contributions in relation to the actuarially determined contribution	<u>77,251</u>	<u>105,814</u>	<u>86,773</u>	<u>87,358</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (100)</u>	<u>\$ (20)</u>
Covered payroll	<u>\$ 959,564</u>	<u>\$ 986,250</u>	<u>\$ 1,028,776</u>	<u>\$ 1,060,338</u>
Contributions as a percentage of covered employee payroll	8.05%	10.73%	8.43%	8.24%
 <u>Investment Returns</u>				
Annual money-weighted rate of return, net of investment expense	17.84	8.23%	-0.27%	5.20%

<sup>1</sup> The amounts presented for each fiscal year were determined as of the fiscal year-end date. This schedule is intended to illustrate information for 10 years. However, until a full 10-year trend is compiled, the Authority is presenting information for those years only for which information is available.

See accompanying notes to required supplementary information.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2018

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### Actuarial Methods and Assumptions Used in Determining the Contribution Rate

The information presented in the required supplementary pension schedules was determined as part of the actuarial valuations at the dates indicated. Additional information as of the latest actuarial valuation follows:

Actuarial valuation date	1/1/2015
Actuarial cost method	Entry Age Normal
Amortization method	Level dollar based upon amortization periods
Asset valuation method	Based upon municipal reserves
Actuarial assumptions:	
Investment rate of return	5.25%
Projected salary increases	Age related scale with merit and inflation component
Underlying inflation rate	3.00%
Pre- and post-mortality assumptions:	Males - RP 2000 with 1 year set back Females - RP 2000 with 5 year set back Post Mortality - Sex distinct RP-2000 Combined Health Mortality
Retirement age	Age 60; for employees over age 60, immediate retirement is assumed

### Benefit Changes

No benefit terms were modified.

### Changes in Actuarial Assumptions

Investment return assumption for municipal assets decreased from 5.50% for 2016 and 2015 to 5.25% for 2017.

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## **SUPPLEMENTARY INFORMATION**

**HOUSING AUTHORITY OF THE  
COUNTY OF ERIE**  
FINANCIAL DATA SCHEDULES

2018	Description	Low Rent/CFP 14.850/14.872	Housing Choice 14.871	Section 8 New Construction 14.182	South Hill 14.195	CDBG 14.228	DOE 81.042	LIHEAP 93.568	Business Activities	Subtotal	Elimination	TOTAL
111	Cash - unrestricted	677,323	547,444	718,460	102,065	3,502	88,504	-	2,289	2,139,587	-	2,139,587
112	Cash - restricted - modernization and development	-	-	-	-	-	-	-	-	-	-	-
113	Cash - other restricted	-	59,158	-	-	-	-	-	-	59,158	-	59,158
114	Cash - tenant security deposits	21,820	-	7,629	2,961	-	-	-	653	33,063	-	33,063
115	Cash - restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-
100	<b>Total Cash</b>	<b>699,143</b>	<b>606,602</b>	<b>726,089</b>	<b>105,026</b>	<b>3,502</b>	<b>88,504</b>	<b>-</b>	<b>2,942</b>	<b>2,231,808</b>	<b>-</b>	<b>2,231,808</b>
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	-	-	-	-	-	-	-	-	-	-	-
124	Account receivable - other government	-	-	-	-	8,150	36,199	30,090	-	74,439	-	74,439
125	Account receivable - miscellaneous	-	462	-	-	-	38,983	-	-	39,445	-	39,445
126	Accounts receivable - tenants	7,260	-	723	3,482	-	-	-	-	11,465	-	11,465
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-	-
127	Notes, loans, & mortgages receivable - current	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	834	-	-	643	-	-	-	-	1,477	-	1,477
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>8,094</b>	<b>462</b>	<b>723</b>	<b>4,125</b>	<b>8,150</b>	<b>75,182</b>	<b>30,090</b>	<b>-</b>	<b>126,826</b>	<b>-</b>	<b>126,826</b>
131	Investments - unrestricted	-	-	-	-	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-	-	-	-	-
135	Investments - restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	4,289	809	884	1,278	-	2,139	881	124	10,404	-	10,404
143	Inventories	-	-	-	-	-	56,297	-	-	56,297	-	56,297
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-	-	-	-
144	Inter-program - due from	-	-	121,480	-	-	-	26,694	-	148,174	(148,174)	-
145	Assets held for sale	-	-	-	-	-	-	-	-	-	-	-
150	<b>Total Current Assets</b>	<b>711,526</b>	<b>607,873</b>	<b>849,176</b>	<b>110,429</b>	<b>11,652</b>	<b>222,122</b>	<b>57,665</b>	<b>3,066</b>	<b>2,573,509</b>	<b>(148,174)</b>	<b>2,425,335</b>
161	Land	359,361	-	-	26,016	-	-	-	46,100	431,477	-	431,477
162	Buildings	11,427,896	-	2,163,592	631,089	-	58,975	-	148,000	14,429,552	-	14,429,552
163	Furniture, equipment and machinery - dwellings	634,032	-	103,757	-	-	-	-	-	737,789	-	737,789
164	Furniture, equipment and machinery - administration	130,647	24,101	153,037	-	-	81,965	83,311	-	473,061	-	473,061
165	Leasehold improvements	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated depreciation	(9,359,956)	(12,050)	(2,180,254)	(16,789)	-	(84,496)	(83,311)	(4,625)	(11,741,481)	-	(11,741,481)
167	Construction in progress	-	-	24,061	-	-	-	-	-	24,061	-	24,061
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>3,191,980</b>	<b>12,051</b>	<b>264,193</b>	<b>640,316</b>	<b>-</b>	<b>56,444</b>	<b>-</b>	<b>189,475</b>	<b>4,354,459</b>	<b>-</b>	<b>4,354,459</b>
171	Notes, loans, & mortgages receivable – non-current	-	-	-	-	-	-	-	-	-	-	-
172	Notes, loans, & mortgages receivable – non-current - past due	-	-	-	-	-	-	-	-	-	-	-
173	Grants receivable – non-current	-	-	-	-	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-	-
180	<b>Total Non-current Assets</b>	<b>3,191,980</b>	<b>12,051</b>	<b>264,193</b>	<b>640,316</b>	<b>-</b>	<b>56,444</b>	<b>-</b>	<b>189,475</b>	<b>4,354,459</b>	<b>-</b>	<b>4,354,459</b>
190	<b>Total Assets</b>	<b>3,903,506</b>	<b>619,924</b>	<b>1,113,369</b>	<b>750,745</b>	<b>11,652</b>	<b>278,566</b>	<b>57,665</b>	<b>192,541</b>	<b>6,927,968</b>	<b>(148,174)</b>	<b>6,779,794</b>
200	Deferred Outflow of Resources	77,381	76,977	22,377	9,052	-	84,627	30,977	-	301,391	-	301,391
290	<b>Total Assets and Deferred Outflow of Resources</b>	<b>3,980,887</b>	<b>696,901</b>	<b>1,135,746</b>	<b>759,797</b>	<b>11,652</b>	<b>363,193</b>	<b>88,642</b>	<b>192,541</b>	<b>7,229,359</b>	<b>(148,174)</b>	<b>7,081,185</b>

**HOUSING AUTHORITY OF THE  
COUNTY OF ERIE**

FINANCIAL DATA SCHEDULES

2018	Description	Low Rent/CFP 14.850/14.872	Housing Choice 14.871	Section 8 New Construction 14.182	South Hill 14.195	CDBG 14.228	DOE 81.042	LIHEAP 93.568	Business Activities	Subtotal	Elimination	TOTAL
311	Bank overdraft	-	-	-	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	16,642	1,920	12,488	10,066	6,768	12,216	16,734	136	76,970	-	76,970
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	9,500	-	-	-	-	-	9,500	-	9,500
322	Accrued compensated absences - current portion	16,506	24,069	5,774	2,216	-	3,491	1,880	-	53,936	-	53,936
324	Accrued contingency liability	-	-	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-
333	Accounts payable - other government	41,248	4,349	11,197	-	3,502	1,105	-	-	61,401	-	61,401
341	Tenant security deposits	21,820	-	7,629	2,961	-	-	-	653	33,063	-	33,063
342	Unearned revenue	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	-	-	-	26,762	-	-	-	-	26,762	-	26,762
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	-	-	-	-
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	-	-	-
347	Inter-program - due to	41,260	44,919	-	5,607	1,382	48,534	6,472	-	148,174	(148,174)	-
348	Loan liability - current	-	-	-	-	-	-	-	22,000	22,000	-	22,000
310	<b>Total Current Liabilities</b>	<b>137,476</b>	<b>75,257</b>	<b>46,588</b>	<b>47,612</b>	<b>11,652</b>	<b>65,346</b>	<b>25,086</b>	<b>22,789</b>	<b>431,806</b>	<b>(148,174)</b>	<b>283,632</b>
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	603,933	-	-	-	-	603,933	-	603,933
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-
353	Non-current liabilities - other	-	-	-	-	-	-	-	-	-	-	-
354	Accrued compensated absences - non-current	20,074	29,272	7,023	2,695	-	4,246	2,286	-	65,596	-	65,596
355	Loan liability - non-current	-	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	76,766	76,366	22,199	8,980	-	83,955	30,732	-	298,998	-	298,998
350	<b>Total Non-Current Liabilities</b>	<b>96,840</b>	<b>105,638</b>	<b>29,222</b>	<b>615,608</b>	<b>-</b>	<b>88,201</b>	<b>33,018</b>	<b>-</b>	<b>968,527</b>	<b>-</b>	<b>968,527</b>
300	<b>Total Liabilities</b>	<b>234,316</b>	<b>180,895</b>	<b>75,810</b>	<b>663,220</b>	<b>11,652</b>	<b>153,547</b>	<b>58,104</b>	<b>22,789</b>	<b>1,400,333</b>	<b>(148,174)</b>	<b>1,252,159</b>
400	<b>Deferred Inflow of Resources</b>	<b>97,558</b>	<b>97,048</b>	<b>28,212</b>	<b>11,412</b>	<b>-</b>	<b>106,693</b>	<b>39,055</b>	<b>-</b>	<b>379,978</b>	<b>-</b>	<b>379,978</b>
508.1	Net Investment in Capital Assets	3,191,980	12,051	264,193	9,621	-	56,444	-	189,475	3,723,764	-	3,723,764
511.1	Restricted Net Position	-	59,158	-	-	-	-	-	-	59,158	-	59,158
512.1	Unrestricted Net Position	457,033	347,749	767,531	75,544	-	46,509	(8,517)	(19,723)	1,666,126	-	1,666,126
513	<b>Total Equity - Net Position</b>	<b>3,649,013</b>	<b>418,958</b>	<b>1,031,724</b>	<b>85,165</b>	<b>-</b>	<b>102,953</b>	<b>(8,517)</b>	<b>169,752</b>	<b>5,449,048</b>	<b>-</b>	<b>5,449,048</b>
600	<b>Total Liabilities, Deferred Inflows of Resources and Equity - Net Position</b>	<b>3,980,887</b>	<b>696,901</b>	<b>1,135,746</b>	<b>759,797</b>	<b>11,652</b>	<b>363,193</b>	<b>88,642</b>	<b>192,541</b>	<b>7,229,359</b>	<b>(148,174)</b>	<b>7,081,185</b>

**HOUSING AUTHORITY OF THE  
COUNTY OF ERIE**  
FINANCIAL DATA SCHEDULES

2018	Description	Low Rent 14.850	CFP 14.872	Housing Choice 14.871	Section 8 New Construction 14.182	South Hill 14.195	CDBG 14.228	DOE 81.042	LIHEAP 93.568	Business Activities	Subtotal	Elimination	TOTAL
70300	Net tenant rental revenue	579,416	-	-	205,897	41,183	-	-	-	19,945	846,441	-	846,441
70400	Tenant revenue - other	7,623	-	-	21,638	6,759	-	-	-	-	36,020	-	36,020
70500	<b>Total Tenant Revenue</b>	<b>587,039</b>	-	-	<b>227,535</b>	<b>47,942</b>	-	-	-	<b>19,945</b>	<b>882,461</b>	-	<b>882,461</b>
70600-010	Housing assistance payments			3,877,993							-		-
70600-020	Ongoing administrative fees earned			597,489							-		-
70600-030	Hard to house fee revenue			-							-		-
70600-060	All other fees			-							-		-
70600	HUD PHA operating grants	393,295	67,000	4,475,482	271,985	240,749	-	-	-	-	5,448,511	-	5,448,511
70610	Capital grants	-	113,685	-	-	-	-	-	-	-	113,685	-	113,685
70800	Other government grants	-	-	-	-	-	209,570	243,830	253,371	-	706,771	-	706,771
71100	Investment income - unrestricted	529	-	4,247	1,163	240	-	3	-	-	6,182	-	6,182
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	20,022	-	-	-	-	-	-	20,022	-	20,022
71500	Other revenue	13,737	-	20,163	65	3,710	-	474,889	-	-	512,564	-	512,564
71600	Gain or loss on sale of capital assets	-	-	5,515	-	-	-	8,171	-	-	13,686	-	13,686
72000	Investment income - restricted	49	-	-	-	-	-	-	-	-	49	-	49
70000	<b>Total Revenue</b>	<b>994,649</b>	<b>180,685</b>	<b>4,525,429</b>	<b>500,748</b>	<b>292,641</b>	<b>209,570</b>	<b>726,893</b>	<b>253,371</b>	<b>19,945</b>	<b>7,703,931</b>	-	<b>7,703,931</b>
91100	Administrative salaries	83,487	36,850	276,529	42,296	14,154	39,076	198,333	49,328	-	740,053	-	740,053
91200	Auditing fees	4,270	-	16,560	1,843	92	1,896	2,619	850	20	28,150	-	28,150
91300	Management fee	-	-	-	-	-	-	-	-	-	-	-	-
91310	Book-keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and marketing	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	18,593	30,150	139,647	29,998	6,275	-	-	-	-	224,663	-	224,663
91600	Office expenses	-	-	-	-	-	-	-	-	-	-	-	-
91700	Legal expense	4,510	-	3,155	618	296	-	-	-	722	9,301	-	9,301
91800	Travel	10,272	-	3,080	3,348	-	-	-	-	-	16,700	-	16,700
91810	Allocated Overhead	41,143	-	47,218	13,745	5,591	-	-	-	-	107,697	-	107,697
91900	Other	16,965	-	14,533	7,118	3,278	1,814	54,292	12,149	735	110,884	-	110,884
91000	<b>Total Operating-Administrative</b>	<b>179,240</b>	<b>67,000</b>	<b>500,722</b>	<b>98,966</b>	<b>29,686</b>	<b>42,786</b>	<b>255,244</b>	<b>62,327</b>	<b>1,477</b>	<b>1,237,448</b>	-	<b>1,237,448</b>
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-
92200	Relocation costs	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	199	-	-	-	-	-	-	-	-	199	-	199
92500	<b>Total Tenant Services</b>	<b>199</b>	-	-	-	-	-	-	-	-	<b>199</b>	-	<b>199</b>
93100	Water	36,339	-	-	20,777	10,585	-	-	-	659	68,360	-	68,360
93200	Electricity	69,264	-	-	47,000	10,569	-	-	-	2,172	129,005	-	129,005
93300	Gas	15,811	-	-	-	-	-	-	-	1,262	17,073	-	17,073
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	54,355	-	-	26,930	15,528	-	-	-	793	97,606	-	97,606
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-
93000	<b>Total Utilities</b>	<b>175,769</b>	-	-	<b>94,707</b>	<b>36,682</b>	-	-	-	<b>4,886</b>	<b>312,044</b>	-	<b>312,044</b>
94100	Ordinary maintenance and operations - labor	195,108	-	-	21,125	29,184	-	147,241	40,654	-	433,312	-	433,312
94200	Ordinary maintenance and operations - materials and other	56,519	-	-	24,983	12,708	-	280,678	105,720	1,905	482,513	-	482,513
94300	Ordinary Maintenance and Operations Contracts	96,827	-	-	32,401	23,556	166,784	-	-	4,069	323,637	-	323,637
94500	Employee benefit contribution - ordinary maintenance	79,528	-	-	12,856	11,156	-	-	-	-	103,540	-	103,540
94000	<b>Total Maintenance and Operations</b>	<b>427,982</b>	-	-	<b>91,365</b>	<b>76,604</b>	<b>166,784</b>	<b>427,919</b>	<b>146,374</b>	<b>5,974</b>	<b>1,343,002</b>	-	<b>1,343,002</b>

**HOUSING AUTHORITY OF THE  
COUNTY OF ERIE**  
FINANCIAL DATA SCHEDULES

2018	Description	Low Rent 14.850	CFP 14.872	Housing Choice 14.871	Section 8 New Construction 14.182	South Hill 14.195	CDBG 14.228	DOE 81.042	LIHEAP 93.568	Business Activities	Subtotal	Elimination	TOTAL
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective services - other contract costs	-	-	-	-	1,182	-	-	-	-	1,182	-	1,182
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-
95000	<b>Total Protective Services</b>	-	-	-	-	<b>1,182</b>	-	-	-	-	<b>1,182</b>	-	<b>1,182</b>
96110	Property insurance	50,534	-	-	10,159	13,449	-	-	-	1,308	75,450	-	75,450
96120	Liability insurance	2,375	-	-	454	605	-	5,823	4,312	59	13,628	-	13,628
96130	Workmen's compensation	-	-	-	-	-	-	-	-	-	-	-	-
96140	All other insurance	-	-	-	-	-	-	-	-	-	-	-	-
96100	<b>Total Insurance Premiums</b>	<b>52,909</b>	-	-	<b>10,613</b>	<b>14,054</b>	-	<b>5,823</b>	<b>4,312</b>	<b>1,367</b>	<b>89,078</b>	-	<b>89,078</b>
96200	Other general expenses	10,166	-	-	-	-	-	-	-	-	10,166	-	10,166
96210	Compensated absences	13,169	-	21,880	8,609	3,112	-	7,478	4,027	-	58,275	-	58,275
96300	Payments in lieu of taxes	40,892	-	-	11,119	-	-	-	-	-	52,011	-	52,011
96400	Bad debt - tenant rents	10,800	-	-	1,516	9,180	-	-	-	-	21,496	-	21,496
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-
96000	<b>Total Other General Expenses</b>	<b>75,027</b>	-	<b>21,880</b>	<b>21,244</b>	<b>12,292</b>	-	<b>7,478</b>	<b>4,027</b>	-	<b>141,948</b>	-	<b>141,948</b>
96710	Interest of mortgage (or bonds) payable	-	-	-	-	19,916	-	-	-	-	19,916	-	19,916
96720	Interest on notes payable (short and long term)	-	-	-	-	-	-	-	-	1,354	1,354	-	1,354
96730	Amortization of bond issue costs	-	-	-	-	-	-	-	-	-	-	-	-
96700	<b>Total Interest expense and amortization cost</b>	-	-	-	-	<b>19,916</b>	-	-	-	<b>1,354</b>	<b>21,270</b>	-	<b>21,270</b>
96900	<b>Total Operating Expenses</b>	<b>911,126</b>	<b>67,000</b>	<b>522,602</b>	<b>316,895</b>	<b>190,416</b>	<b>209,570</b>	<b>696,464</b>	<b>217,040</b>	<b>15,058</b>	<b>3,146,171</b>	-	<b>3,146,171</b>
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>83,523</b>	<b>113,685</b>	<b>4,002,827</b>	<b>183,853</b>	<b>102,225</b>	-	<b>30,429</b>	<b>36,331</b>	<b>4,887</b>	<b>4,557,760</b>	-	<b>4,557,760</b>
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-
97200	Casualty losses - non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-
97300-010	Mainstream 1 & 5 year	-	-	-	-	-	-	-	-	-	-	-	-
97300-020	Home-Ownership	-	-	-	-	-	-	-	-	-	-	-	-
97300-025	Litigation	-	-	-	-	-	-	-	-	-	-	-	-
97300-030	Hope IV	-	-	-	-	-	-	-	-	-	-	-	-
97300-035	Moving to Work	-	-	-	-	-	-	-	-	-	-	-	-
97300-040	Tenant Protection	-	-	-	-	-	-	-	-	-	-	-	-
97300-041	Portability Out	-	-	21,624	-	-	-	-	-	-	-	-	-
97300-045	FSS Escrow Deposits	-	-	-	-	-	-	-	-	-	-	-	-
97300-050	All Other	-	-	3,837,102	-	-	-	-	-	-	-	-	-
97300	<b>Housing assistance payments</b>	-	-	<b>3,858,726</b>	-	-	-	-	-	-	<b>3,858,726</b>	-	<b>3,858,726</b>
97350	HAP Portability-In	-	-	18,628	-	-	-	-	-	-	18,628	-	18,628
97400	Depreciation expense	210,441	121,930	3,442	26,191	15,777	-	3,323	631	3,700	385,435	-	385,435
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-
90000	<b>Total Expenses</b>	<b>1,121,567</b>	<b>188,930</b>	<b>4,403,398</b>	<b>343,086</b>	<b>206,193</b>	<b>209,570</b>	<b>699,787</b>	<b>217,671</b>	<b>18,758</b>	<b>7,408,960</b>	-	<b>7,408,960</b>
10010	Operating transfer in	-	-	-	-	-	-	-	-	-	-	-	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers between programs and projects in	120,500	-	-	-	-	-	-	-	-	120,500	(120,500)	-
10094	Transfers between programs and projects out	-	-	(120,500)	-	-	-	-	-	-	(120,500)	120,500	-
10100	<b>Total other financing sources (uses)</b>	<b>120,500</b>	-	<b>(120,500)</b>	-	-	-	-	-	-	-	-	-
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>(6,418)</b>	<b>(8,245)</b>	<b>1,531</b>	<b>157,662</b>	<b>86,448</b>	-	<b>27,106</b>	<b>35,700</b>	<b>1,187</b>	<b>294,971</b>	-	<b>294,971</b>

**HOUSING AUTHORITY OF THE  
COUNTY OF ERIE**  
FINANCIAL DATA SCHEDULES

2018	Description	Low Rent 14.850	CFP 14.872	Housing Choice 14.871	Section 8 New Construction 14.182	South Hill 14.195	CDBG 14.228	DOE 81.042	LIHEAP 93.568	Business Activities	Subtotal	Elimination	TOTAL
11020	Required Annual Debt Principal Payments	-	-	-	-	25,973	-	-	-	-	25,973	-	25,973
11030	Beginning equity	3,663,676	-	417,427	874,062	(1,283)	-	75,847	(44,217)	168,565	5,154,077	-	5,154,077
11170-001	Administrative Fee Equity - Beginning Balance			387,547							387,547	-	387,547
11170-010	Administrative Fee Revenue			597,489							597,489	-	597,489
11170-020	Hard to House Fee Revenue			-							-	-	-
11170-030	Audit Costs			-							-	-	-
11170-040	Investment Income			4,247							4,247	-	4,247
11170-045	Fraud Recovery Revenue			10,011							10,011	-	10,011
11170-050	Other Revenue			25,678							25,678	-	25,678
11170-051	Comment for Other Revenue			-							-	-	-
11170-060	Total Admin Fee Revenues			637,425							637,425	-	637,425
11170-080	Total Operating Expenses			522,602							522,602	-	522,602
11170-090	Depreciation			3,442							3,442	-	3,442
11170-095	HAP port in			18,628							18,628	-	18,628
11170-100	Other Expenses			120,500							120,500	-	120,500
11170-101	Comment for Other Expense			-							-	-	-
11170-110	Total Expenses			665,172							665,172	-	665,172
11170-002	Net Administrative Fee			(27,747)							(27,747)	-	(27,747)
11170-003	Administrative Fee Equity - Ending Balance			359,800							359,800	-	359,800
11170	<b>Administrative Fee Equity</b>			<b>359,800</b>							<b>359,800</b>	-	<b>359,800</b>
11180-001	Housing Assistance Payments Equity - Beginning Balance			29,880							29,880	-	29,880
11180-010	Housing Assistance Payments Revenue			3,877,993							3,877,993	-	3,877,993
11180-015	Fraud Recovery Revenue			10,011							10,011	-	10,011
11180-020	Other revenue			-							-	-	-
11180-021	Comment for other revenue			-							-	-	-
11180-025	Investment Income			-							-	-	-
11180-030	Total HAP revenues			3,888,004							3,888,004	-	3,888,004
11180-080	Housing Assistance Payments			3,858,726							3,858,726	-	3,858,726
11180-090	Other expense			-							-	-	-
11180-091	Comment for other expense			-							-	-	-
11180-100	Total Housing Assistance Payments Expense			3,858,726							3,858,726	-	3,858,726
11180-002	Net Housing Assistance Payments			29,278							29,278	-	29,278
11180-003	Housing Assistance Payment Equity - Ending Balance			59,158							59,158	-	59,158
11180	<b>Housing Assistance Payments Equity</b>			<b>59,158</b>							<b>59,158</b>	-	<b>59,158</b>
11190	Unit Months Available	2,340	-	12,648	780	600	-	-	-	60	16,428	-	16,428
11210	Unit Months Leased	2,301	-	10,131	758	589	-	-	-	43	13,822	-	13,822
11270	Excess Cash	493,834									493,834	-	493,834
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	52,195	113,685	-	-	-	-	-	-	-	165,880	-	165,880
11630	Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment - Administrative Purchases	7,189	-	-	-	-	-	-	-	-	7,189	-	7,189
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-
13510	CFPP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## COMBINING STATEMENT OF NET POSITION

DECEMBER 31, 2018

	Low Rent / CFP	Section 8 Voucher	Section 8 New Construction	South Hill	CDBG Programs	Weatherization Programs	Business Activities	Eliminations	Total
<b>Assets and Deferred Outflows of Resources</b>									
<b>Assets:</b>									
Current assets:									
Cash - unrestricted	\$ 677,323	\$ 547,444	\$ 718,460	\$ 102,065	\$ 3,502	\$ 88,504	\$ 2,289	\$ -	\$ 2,139,587
Cash - restricted	-	59,158	-	-	-	-	-	-	59,158
Cash - tenant security deposits	21,820	-	7,629	2,961	-	-	653	-	33,063
Total cash	699,143	606,602	726,089	105,026	3,502	88,504	2,942	-	2,231,808
Accounts receivable - other government	-	-	-	-	8,150	66,289	-	-	74,439
Accounts receivable - miscellaneous	-	462	-	-	-	38,983	-	-	39,445
Accounts receivable - tenants	8,094	-	723	4,125	-	-	-	-	12,942
Inter-program - due from	-	-	121,480	-	-	26,694	-	(148,174)	-
Prepaid expenses and other assets	4,289	809	884	1,278	-	3,020	124	-	10,404
Inventories	-	-	-	-	-	56,297	-	-	56,297
Total current assets	711,526	607,873	849,176	110,429	11,652	279,787	3,066	(148,174)	2,425,335
Noncurrent assets:									
Capital assets, net	3,191,980	12,051	264,193	640,316	-	56,444	189,475	-	4,354,459
Total Assets	3,903,506	619,924	1,113,369	750,745	11,652	336,231	192,541	(148,174)	6,779,794
<b>Deferred Outflows of Resources:</b>									
Deferred outflows of resources for pension	77,381	76,977	22,377	9,052	-	115,604	-	-	301,391
<b>Total Assets and Deferred Outflows of Resources</b>	<b>\$ 3,980,887</b>	<b>\$ 696,901</b>	<b>\$ 1,135,746</b>	<b>\$ 759,797</b>	<b>\$ 11,652</b>	<b>\$ 451,835</b>	<b>\$ 192,541</b>	<b>\$ (148,174)</b>	<b>\$ 7,081,185</b>
<b>Liabilities, Deferred Inflows of Resources, and Net Position</b>									
<b>Liabilities:</b>									
Current liabilities:									
Accounts payable	\$ 16,642	\$ 1,920	\$ 12,488	\$ 10,066	\$ 6,768	\$ 28,950	\$ 136	\$ -	\$ 76,970
Accrued wage and payroll taxes	-	-	9,500	-	-	-	-	-	9,500
Accrued compensated absences - current	16,506	24,069	5,774	2,216	-	5,371	-	-	53,936
Accounts payable - other government	41,248	4,349	11,197	-	3,502	1,105	-	-	61,401
Tenant security deposits	21,820	-	7,629	2,961	-	-	653	-	33,063
Inter-program - due to	41,260	44,919	-	5,607	1,382	55,006	-	(148,174)	-
Current portion of long-term debt	-	-	-	26,762	-	-	22,000	-	48,762
Total current liabilities	137,476	75,257	46,588	47,612	11,652	90,432	22,789	(148,174)	283,632
Noncurrent liabilities:									
Accrued compensated absences - non-current	20,074	29,272	7,023	2,695	-	6,532	-	-	65,596
Long-term debt, net of current portion	-	-	-	603,933	-	-	-	-	603,933
Net pension liability	76,766	76,366	22,199	8,980	-	114,687	-	-	298,998
Total noncurrent liabilities	96,840	105,638	29,222	615,608	-	121,219	-	-	968,527
Total Liabilities	234,316	180,895	75,810	663,220	11,652	211,651	22,789	(148,174)	1,252,159
<b>Deferred Inflows of Resources:</b>									
Deferred inflows of resources for pension	97,558	97,048	28,212	11,412	-	145,748	-	-	379,978
<b>Net Position:</b>									
Net investment in capital assets	3,191,980	12,051	264,193	9,621	-	56,444	189,475	-	3,723,764
Restricted	-	59,158	-	-	-	-	-	-	59,158
Unrestricted	457,033	347,749	767,531	75,544	-	37,992	(19,723)	-	1,666,126
Total Net Position	3,649,013	418,958	1,031,724	85,165	-	94,436	169,752	-	5,449,048
<b>Total Liabilities, Deferred Inflows of Resources, and Net Position</b>	<b>\$ 3,980,887</b>	<b>\$ 696,901</b>	<b>\$ 1,135,746</b>	<b>\$ 759,797</b>	<b>\$ 11,652</b>	<b>\$ 451,835</b>	<b>\$ 192,541</b>	<b>\$ (148,174)</b>	<b>\$ 7,081,185</b>

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

YEAR ENDED DECEMBER 31, 2018

	Low Rent / CFP	Section 8 Voucher	Section 8 New Construction	South Hill	CDBG Programs	Weatherization Programs	Business Activities	Total
<b>Operating Revenues:</b>								
Net tenant revenue	\$ 587,039	\$ -	\$ 227,535	\$ 47,942	\$ -	\$ -	\$ 19,945	\$ 882,461
HUD PHA operating grants	460,295	4,475,482	271,985	240,749	-	-	-	5,448,511
Other governmental grants	-	-	-	-	209,570	497,201	-	706,771
Other revenue	13,737	40,185	65	3,710	-	474,889	-	532,586
Total operating revenues	1,061,071	4,515,667	499,585	292,401	209,570	972,090	19,945	7,570,329
<b>Operating Expenses:</b>								
Housing assistance payments	-	3,877,354	-	-	-	-	-	3,877,354
Administrative	246,240	500,722	98,966	29,686	42,786	317,571	1,477	1,237,448
Tenant services	199	-	-	-	-	-	-	199
Utilities	175,769	-	94,707	36,682	-	-	4,886	312,044
Maintenance and operations	427,982	-	91,365	76,604	166,784	574,293	5,974	1,343,002
Protective services	-	-	-	1,182	-	-	-	1,182
Insurance premiums	52,909	-	10,613	14,054	-	10,135	1,367	89,078
Other general expenses	75,027	21,880	21,244	12,292	-	11,505	-	141,948
Total operating expenses	978,126	4,399,956	316,895	170,500	209,570	913,504	13,704	7,002,255
<b>Operating Income (Loss)</b>	82,945	115,711	182,690	121,901	-	58,586	6,241	568,074
<b>Non-Operating Revenues (Expenses):</b>								
Gain (loss) on sale of capital assets	-	5,515	-	-	-	8,171	-	13,686
Investment income - unrestricted	529	4,247	1,163	240	-	3	-	6,182
Investment income - restricted	49	-	-	-	-	-	-	49
Interest expense	-	-	-	(19,916)	-	-	(1,354)	(21,270)
Depreciation expense	(332,371)	(3,442)	(26,191)	(15,777)	-	(3,954)	(3,700)	(385,435)
Total non-operating revenues (expenses)	(331,793)	6,320	(25,028)	(35,453)	-	4,220	(5,054)	(386,788)
<b>Capital Contributions:</b>								
HUD capital grants	113,685	-	-	-	-	-	-	113,685
<b>Transfer Between Programs</b>	120,500	(120,500)	-	-	-	-	-	-
<b>Change in Net Position</b>	(14,663)	1,531	157,662	86,448	-	62,806	1,187	294,971
Net position - beginning	3,663,676	417,427	874,062	(1,283)	-	31,630	168,565	\$ 5,154,077
Net position - ending	\$ 3,649,013	\$ 418,958	\$ 1,031,724	\$ 85,165	\$ -	\$ 94,436	\$ 169,752	\$ 5,449,048

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## ACTUAL MODERNIZATION COST CERTIFICATE

### 2017 Capital Fund Program Grant

PA28P087501-17

Funds Approved	\$	237,437
Funds Disbursed	\$	237,437
Funds Expended (Actual Modernization Cost)	\$	237,437
Amount to be Recaptured	\$	-
Excess of Funds Disbursed	\$	-

The distribution of costs as shown on the Actual Modernization Cost Certificates to HUD for approval are in agreement with the Authority's records.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED DECEMBER 31, 2018

<u>Federal Grantor/Pass-Through Grantor/Project Title</u>	<u>Federal CFDA Number</u>	<u>Pass-Through Grantor's No.</u>	<u>Total Federal Expenditures</u>	<u>Amounts Provided to Subrecipients</u>
<u>U.S. Department of Housing and Urban Development:</u>				
Public and Indian Housing (Low-Income Housing Assistance Program)	14.850	N/A	\$ 393,295	\$ -
Public Housing Capital Fund (CFP)	14.872	N/A	180,685	-
Housing Voucher Cluster / Section 8 Housing Choice Vouchers	14.871	N/A	4,520,456	21,624
Section 8 Project-Based Cluster:				
Section 8 New Construction and Substantial Rehabilitation	14.182	N/A	271,985	-
Section 8 Housing Assistance Payments Program	14.195	N/A	240,749	-
Total Section 8 Project-Based Cluster			<u>512,734</u>	<u>-</u>
Passed through the Commonwealth of Pennsylvania:				
Community Development Block Grants	14.228	C000061503	15,679	-
Community Development Block Grants	14.228	C000063285	38,685	-
Community Development Block Grants	14.228	C000064553	84,592	-
Community Development Block Grants	14.228	C000067006	70,614	-
Subtotal Community Development Block Grants - 14.228			<u>209,570</u>	<u>-</u>
Total U.S. Department of Housing and Urban Development			<u>5,816,740</u>	<u>-</u>
<u>U.S. Department of Health and Human Services:</u>				
Passed through the Commonwealth of Pennsylvania:				
Low-Income Home Energy Assistance	93.568	C000061672	<u>253,371</u>	<u>-</u>
<u>U.S. Department of Energy:</u>				
Passed through the Commonwealth of Pennsylvania:				
Weatherization Assistance for Low-Income Persons	81.042	C000066297	<u>211,095</u>	<u>-</u>
Total Expenditures of Federal Awards			<u>\$ 6,281,206</u>	<u>\$ 21,624</u>

See accompanying notes to schedule of expenditures of federal awards.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED DECEMBER 31, 2018

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### **1. Basis of Presentation**

The accompanying schedule of expenditures of federal awards (Schedule) includes the federal award activity of the Housing Authority of the County of Erie (Authority) under programs of the federal government for the year ended December 31, 2018. 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). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the net position, changes in net position, or cash flows of the Authority.

### **2. Summary of Significant Accounting Policies**

The accompanying Schedule is presented using the accrual basis of accounting. Expenditures are recognized following the cost principles contained in the Uniform Guidance. The Authority has elected to not use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED DECEMBER 31, 2018

### 3. Required by the Commonwealth of Pennsylvania Department of Community and Economic Development

	CDBG 2014 C000061503	CDBG 2015 C000063285	CDBG 2016 C000064553	CDBG 2017 C000067006
Due from DCED at				
December 31, 2017	\$ 1,853	\$ 2,895	\$ -	\$ -
Receipts	17,532	34,813	84,592	69,231
Disbursements	15,679	38,686	84,592	70,613
Due from DCED at				
December 31, 2018	<u>\$ -</u>	<u>\$ 6,768</u>	<u>\$ -</u>	<u>\$ 1,382</u>
	LIHEAP C000061672	Weatherization C000066297		
Due from DCED at				
December 31, 2017	\$ 32,076	\$ 33,137		
Receipts	255,357	220,063		
Disbursements	253,371	211,095		
Due from DCED at				
December 31, 2018	<u>\$ 30,090</u>	<u>\$ 24,169</u>		

**Housing Authority of the  
County of Erie**

Independent Auditor's Reports  
Required by the Uniform Guidance

Year Ended December 31, 2018

**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  
Housing Authority of  
the County of Erie**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the County of Erie (Authority), as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated May 24, 2019.

## **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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity'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.

Board of Directors  
Housing Authority of the County of Erie  
Independent Auditor's Report on Internal Control over  
Financial Reporting and on Compliance and Other Matters

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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 entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Maher Duessel*

Pittsburgh, Pennsylvania  
May 24, 2019

## **Independent Auditor's Report on Compliance for the Major Program and on Internal Control over Compliance Required by the Uniform Guidance**

**Board of Directors  
Housing Authority of  
the County of Erie**

### **Report on Compliance for the Major Federal Program**

We have audited the Housing Authority of the County of Erie's (Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended December 31, 2018. The Authority's major federal program is 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 federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

### ***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for the Authority's major federal program 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* 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 types of compliance requirements referred to above that could have a direct and material effect on a major federal program 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 the major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

Board of Directors  
Housing Authority of the County of Erie  
Independent Auditor's Report on Compliance for the Major  
Program and on Internal Control over Compliance

***Opinion on the Major Federal Program***

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2018.

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

Our consideration of internal control over compliance was for the limited purpose described in the 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. However, material weaknesses may exist that have not been identified.

Board of Directors  
Housing Authority of the County of Erie  
Independent Auditor's Report on Compliance for the Major  
Program and on Internal Control over Compliance

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.

*Maher Duessel*

Pittsburgh, Pennsylvania  
May 24, 2019

# HOUSING AUTHORITY OF THE COUNTY OF ERIE

## SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED DECEMBER 31, 2018

### I. Summary of Audit Results

1. Type of auditor's report issued: Unmodified, prepared in accordance with Generally Accepted Accounting Principles.

2. Internal control over financial reporting:

Material weakness(es) identified? ☐ yes ☒ no

Significant deficiencies identified that are not considered to be material weakness(es)?  
☐ yes ☒ none reported

3. Noncompliance material to financial statements noted? ☐ yes ☒ no

4. Internal control over major programs:

Material weakness(es) identified? ☐ yes ☒ no

Significant deficiencies identified that are not considered to be material weakness(es)?  
☐ yes ☒ none reported

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

6. Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)? ☐ yes ☒ no

7. Major Programs:

CFDA Number(s)

14.871

Name of Federal Program or Cluster

Housing Voucher Cluster / Section 8 Housing Choice Vouchers

8. Dollar threshold used to distinguish between type A and type B programs: \$750,000

9. Auditee qualified as low-risk auditee? ☒ yes ☐ no

II. Findings related to the financial statements which are required to be reported in accordance with GAGAS.

**No matters were reported.**

III. Findings and questioned costs for federal awards.

**No matters were reported.**

**HOUSING AUTHORITY OF THE  
COUNTY OF ERIE**

**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**

**YEAR ENDED DECEMBER 31, 2018**

**NO FINDINGS IN PRIOR YEAR**