

The regular meeting of the Taylor Housing Commission will be held on Thursday, November 20, 2025 at 8:15 a.m., at Maplewood Manor 15270 Plaza South Drive Taylor, MI 48180.

Regular Meeting of the Taylor Housing Commission

**A G E N D A**

- 1) Call to order – roll call: Fred Miller, Laurie Trueblood, Michelle Alford, Jim Corbin and Rich Pratt
- 2) Acceptance of the Agenda.
- 3) Acceptance of the minutes of the meeting held September 25, 2025.  
(Attachment A)
- 4A) Motion to approve pay vouchers from September 1, 2025 through October 31, 2025 for Maplewood Manor of Taylor, LLC  
(Attachment B1-B2)
- 4B) Motion to approve pay vouchers from September 1, 2025 through October 31, 2025 for the Taylor Housing Commission.  
(Attachment B3-B4)
- 5) Motion to receive and file written report from the Manager, regarding current level of occupancy.  
(Attachment C)
- 6) Motion to receive and file written report from the Manager of Section 8 Housing Choice Voucher. (Attachment D)
- 7) Motion to receive and file FYE 3/31/2025 Audit of the Taylor Housing Commission's financial statements (Attachment E)
- 8) Director Communications: Director to discuss window install in Conference Room and discuss Management Agreement with A.P.H.C.
- 9) Old Business/New Business: Installation of windows in two occupied units
- 10) Public Comment
- 11) Adjournment

Frederick D. Miller, President

A regular meeting of the Taylor Housing Commission was held on Thursday, September 25, 2025 at 8:15 am, at the Maplewood Manor of Taylor. Fred Miller called the meeting to order at 8:25 a.m.

Present: Fred Miller, Laurie Trueblood, Michelle Alford and Jim Corbin  
Also Present: Joe Couvreur (Corporation Counsel) and John Carter  
Excused: Rich Pratt

Motion by Trueblood supported by Alford  
Resolved: Acceptance of agenda  
Unanimously carried  
9.65-25

Motion by Alford supported by Corbin  
Resolved: Acceptance of the minutes of the Meeting held August 28, 2025  
Unanimously carried  
9.66-25

Motion by Alford supported by Trueblood  
Resolved: Approve pay vouchers from August 1,2025 through August 31,2025 for the Maplewood Manor of Taylor, LLC.  
Unanimously carried  
9.67-25

Motion by Trueblood supported by Alford  
Resolved: Approve pay vouchers from August 1,2025 through August 31,2025 for the Taylor Housing Commission  
Unanimously carried  
9.68-25

Motion by Alford supported by Corbin  
Resolved: Receive and file written report from the Property Manager of Maplewood Manor, regarding current level of occupancy.  
Unanimously carried  
9.69-25

Motion by Alford supported by Trueblood  
Resolved: Receive and file written report from the Manager of the Housing Choice Voucher Program, regarding current level of utilization  
9.70-25

Director Communications: E.D. informed the Commissioners of ongoing bank fraud happening with our PNC bank account, and actions we have taken to combat it

Old Business: Director informed the Commissioners that the THC has ordered the two test windows, for our upcoming window procurement project

Public Comment: N/A

Adjournment at 9:39 am

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Frederick D. Miller, President

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Cindy Bower, City Clerk

**Taylor Housing Commission**  
**Vendor Accounting Cash Payment/Receipt Register**  
**Maplewood Manor LLC**

Attachment B1

Filter Criteria Includes: 1) Program: Maplewood Manor LLC 2) Project: RAD Maplewood Senior Apartments 3) Payment Date: 9/1/2025 to 10/31/2025 4) Financial Period: All  
5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes  
12) Order By: Payment/Receipt Number

**Bank: Citizens Bank, Bank Account: 12345, GL Account: 1111**

*Posted Payments*

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
3170	09/04/2025	No	CHK	Fiber-Brite Carpet & Upholstery	Carpet:5 ofcs&Cmnn Area&Tile Cm	No	\$7,298.00
3171	09/05/2025	No	CHK	Capital One	Maintenance: Parts&Supplies	No	\$3,297.50
3172	09/08/2025	No	CHK	A.M. Contractors Supply	Unit 505: New kitch. tile	No	\$752.83
3173	09/08/2025	No	CHK	Advantage Property Maintenance,	8/25 Lawn Maintenance	No	\$176.00
3174	09/08/2025	No	CHK	HD Supply Facilities Maintenance	Order #:W232568941	No	\$146.34
3175	09/08/2025	No	CHK	Pest Genie	9/25 Flat Rate	No	\$119.00
3176	09/08/2025	No	CHK	Rocket Enterprise Inc.	9/2025-8/26" Flag Service (2 qty)	No	\$510.00
3177	09/09/2025	No	CHK	HD Supply Facilities Maintenance	Order #: W232568941	No	\$26.86
3178	09/11/2025	No	CHK	Kapnick Insurance Group	8/2025-8/2026 Gen. Liab. Ins	No	\$11,819.06
3179	09/15/2025	No	CHK	Pest Genie	Unit 613 Treatment	No	\$907.00
3180	09/26/2025	No	CHK	ABC Warehouse	Refrigerators & Parts	No	\$1,371.70
3181	09/26/2025	No	CHK	Bennies Plumbing	Unit 416: Sink Drain Snaking	No	\$189.00
3182	09/26/2025	No	CHK	City Of Taylor - Water Dept	7/10-9/10/25 Water Use (Applied CR	No	\$145.51
3183	09/26/2025	No	CHK	Comcast	9/15-10/14/25 Business Phone & Int	No	\$220.78
3184	09/26/2025	No	CHK	DTE	8/18-9/15/25 Electricity Use	No	\$6,244.03
3185	09/26/2025	No	CHK	DTE Energy (Gas)	8/5-9/3/25 Gas Use	No	\$909.73
3186	09/26/2025	No	CHK	HD Supply Facilities Maintenance	Order #: W232959642	No	\$74.70
3187	09/26/2025	No	CHK	PNC Bank Visa	Maplewood: Offc. Contract	No	\$29.75
3188	09/26/2025	No	CHK	Port City Communications, Inc.	9/25 Answering Services	No	\$219.33
3189	09/26/2025	No	CHK	WOW! BUSINESS	9/16-10/15/25 Business Phone & Int	No	\$221.87
3190	09/30/2025	No	CHK	Capital One	Maintenance Supplies (8/22-9/15/25	No	\$730.76
3191	09/30/2025	No	CHK	HD Supply Facilities Maintenance	Order #: W232959642	No	\$239.72
3192	10/03/2025	No	CHK	Edward Alkevicz	8/25Acq. of Maintenance Materials	No	\$175.00
3193	10/03/2025	No	CHK	Fiber-Brite Carpet & Upholstery	Liv. Rm: Carpet&Upholstery	No	\$730.00
3194	10/17/2025	No	CHK	Advantage Property Maintenance,	9/25 Lawn Maintenance	No	\$220.00
3195	10/17/2025	No	CHK	Bennies Plumbing	Visit#1: 1st Fl Women's Bathroom	No	\$338.00
3196	10/17/2025	No	CHK	Comcast	10/15-11/14/25 Business Phone/Inte	No	\$220.97
3197	10/17/2025	No	CHK	DTE Energy (Gas)	9/4-10/2/25 Gas Use	No	\$954.38
3198	10/17/2025	No	CHK	Gandol Doors & Hardware	Door Knob & Lock Guard Pur.	No	\$673.37
3199	10/17/2025	No	CHK	Grainger	Motor Purchases (4 qty)	No	\$381.30
3200	10/17/2025	No	CHK	Pest Genie	10/25 Flat Rate	No	\$119.00
3201	10/17/2025	No	CHK	Port City Communications, Inc.	10/25 Answering Services	No	\$189.22
3202	10/17/2025	No	CHK	Stefflms Irrigation & Landscaping	Sprinkler Winterization 2025	No	\$125.00
3203	10/17/2025	No	CHK	PNC Bank Visa	Maintenance Purchases	No	\$3,875.82
3204	10/17/2025	No	CHK	PNC Bank Visa	Maplewood Offc. Contracts	No	\$29.75
3206	10/21/2025	No	CHK	HD Supply Facilities Maintenance	Order #: W233277581	No	\$454.45
3207	10/30/2025	No	CHK	DTE	9/16-10/16/25 Electricity Use	No	\$6,392.52
3208	10/30/2025	No	CHK	HD Supply Facilities Maintenance	Order #: W233277581	No	\$621.61
3209	10/30/2025	No	CHK	WOW! BUSINESS	10/16-11/15/25 Business Internet&P	No	\$221.89

**Taylor Housing Commission**  
**Vendor Accounting Cash Payment/Receipt Register**  
**Maplewood Manor LLC**

Attachment B2

Filter Criteria Includes: 1) Program: Maplewood Manor LLC 2) Project: RAD Maplewood Senior Apartments 3) Payment Date: 9/1/2025 to 10/31/2025 4) Financial Period: All  
5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes  
12) Order By: Payment/Receipt Number

**Bank: Citizens Bank, Bank Account: 12345, GL Account: 1111**

*Posted Payments*

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
3210	10/31/2025	No	CHK	Fiber-Brite Carpet & Upholstery	Carpet: Unit 704	No	\$225.00
Cleared: 0							\$0.00
Uncleared: 40							\$51,596.75
Total Payments: 40							\$51,596.75

**Project Summary**

**Bank: Citizens Bank, Bank Account: 12345, GL Account: 1111**

<u>Program - Project</u>	<u>Payments</u>	<u>Deposits</u>
Maplewood Manor LLC - RAD Maplewood Senior Apartments	\$51,596.75	\$0.00
Total:	\$51,596.75	\$0.00

**Document Type Summary**

**Bank: Citizens Bank, Bank Account: 12345, GL Account: 1111**

<u>Document Type</u>	<u>Count</u>	<u>Amount</u>
Check (CHK)	40	\$51,596.75
Total:	40	\$51,596.75

**Transaction Type Summary**

**Bank: Citizens Bank, Bank Account: 12345, GL Account: 1111**

<u>Transaction Type</u>	<u>Count</u>	<u>Amount</u>
Vendor Accounting - Payment	40	\$51,596.75
Vendor Accounting Total	40	\$51,596.75
Total:	40	\$51,596.75

End of Report



**Taylor Housing Commission**  
**Vendor Accounting Cash Payment/Receipt Register**  
**THC Admin**

Attachment B3

Filter Criteria Includes: 1) Program: THC Admin 2) Project: THC Admin 3) Payment Date: 9/1/2025 to 10/31/2025 4) Financial Period: All 5) Payments Over: All  
6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

**Bank: PNC Bank (THC Admin), Bank Account: 4255055984, GL Account: 1111**

*Posted Payments*

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
66388	09/08/2025	No	CHK	Aflac Traditional and Direct	7/25 Employee Medical Policies	No	\$2,816.30
66389	09/08/2025	No	CHK	Berkley Management Protection	Prof. Liability Insurance 8/25-8/26	No	\$2,097.00
66390	09/08/2025	No	CHK	Cygnus Systems , Inc.	9/25 Offc. 365 Licensing	No	\$1,160.40
66391	09/08/2025	No	CHK	Pentiuk,Couvreur & Kobiljak, P. C.	8/25 Legal Work	No	\$300.00
66392	09/08/2025	No	CHK	Verizon Wireless	7/24-8/23/25 John's Phone&Tablet	No	\$64.70
66393	09/26/2025	No	CHK	Alerus Financial	8/25 457 (Supplemental Plan)	No	\$2,907.65
66394	09/26/2025	No	CHK	Applied Innovation	9/19-10/18/25 Contract Rate&Toner	No	\$707.07
66395	09/26/2025	No	CHK	Cygnus Systems , Inc.	HCV PC Maintenance 9/25	No	\$332.50
66396	09/26/2025	No	CHK	Management Computer Services,	10-12/25 Website Hosting Fee	No	\$180.00
66397	09/26/2025	No	CHK	PLIC - SBD GRAND ISLAND	10/25 Employee Life Insurance	No	\$100.53
66398	09/26/2025	No	CHK	The Inspection Group, Inc	5/25 HQS Inspections	No	\$8,682.00
66399	09/26/2025	No	CHK	Aflac Traditional and Direct	9/25 Employee Medical Policies	No	\$1,126.52
66400	09/26/2025	No	CHK	PNC Bank Visa	Admin Offc. Contracts	No	\$1,460.36
66401	09/26/2025	No	CHK	The Inspection Group, Inc	7/25 HQS Inspections	No	\$9,014.00
66402	09/30/2025	No	CHK	Purchase Power	9/25 Postage&Overage Fee	No	\$502.25
66403	10/03/2025	No	CHK	John Carter	HCV Insp. For LHC	No	\$76.75
66404	10/10/2025	No	CHK	Blue Cross Blue Shield Of MI	10/25 Employee Health Insurance	No	\$14,324.20
66405	10/17/2025	No	CHK	Advanced Benefit Solutions, Inc	10/25 HRA Admin Fees	No	\$179.60
66406	10/17/2025	No	CHK	Alerus Financial	9/25 457 Plan (Ret. Supplement)	No	\$3,116.00
66407	10/17/2025	No	CHK	Cygnus Systems , Inc.	10/25 DNS Hosting	No	\$770.40
66408	10/17/2025	No	CHK	Hannah R Bond, CPA, PLLC	Audit FYE 3/31/25	No	\$23,800.00
66409	10/17/2025	No	CHK	ShredHub LLC	9/23/25 Console Bin Svc. (2 qty)	No	\$60.00
66410	10/17/2025	No	CHK	The Inspection Group, Inc	8/25 HQS Inspections	No	\$7,348.00
66411	10/17/2025	No	CHK	Verizon Wireless	8/24-9/23/25 John's Phone&Tablet	No	\$64.73
66412	10/30/2025	No	CHK	Applied Innovation	Staples Refill (Photocopier)	No	\$616.71
66413	10/30/2025	No	CHK	Capital One	Admin: Offc. Expenses	No	\$4,717.41
66414	10/30/2025	No	CHK	Hanna & Jarbo, PLLC	Bounced Check (re: 7/25)	No	\$135.00
66415	10/30/2025	No	CHK	Housing Data Systems	6/25-10/25 Form Corrections	No	\$870.00
66416	10/30/2025	No	CHK	Nan Mckay & Associates Inc	2025 Admin Plan Rev.Svc.	No	\$239.00
66417	10/30/2025	No	CHK	PLIC - SBD GRAND ISLAND	11/25 Employee Life Insurance	No	\$100.53
66418	10/30/2025	No	CHK	PNC Bank Visa	Admin: Offc. Contracts	No	\$1,064.75
66419	10/30/2025	No	CHK	Purchase Power	Late 9/25 Postage&Overage Fee	No	\$502.25
66420	10/30/2025	No	CHK	Toshiba America Business Solutio	HCV: Toner Purchase (5 qty)	No	\$636.25
00171258-2	09/15/2025	No	INV	MERS	8/25 Defined Benefits	No	\$3,147.32
00172127-2	10/09/2025	No	INV	MERS	9/25 Defined Benefits	No	\$3,147.32

**Taylor Housing Commission**  
**Vendor Accounting Cash Payment/Receipt Register**  
**THC Admin**

Attachment B4

Filter Criteria Includes: 1) Program: THC Admin 2) Project: THC Admin 3) Payment Date: 9/1/2025 to 10/31/2025 4) Financial Period: All 5) Payments Over: All  
6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

**Bank: PNC Bank (THC Admin), Bank Account: 4255055984, GL Account: 1111**

*Posted Payments*

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
57608782925P NC	09/03/2025	No	INV	PNC Bank Visa	8/7-8/29/25 Purchases	No	\$914.31

Cleared: 0	\$0.00
Uncleared: 36	\$97,281.81
<b>Total Payments: 36</b>	<b>\$97,281.81</b>

**Project Summary**

**Bank: PNC Bank (THC Admin), Bank Account: 4255055984, GL Account: 1111**

<u>Program - Project</u>	<u>Payments</u>	<u>Deposits</u>
THC Admin - THC Admin	\$97,281.81	\$0.00
<b>Total:</b>	<b>\$97,281.81</b>	<b>\$0.00</b>

**Document Type Summary**

**Bank: PNC Bank (THC Admin), Bank Account: 4255055984, GL Account: 1111**

<u>Document Type</u>	<u>Count</u>	<u>Amount</u>
Check (CHK)	33	\$90,072.86
Invoice (INV)	3	\$7,208.95
<b>Total:</b>	<b>36</b>	<b>\$97,281.81</b>

**Transaction Type Summary**

**Bank: PNC Bank (THC Admin), Bank Account: 4255055984, GL Account: 1111**

<u>Transaction Type</u>	<u>Count</u>	<u>Amount</u>
Vendor Accounting - Invoice	3	\$7,208.95
Vendor Accounting - Payment	33	\$90,072.86
<b>Vendor Accounting Total</b>	<b>36</b>	<b>\$97,281.81</b>
<b>Total:</b>	<b>36</b>	<b>\$97,281.81</b>

End of Report

**Written Report to the Board of Commissioners**

**Date:** November 13, 2025

**From:** Laura Liedel, Property Manager, Maplewood Manor Taylor, LLC

**Occupancy Summary**

- **Current Occupancy:** 99 of 102 units occupied.
- **Vacancies:**
  - 2 units vacant due to a resident's passing.
  - 1 unit vacant as the tenant is no longer able to live independently.
- **Projected Move-Outs:**
  - 2 expected.
  - Of the projected move-outs, 1 is due to death and 1 due to the tenant's inability to live alone.

**Upcoming Activity:**

- 1 new move in scheduled for December 1.
- 3 additional applications currently in process.
- Another waiting list pull is planned within the next 2 weeks.

**Compliance:**

- All annual re-certifications for Maplewood Manor Taylor, LLC are up to date and complete.



**Oct-25**  
**Section 8 HCV**

1-Oct

*Attachment D*

Currently we have 5 applicants on the waiting list.

**RAD 0**

**Section 8 Lottery 5**

**Dearborn Ned**

Housing Choice Voucher Statistics Housing Choice Voucher Statistics

Leased 871

Issued 42

**Portable Billing 9**

**Total 927**

	<u>Total</u>
<b>Income</b>	
Housing Payments 10/1/2025	714,682.00
Admin Fee 10/2025	\$ 63,865.00
Admin Fee	
Admin Fee	
Admin Portable Receiving	
Portable Receiving (HAP)	
Portable Receiving (URP)	
<b>Cares Act</b>	
<b>Total Income</b>	<u>\$ 778,547.00</u>
<b>Expenses</b>	
HAP payments	\$ 631,253.00
URP payments	\$ 12,272.00
HAP Portable Paying	<u>\$ 13,245.00</u>
Portable Receiving (HAP)	
<b>Total Expense</b>	<u>\$ 656,770.00</u>
<b>Other income (Fraud recovery</b>	
Landlord repayment	
Interest	\$ -
<b>Total other income</b>	
<b>Average HAP Payment</b>	<b>784</b>

Attachment E

TAYLOR HOUSING COMMISSION  
WAYNE COUNTY, MICHIGAN  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2025  
AND  
REPORTS ON INTERNAL CONTROL AND COMPLIANCE

Audited by

Hannah R Bond, CPA, PLLC  
2954 Goehmann Lane  
Fredericksburg, Texas 78624  
713-492-6930  
hbond@bondcpa.net

TAYLOR HOUSING COMMISSION  
TABLE OF CONTENTS  
MARCH 31, 2025

	<u>Page</u>
Independent Auditor's Report.....	1
Management's Discussion and Analysis (Unaudited).....	4
Basic Financial Statements:	
Statement of Net Position.....	13
Statement of Revenue, Expenses, and Changes in Net Position.....	14
Statement of Cash Flows.....	15
Notes to Financial Statements.....	17
SUPPLEMENTAL INFORMATION	
Independent Accountant's Report on Applying Agreed-Upon Procedure.....	30
Schedule of Expenditures of Federal Awards and Notes to the Schedule of Federal Awards.....	32
REPORTS ON INTERNAL CONTROL AND COMPLIANCE	
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> .....	44
Independent Auditor's Report on Compliance for Each Major Program and on Internal Control over Compliance Required on the Uniform Guidance.....	46
Status of Prior Audit Findings.....	49
Schedule of Findings and Questioned Costs:	
Section I - Summary of Auditor Results.....	50
Section II - Financial Statement Findings.....	51
Section III - Federal Awards Findings.....	52
Corrective Action Plan .....	53

# Hannah R Bond, CPA, PLLC

CERTIFIED PUBLIC ACCOUNTANT

2954 Goehmann Ln  
Fredericksburg, Texas 78624  
Phone (713) 492-6930  
Email: hbond@bondcpa.net

## *Independent Auditor's Report*

Board of Commissioners  
Taylor Housing Commission  
Wayne County, Michigan

### **Report on the Audit of the Financial Statements**

#### *Opinions*

We have audited the accompanying financial statements of the business-type activities of the Taylor Housing Commission, Michigan, as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise the Commission's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of Taylor Housing Commission, as of March 31, 2025, and the respective changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Taylor Housing Commission and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Commission's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### *Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and Government Auditing Standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Commission's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Commission's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### *Required Supplementary Information*


Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Supplementary Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The financial data schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards, 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, is presented for purposes of additional analysis and is also not a required part of the financial statements. The financial data schedule is presented for purposes of additional analysis, as required by the U.S. Department of Housing and Urban Development, and is not a required part of the financial statements. The financial data schedule is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated October 10, 2025, on our consideration of the Taylor Housing Commission's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant 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 Taylor Housing Commission'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 Taylor Housing Commission's internal control over financial reporting and compliance.

 Digitally signed by  
Hannah R Bond,  
CPA, PLLC  
Date: 2025.10.10  
16:51:26 -05'00'

Hannah R Bond, CPA, PLLC  
Fredericksburg, Texas  
October 10, 2025



Taylor Housing Commission  
Management's Discussion and Analysis (MD&A)  
March 31, 2025  
(Unaudited)

As management of the Taylor Housing Commission, we offer reviewers of this audit report this narrative discussion and analysis of the Taylor Housing Commission's financial activities for the fiscal year ended March 31, 2025. This discussion and analysis letter of the Taylor Housing Commission's financial performance should be read in conjunction with the auditor's opinion letter and the following Financial Statements.

The combined financial statements reflect all of the Housing Commission's federally funded programs and activities in one place. The Housing Commission reports all its activities and programs using the Enterprise Fund type model. HUD encourages PHAs to use this accounting method as it is normally used to account for "business-type activities" – activities similar to those found in the private sector. Enterprise Fund types use the accrual method of accounting, the same accounting method employed by most private-sector businesses. Under this method, revenues and expenditures may be reported as such even though no cash transaction has actually taken place.

**FINANCIAL HIGHLIGHTS**

The term "net position" refers to the difference between assets and liabilities. The Housing Commission's total net position as of March 31, 2025 was \$5,764,355. The net position increased by \$1,009,888, an increase of 21% over the prior fiscal year.

Revenues and contributions for the Housing Commission were \$10,227,104 for the fiscal year ended March 31, 2025. This was an increase of \$471,199, an increase of 4.8% over the prior fiscal year.

Expenses for the Housing Commission were \$9,413,131 for the fiscal year ended March 31, 2025. This was a decrease of \$152,661 or 1.6% from the prior fiscal year.

HUD operating grants were \$9,355,951 for the fiscal year ended March 31, 2025. This was an increase of \$440,739 or an increase of 4.9% over the prior fiscal year.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

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

Taylor Housing Commission  
Management's Discussion and Analysis (MD&A)  
March 31, 2025  
(Continued)

**OVERVIEW OF THE FINANCIAL STATEMENTS (Continued)**

**Required Financial Statements**

The *Statement of Net Position* includes the Housing Commission's assets and liabilities and provides information about the nature and amounts of investments in resources (assets) and obligations of the Housing Commission creditors (liabilities). It also provides the basis for evaluating the liquidity and financial flexibility of the Housing Commission.

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

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

**Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements and provide more detailed data.

**Supplemental Information**

This report also contains the Financial Data Schedule (FDS) as referenced in the section of *Supplemental Information*. HUD has established Uniform Financial Reporting Standards that require Housing Commissions to submit financial information electronically to HUD using the FDS format. This financial information was electronically transmitted to the Real Estate Assessment Center (REAC) and is required to be included in the audit reporting package.

**FUND STATEMENTS**

The Financial Data Schedule reports the Housing Commission's operations in more detail. The Housing Commission reports all its activities using Enterprise fund types. These funds are used to show activities that operate more like commercial enterprises. The Financial Data Schedule is organized by Assistance Listing Numbers.

Taylor Housing Commission  
Management's Discussion and Analysis (MD&A)  
March 31, 2025  
(Continued)

**FUND STATEMENTS (Continued)**

*Component Unit – Blended:* On November 3, 2016, Taylor Housing Commission and Maplewood Manor of Taylor LLC signed a Rental Assistance Demonstration Use Agreement with the United States of America, Secretary of Housing and Urban Development. On June 21, 2016, Taylor Housing Commission (PHA) signed a Section 8 Project-Based Voucher Program Contract for 102 units with Maplewood Manor of Taylor LLC (owner). This is a Single-Stage Project. The initial term of the HAP contract for any contract units is 20 years. All of the units are designated for elderly and disabled families.

*Section 8 Housing Choice Voucher Program:* Under this program, the Housing Commission administers contracts with independent landlords to provide housing for low-income households. These units are not owned by the Housing Commission. The Housing Commission subsidizes the family's rent via a "Housing Assistance Payment" made directly to the landlord. HUD provides subsidy to the Housing Commission to enable the Housing Commission to set the rental rates at 30% to 40% of a participant's income.

**FINANCIAL ANALYSIS**

Net position may serve, over time, as a useful indicator of a government's financial position. As stated in the following table, assets exceeded liabilities by \$5,764,355 at the close of the fiscal year ended March 31, 2025, an increase of \$1,009,888 over the prior fiscal year.

The unrestricted net position had a positive balance of \$3,769,693 as of March 31, 2025. This amount can be used for ongoing obligations. The Housing Commission had net position classified as restricted of \$244,814 which are subject to external restrictions on how they may be used. The restricted assets in the current fiscal year were from excess funding in the Housing Choice Voucher program. At the end of the current fiscal year, the Housing Commission is able to report positive balances in all categories of net position. The same held true in the prior fiscal year.

Taylor Housing Commission  
Management's Discussion and Analysis (MD&A)  
March 31, 2025  
(Continued)

FINANCIAL ANALYSIS (Continued)

CONDENSED STATEMENTS OF NET POSITION  
March 31,

	2025	2024	Dollar Change
Current and other assets	\$ 4,412,683	\$ 4,647,358	\$ (234,675)
Capital assets, net	1,749,848	1,431,070	318,778
Deferred outflow of resources	9,175	31,254	(22,079)
Total Assets	<u>6,171,706</u>	<u>6,109,682</u>	<u>62,024</u>
Current liabilities	227,962	922,269	(694,307)
Noncurrent liabilities	179,389	432,946	(253,557)
Total Liabilities	<u>407,351</u>	<u>1,355,215</u>	<u>(947,864)</u>
Net Position:			
Investment in Capital Assets	1,749,848	1,431,070	318,778
Restricted	244,814	931,076	(686,262)
Unrestricted	3,769,693	2,392,321	1,377,372
Total Net Position	<u>\$ 5,764,355</u>	<u>\$ 4,754,467</u>	<u>\$ 1,009,888</u>

Total current assets decrease of \$234,675 was due, in large part, to the net decrease in cash flows of \$401,261 offset by increase in prepaid expenses of \$42,052 and interprogram due from of \$126,727.

Current liabilities decreased by \$694,307, in large part, due to a decrease in unearned revenue of \$775,873 due to the recognition of HUD operating grants received in March 2024 for April 2024 HAP.

Noncurrent liabilities decreased due valuation changes in accrued pension of \$253,557. Refer to Note D below for more details.

The largest portion of the Housing Commission's net position reflects its investment in capital assets (e.g. land, buildings and equipment) less accumulated depreciation. The Commission uses these capital assets to provide service and consequently these assets are not available to liquidate liabilities or other spending. Part of the net position is restricted for the amount that HUD has overfunded the Housing Choice Program.

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

Taylor Housing Commission  
Management's Discussion and Analysis (MD&A)  
March 31, 2025  
(Continued)

**FINANCIAL ANALYSIS (Continued)**

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

	March 31, 2025	March 31, 2024	Dollar Change
<b>Revenues and contributions</b>			
Operating, non operating, capital contributions:			
Tenant revenue	\$ 394,624	\$ 367,845	\$ 26,779
Total PHA generated Revenue	394,624	367,845	26,779
HUD operating grants	9,355,951	8,915,212	440,739
Other income	141,182	116,801	24,381
Fraud recovery	0	6,701	(6,701)
Interest income	16,532	5,738	10,794
Other government grants	318,815	343,608	(24,793)
<b>Total Revenues and Contributions</b>	<u>10,227,104</u>	<u>9,755,905</u>	<u>471,199</u>
<b>Expenses</b>			
Administrative services	822,604	807,343	15,261
Tenant services	0	1,591	(1,591)
Utilities	144,388	136,833	7,555
Maintenance	378,873	339,417	39,456
Insurance	43,226	68,315	(25,089)
Protective services	564	6,457	(5,893)
General expenses	0	33,574	(33,574)
Compensated absences	0	6,526	(6,526)
Bad debt – tenants	5,699	2,714	2,985
Severance	0	5,906	(5,906)
Housing assistance payments	7,953,141	8,082,282	(129,141)
Depreciation	64,636	74,834	(10,198)
<b>Total Expenses</b>	<u>9,413,131</u>	<u>9,565,792</u>	<u>(152,661)</u>
Change in net position	813,973	190,113	623,860
Beginning net position	4,754,467	4,564,354	190,113
Prior period adjustment	195,915	0	195,915
Ending net position	<u>\$ 5,764,355</u>	<u>\$ 4,754,467</u>	<u>\$ 1,009,888</u>

*Revenues:*

As can be seen in the table above, total revenues and contributions increased by \$471,199, in large part, due to HUD operating grants increasing by \$440,739 over the prior fiscal year. Other government grants represent HAP payments to the component unit for Project Based Vouchers. Taylor Housing Commission's primary revenue sources are grants received by HUD. For the fiscal year ending March 31, 2025, revenue generated by the Housing Commission accounted for \$394,624 (or 3.8% of total revenue), while HUD contributions accounted for \$9,355,951 (or 91.4% of total revenue).

Taylor Housing Commission  
Management's Discussion and Analysis (MD&A)  
March 31, 2025  
(Continued)

**FINANCIAL ANALYSIS (Continued)**

*Expenses:*

Total expenses for the year ending March 31, 2025 were \$9,413,131 while for the fiscal year ending March 31, 2024, they were \$9,565,792, a 1.5% decrease in our operating costs. The expenses primarily decreased due to a decrease in Housing Assistance Payments to landlords of \$129,141 in the Housing Choice Voucher Program.

The following represents changes in Federal Assistance received:

	<u>March 31, 2025</u>	<u>March 31, 2024</u>	<u>Dollar Change</u>
Section 8 Housing Choice Voucher Program	\$ 9,355,951	\$ 8,915,212	\$ 440,739
Component unit-blended	318,815	343,608	(24,793)
	<u>\$ 9,674,766</u>	<u>\$ 9,258,820</u>	<u>\$ 415,946</u>

The above chart is segregated as to the Program source of funds, not the use of funds. The increase in the Section 8 Housing Choice Voucher Program funding was due to a combination of an increase of vouchers being leased and lower tenant incomes.

*Budget Analysis:*

An Operating Budget for the fiscal year ending March 31, 2025 was presented to and approved by the Board of Commissioners. Actual results were in line with budgeted amounts.

**OPERATIONAL HIGHLIGHTS**

The Taylor Housing Commission provided the following housing for low-income elderly and low-income families:

	<u>March 31, 2025</u>	<u>March 31, 2025</u>
Section 8 Project-Based Voucher Program	102	102
Section 8 Housing Choice Voucher Program:		
Voucher Families	1,089	1,079

The Section 8 Project-Based Voucher Program had a 93.1% lease up rate during the current fiscal year. The Housing Choice Voucher Program had a 82.8% lease up rate during the current fiscal year.



Taylor Housing Commission  
Management's Discussion and Analysis (MD&A)  
March 31, 2025  
(Continued)

**CAPITAL ASSETS**

The Taylor Housing Commission's investment in capital assets, as of March 31, 2025 amounts to \$1,749,848 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, and equipment.

**CAPITAL ASSETS  
NET OF ACCUMULATED DEPRECIATION  
March 31,**

	<u>2025</u>	<u>2024</u>	<u>Dollar Change</u>
Land	\$ 759,999	\$ 759,999	\$ 0
Buildings	2,777,621	2,777,621	0
Furniture, equipment and machinery			
- dwellings	304,251	304,251	0
Furniture, equipment and machinery			
- administration	292,307	292,306	1
Building improvements	3,101,735	2,441,984	659,751
Construction in progress	0	415,068	(415,068)
Infrastructure	223,657	84,926	138,731
	<u>7,459,570</u>	<u>7,076,155</u>	<u>383,415</u>
Accumulated depreciation	<u>(5,709,722)</u>	<u>(5,645,086)</u>	<u>(64,636)</u>
Total	<u>\$ 1,749,848</u>	<u>\$ 1,431,069</u>	<u>\$ 318,779</u>

Capital assets increased by \$318,779 due to depreciation of \$(64,636) and capital outlays of \$383,415.

The capital outlays for the fiscal year ended March 31, 2025 were due to generator upgrades and replacement at Maplewood Manor, roof panel replacements, and fire alarm replacement.

During the next fiscal capital outlays will be for general maintenance as needed.

Taylor Housing Commission  
Management's Discussion and Analysis (MD&A)  
March 31, 2025  
(Continued)

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

The Housing Commission is primarily dependent upon HUD for the funding of operations as well as capital needs. Therefore, the Housing Commission is affected more by the Federal Budget than by local economic conditions. The funding of programs could be significantly affected by the Federal Budget.

Although the Housing Commission remains concerned about the future levels of HUD funding due to the state of the federal budget, we feel that we are both financially and operationally in a strong position to continue to provide safe, sanitary, and decent housing to our residents.

We know of no other currently known facts, decisions, or conditions that are expected to have a significant effect on financial position (net position) or results of operations (revenues, expenses, and other changes).

**REQUEST FOR INFORMATION**

This financial report is designed to provide a general overview of the Housing Commission's finances for all those with an interest in its finances. Questions or comments concerning any of the information contained in this report or request for additional information should be directed to:

John K. Carter, Executive Director  
Taylor Housing Commission  
15270 S. Plaza Drive  
Taylor, Michigan 48180-6035

## FINANCIAL STATEMENTS

**Taylor Housing Commission**  
**Statement of Net Position**  
**March 31, 2025**

**ASSETS**

Current Assets:

Cash and cash equivalents - unrestricted	\$ 2,684,761
Cash and cash equivalents - restricted	276,381
Accounts receivable - tenants, net of allowance of \$9,431	324
Investments – unrestricted	1,282,438
Prepaid expenses	<u>42,052</u>

Total Current Assets	<u>4,285,956</u>
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Capital Assets:

Land	759,999
Buildings and improvements	5,879,356
Equipment	596,558
Infrastructure	<u>223,657</u>

Less: accumulated depreciation	<u>7,459,570</u> <u>(5,709,722)</u>
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Net Capital Assets	<u>1,749,848</u>
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Deferred outflow of resources	<u>9,175</u>
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Total Assets	<u><u>\$ 6,044,979</u></u>
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**LIABILITIES and NET POSITION**

Current Liabilities:

Accounts payable	\$ 28,909
Accrued expenses	39,745
Tenant security deposit liability	29,567
Unearned revenue	<u>3,014</u>

Total Current Liabilities	101,235
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Noncurrent Liabilities:

Accrued pension	<u>179,389</u>
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Total Liabilities	<u>280,624</u>
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Net Position:

Net investment in capital assets	1,749,848
Restricted net position	244,814
Unrestricted net position	<u>3,769,693</u>

Total Net Position	<u>5,764,355</u>
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Total Liabilities and Net Position	<u><u>\$ 6,044,979</u></u>
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See notes to financial statements

**Taylor Housing Commission**  
**Statement of Revenues, Expenses, And**  
**Changes in Net Position**  
**Year Ended March 31, 2025**

**OPERATING REVENUES:**

Dwelling rent	\$ 394,624
Operating grants	<u>9,355,951</u>
Total operating revenues	<u>9,750,575</u>

**OPERATING EXPENSES:**

Administrative	822,604
Utilities	144,388
Maintenance	378,873
Protective services	564
Insurance	43,226
Housing assistance payments	7,953,141
Bad debt -- tenants	5,699
Depreciation	<u>64,636</u>
Total operating expenses	<u>9,413,131</u>
Operating income (loss)	<u>337,444</u>

**NONOPERATING REVENUES:**

Other government grants	318,815
Investment interest income	16,532
Other income	<u>141,182</u>
Total non operating revenues	<u>476,529</u>
Change in net position	813,973
Net Position, beginning	4,754,467
Prior period adjustment	<u>195,915</u>
Net Position, ending	<u><u>\$ 5,764,355</u></u>

See notes to financial statements

**Taylor Housing Commission**  
**Statement of Cash Flows**  
**Year Ended March 31, 2025**

**CASH FLOWS FROM OPERATING ACTIVITIES:**

Cash received from dwelling and non dwelling rents	\$ 395,079
Cash received from operating grants	8,601,211
Cash payments to other suppliers of goods and services	(8,718,614)
Cash payments to employees for services	<u>(754,648)</u>
Net cash provided by operating activities	<u>(476,972)</u>

**CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:**

Tenant security deposits	(1,023)
Other revenue	141,182
Other government grants	<u>318,815</u>
Net cash provided by noncapital financing activities	<u>458,974</u>

**CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES:**

Payments for capital acquisitions	<u>(383,414)</u>
Net cash (used) by capital and related financing activities	<u>(383,414)</u>

**CASH FLOWS FROM INVESTING ACTIVITIES:**

Investments (increased) decreased	(16,381)
Receipts of interest income	<u>16,532</u>
Net cash provided by investing activities	<u>151</u>

Net increase (decrease) in cash	(401,261)
Cash and cash equivalents, beginning	<u>3,362,403</u>
Cash and cash equivalents, ending	<u><u>\$ 2,961,142</u></u>

**Reconciliation of Cash Flows to Statement of Net Position**

Cash and cash equivalents, unrestricted	\$ 2,684,761
Cash and cash equivalents, restricted	<u>276,381</u>
	<u><u>\$ 2,961,142</u></u>

See notes to financial statements



Taylor Housing Commission  
Statement of Cash Flows (Continued)  
Year Ended March 31, 2025

**RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES:**

Operating income (loss)	\$ 337,444
Adjustments to reconcile operating (loss) to net cash provided (used)	
By operating activities:	
Depreciation	64,636
Changes in assets and liabilities:	
(Increase) decrease in assets:	
Accounts receivables tenants	(8,258)
Allowance for bad debts	5,699
Accounts receivables – Other governmental grants	21,133
Prepaid expenses	(42,052)
Increase (decrease) in liabilities:	
Unearned revenue	(772,859)
Accounts payable	(756)
Bank overdraft	(28,832)
Accrued liabilities	(21,133)
Accrued wages and payroll taxes	1,973
Accrued compensated absences	1,596
Accrued pension	(253,557)
Prior period adjustment	195,915
Deferred outflow of resources	22,079
	<hr/>
Net cash provided by operating activities	<u><u>\$ (476,972)</u></u>

See notes to financial statements

Taylor Housing Commission  
Notes to Financial Statements  
March 31, 2025

**NOTE A: DESCRIPTION OF THE HOUSING COMMISSION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Taylor Housing Commission (“Housing Commission”) is an independent municipal entity created by the City of Taylor on May 29, 1967 pursuant to Michigan state law and the National Housing Act of 1937. The Housing Commission maintains close ties with the City of Taylor in several respects therefore the Housing Commission is a component unit of the City, as defined by the Governmental Accounting Standards Board. The Housing Commission operates under a Board of Commissioner form of government to provide safe and decent housing for eligible low- and moderate-income families and elderly individuals. The Board is comprised of five members, all Taylor residents, appointed by the City Mayor of the City of Taylor. The Board appoints an Executive Director who acts as the Secretary of the Housing Commission.

1. Reporting Entity

The Housing Commission’s financial statements include the accounts of all of the Housing Commission’s operations. The Housing Commission maintains its accounting records by program and operates the following programs:

**Component Unit – Blended**

On November 3, 2016, Taylor Housing Commission and Maplewood Manor of Taylor LLC signed a Rental Assistance Demonstration Use Agreement with the United States of America, Secretary of Housing and Urban Development. On June 21, 2016, Taylor Housing Commission (PHA) signed a Section 8 Project-Based Voucher Program Contract for 102 units with Maplewood Manor of Taylor LLC (owner). This is a Single-Stage Project. The initial term of the HAP contract for any contract units is 20 years. All of the units are designated for elderly and disabled families.

**Section 8 Housing Choice Vouchers**

The Section 8 Housing Choice Voucher Program administered by the Housing Commission provides rent subsidies from HUD that are used by very low income families, the elderly, and the disabled to afford them decent, safe, and sanitary housing in the private market.

NOTE A: DESCRIPTION OF THE HOUSING COMMISSION AND SUMMARY OF  
SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Basis of Presentation

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The statement of net position and the statement of activities (the government-wide financial statements) present information for the primary government. For the most part, interfund activity has been eliminated in the preparation of these statements.

The Housing Commission is a special-purpose government entity engaged only in business-type activities and, as such, the financial statements are presented as a single enterprise fund.

3. Measurement Focus

The government-wide financial statements are presented using the economic resources measurement focus, similar to that used by business enterprises

4. Basis of Accounting

Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

Proprietary funds are accounted for using the accrual basis of accounting. Their revenues are recognized when they are earned, and their expenses are recognized when they are incurred.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Housing Commission are charges to customers for rents. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Subsidies received from HUD or other grantor agencies, for operating purposes, are recorded as operating revenue in the operating statement while capital grant funds are added to the net position below the nonoperating revenue and expense.

If/when, both restricted and unrestricted resources are available for use, it is the Housing Commission's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTE A: DESCRIPTION OF THE HOUSING COMMISSION AND SUMMARY OF  
SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

5. Budgets and Budgetary Accounting

The Housing Commission adopts a formal operating budget each year for its operating programs and on a project-length basis for its capital expenditures, which are approved by the board of commissioners and submitted to the U.S. Department of Housing and Urban Development for their approval, if required.

6. Cash and Cash Equivalents

Cash and cash equivalents consist of checking accounts. The cash equivalents are recorded at cost, which approximates market.

7. Tenant Accounts Receivable and Allowance for Bad Debts

Tenant accounts receivable are stated at net rent amounts. Tenant accounts generally are collectible as long as the tenant is occupying the unit; however, an allowance for bad debts has been established by management. When the tenant vacates the unit, any unpaid balance remaining after application of the security deposit and after procedures have been followed to recover outstanding amounts, is charged as a reduction of rental revenue.

8. Prepaid Expenses

Prepaid expenditures, such as insurance premiums and deferred costs, which are expected to be written off within the next fiscal year, are included in net current assets.

9. Compensated Absences

Housing Commission employees are granted vacation and sick leave in varying amounts. In the event of termination, an employee is paid for accumulated vacation days according to contract or personnel policies. In the event of termination by retirement or death, an employee is paid for accumulated sick days according to contract or personnel policies.

10. Interprogram Activity

During the course of operations, transactions occur within individual programs that may result in amounts owed or transfers between programs. Offsetting interprogram receivables and payables as well as offsetting interprogram transfers are eliminated for financial statement presentation. For the year ended March 31, 2025, there were interprogram receivables and payables of \$126,727 between the Housing Choice Voucher Program and the component unit, Maplewood Manor of Taylor LLC.

NOTE A: DESCRIPTION OF THE HOUSING COMMISSION AND SUMMARY OF  
SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

11. Buildings and Equipment

Buildings and equipment are recorded at historical cost. Costs in excess of \$1,500 that materially add to the productive capacity and extend the life of an asset longer than one year are capitalized, while maintenance and repair costs are expensed as incurred. Buildings and equipment are depreciated using the straight-line method over the following estimated useful lives:

Buildings and improvements	15	-	40 years
Maintenance & dwelling equipment	5	-	10 years
Office equipment	5	-	7 years
Other additions	7	-	15 years

Land and land improvements include \$759,999 of capitalized land that is not subject to depreciation.

12. Income Taxes

The Housing Commission is a quasi-governmental entity. The Housing Commission is not subject to Federal or State income taxes.

13. Use of Estimates

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

14. Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, the statement of financial position will, when applicable, report separate sections for deferred outflows or resources and deferred inflows of resources. *Deferred outflows of resources*, a separate financial statement element, represents a consumption of net position or fund balance, respectively, that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until that time. *Deferred inflows of resources* a separate financial statement element, represents an acquisition of net position or fund balance, respectively, that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time.

The Housing Commission has items that qualifies for reporting in these categories. These items correspond to the Housing Commission's net position asset and is related to differences between expected and actual experience, changes in assumptions, difference between projected and actual pension plan investment earnings, and contributions made subsequent to the measurement date. These amounts are deferred and recognized as an outflow or inflow of resources in the period to which they apply.

15. Unearned Revenue

The Housing Commission reports unearned revenue in connection with resources that have been received, but not yet earned.

NOTE A: DESCRIPTION OF THE HOUSING COMMISSION AND SUMMARY OF  
SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

16. Comparative Data

Comparative data for the prior year has not been presented in the accompanying financial statements since their inclusion would make the statements unduly complex and difficult to read.

17. Net Position

Net positions are comprised of three categories (1) net investment in capital assets, (2) restricted, and (3) unrestricted. The Housing Commission's positive value of unrestricted net position in the primary government may be used to meet ongoing obligations. When an expense is incurred for purposes for which both restricted and unrestricted net position is available, the Housing Commission's policy is to first apply restricted resources. Each component of net position is reported separately on the statement of net position.

- i. Net Investment in capital assets – This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, and improvements of those assets.
- ii. Restricted – This category equals the restricted cash of the Housing Commission and consists of net position restricted for use by (1) external groups such as grantors, creditors, or laws and regulations of other governments or (2) law through constitutional provisions or enabling legislation.
- iii. Unrestricted – This category includes all of the remaining net position that do not meet the definition of the other two categories.

18. Revenues and Expenses

Operating revenues and expenses are those that result from providing services and producing and delivering goods and/or services. Also included are all revenue and expenses not related to capital and related financing, noncapital financing, or investing activities. Expenses are classified as operating and nonoperating.

19. Subsequent Events

The financial statements and related disclosures include evaluation of events through and including, October 10, 2025, which is the date the financial statements were available to be issued.



## NOTE B: CASH AND CASH EQUIVALENTS

State law limits the allowable investments and the maturities of some of the allowable investments as identified in the following list of authorized investments.

- Bonds, securities, other obligations and repurchase agreements of the United States, or an agency or instrumentality of the United States
- Certificates of deposit, savings accounts, deposit accounts or depository receipts of a qualified financial institution
- Commercial paper rated at the time of purchase within the 2 highest classifications established by not less than 2 standard rating services and that matures not more than 270 days after the date of purchase
- Bankers acceptances of United States banks
- Obligations of the State of Michigan and its political subdivisions that, at the time of purchase are rated as investment grade by at least one standard rating service
- Mutual funds registered under the investment company act of 1940 with the authority to purchase only investment vehicles that are legal for direct investment by a public corporation
- External investment pools as authorized by Public Act 20 as amended through December 31, 1997.

The Housing Commission has designated two banks for the deposit of its funds. The Commission's deposits are included on the balance sheet under the classification cash and cash equivalents and consist of the following:

Cash – unrestricted	\$ 2,684,111
Cash – tenant security deposits	31,567
Cash – restricted other	244,814
Petty cash	650
	<u>\$ 2,961,142</u>

The above deposits are classified by Governmental Accounting Standards Board Statement Nos. 3 and 40 in the following categories as of March 31, 2025:

Bank deposits (checking and savings)	\$ 2,961,142
Investments (money market accounts and certificate of deposits)	1,282,438
	<u>\$ 4,243,580</u>

**Interest Rate Risk** - The Housing Commission's investment policy does not have specific limits in excess of State law on investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

**Custodial Credit Risk of Bank Deposits** - Custodial credit risk is the risk that in the event of a bank failure, the Housing Commission's deposits may not be returned. State law does not require and the Housing Commission does not have a policy for deposit custodial credit risk. At year-end, the Housing Commission's bank balance of \$4,243,580 was exposed to custodial credit risk because it was uninsured, however, it was collateralized with government securities.

# NOTE C: CAPITAL ASSETS

Capital asset activity for the year ended March 31, 2025, was as follows:

	<u>Balance 03/31/24</u>	<u>Additions/ Transfers</u>	<u>Retirements/ Transfers</u>	<u>Balance 03/31/25</u>
<b>Component Unit-Blended</b>				
Land	\$ 759,999	\$ 0	\$ 0	\$ 759,999
Buildings	2,777,621	0	0	2,777,621
Furniture, equipment & machinery - dwellings	304,251	0	0	304,251
Furniture, equipment & machinery - administration	292,306	1	0	292,307
Building improvements	2,441,984	244,683	415,068	3,101,735
Construction in progress	415,068	0	(415,068)	0
Infrastructure	84,926	138,731	0	223,657
	<u>7,076,155</u>	<u>\$ 383,415</u>	<u>\$ (0)</u>	<u>7,459,570</u>
Less accumulated depreciation	<u>(5,645,086)</u>	<u>\$ (64,636)</u>	<u>\$ 0</u>	<u>(5,709,722)</u>
Total	<u>\$ 1,431,069</u>			<u>\$ 1,749,848</u>
	<u>Balance 03/31/23</u>	<u>Additions/ Transfers</u>	<u>Retirements/ Transfers</u>	<u>Balance 03/31/24</u>
<b>Housing Choice Voucher Program</b>				
Furniture, equipment & machinery - administration	\$ 63,884	<u>\$ 0</u>	<u>\$ 0</u>	\$ 63,884
Less accumulated depreciation	<u>(63,884)</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>(63,884)</u>
Total	<u>\$ 0</u>			<u>\$ 0</u>
<b>Combined Totals</b>	<u>\$ 1,431,069</u>			<u>\$ 1,749,848</u>

## NOTE D: EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PLAN

### Summary of Significant Accounting Policies

*Pensions* – For purposes of measuring the Net Pension Liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Municipal Employees Retirement System (MERS) of Michigan and additions to/deductions from MERS' fiduciary net position have been determined on the same basis as they are reported by MERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

### General Information about the Pension Plan

*Plan Description* – The employer's defined benefit pension plan provides certain retirement, disability and death and death benefits to plan members and beneficiaries. The employer participates in the Municipal Employees Retirement System (MERS) of Michigan. MERS is an agent multiple-employer, statewide public employee pension plan established by the Michigan Legislature under Public Act 135 and administered by a nine-member Retirement Board. MERS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained accessing the MERS website at [www.mersofmichi.com](http://www.mersofmichi.com).

### Benefit Provisions

	2024 Valuation	2023 Valuation
Benefit Multiplier:	2.00% Multiplier (no max)	2.00% Multiplier (no max)
Normal Retirement Age:	60	60
Vesting:	8 years	8 years
Early Retirement (Unreduced):	55/20	55/20
Early Retirement (Reduced):	50/25	50/25
	55/15	55/15
Final Average Compensation:	5 years	5 years
Employee Contributions:	5%	5%
RS50% Percentage	50%	50%
DC Plan for New Hires:	1/1/2015	1/1/2015
Act 88:	No	No

### Participant Summary

At the December 31, 2024 valuation date, the following employees were covered by the benefit terms.:

	Number	2024 Valuation Annual Payroll	2023 Valuation Annual Payroll
Active employees	2	\$ 179,064	\$ 170,943
Vested former employees	0	0	0
Retirees and beneficiaries	4	50,505	50,505
Pending refunds	1	0	0
Total Participants	7		

## **NOTE D: EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PLAN (Continued)**

### **Contributions**

The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by the MERS Retirement Board. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer may establish contribution rates to be paid by its covered employees.

### **Net Pension Liability**

The employer's Net Pension Liability was measured as of December 31, 2024, and the total pension liability used to calculate the Net Pension Liability was determined by an annual actuarial valuation as of that date.

### **Funded Ratio and Estimated Monthly Employer Contributions**

The funded ratio of a plan is a percentage of the dollar value of the actuarial accrued liability that is covered by the actuarial value of assets. While funding ratio may be a useful plan measurement, understanding a plan's funding trend may be more important than a particular point in time.

Funded Ratio for December 31, 2024 – 84%

Funded Ratio for December 31, 2023 - 88%

MERS strongly encourages employers to contribute more than the minimum contribution shown above. Assuming that experience of the plan meets actuarial assumptions.

- To accelerate to a 100% funding ratio in 10 years, estimated monthly employer contributions for the fiscal year beginning in 2022 for the entire employer was \$2,064, instead of \$1,836.

In a defined benefit plan contributions vary from one annual actuarial valuation to the next as a result of the following:

- Changes in benefit provisions
- Changes in actuarial assumptions and methods
- Experience of the plan (investment experience and demographic experience), this is the difference between actual experience of the plan and the actuarial assumptions.

### **Asset Smoothing**

To avoid dramatic spikes and dips in annual contribution requirements due to short term fluctuations in asset markets, MERS applies a technique called asset smoothing. This spreads out each year's investment gains or losses over the prior year and the following four years. This smoothing method is used to determine actuarial value of assets (valuation assets), which is then used to determine both funded ratio and required contributions. The (smoothed) actuarial rate of return for 2024 was 3.79%, while the actual market rate of return was 7.28%.

As of December 31, 2024 the actuarial value of assets is 107% of market value due to asset smoothing. This means that there are deferred investment losses, which will put upward pressure on contributions in the short term.

**NOTE D: EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PLAN (Continued)**

**Asset Smoothing (Continued)**

If the December 31, 2024 valuation results were based on market value instead of actuarial value:

- The funded percent of your entire municipality would be 79% (instead of 84%); and
- Your total employer contribution requirement for the fiscal year starting April 1, 2026 would be \$44,580 (instead of \$36,636).

**Investment Rate of Return Assumption**

The total pension liability in the December 31, 2024 annual actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Investment rate of return: Based on MERS Retirement Board economic assumptions the investment return assumption is 6.93%, net of investment expenses, including inflation.

**Discount Rate**

The discount rate used to measure the total pension liability is 7.18%. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

*Sensitivity of the Net Position Liability to Changes in the Discount Rate* –The following presents the Net Position Liability of the employer, calculated using the discount rate of 7.18% as well as what the employer's Net Position Liability would be using a discount rate that is 1 percentage point lower (6.18%) or 1% higher (8.18%) than the current rate.

	<b>Sensitivity to Changes in Discount Rate</b>		
	<b>1% Decrease (6.18%)</b>	<b>Current Discount Rate (7.18)%</b>	<b>1% Increase (8.18)%</b>
Net Position Liability as of 12/31/2024	<u>\$ 318,380</u>	<u>\$ 179,389</u>	<u>\$ 61,798</u>

**NOTE D: EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PLAN (Continued)**

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

The employer reported deferred outflows and inflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences in experience	\$ 0	\$ 0
Differences in assumptions	0	0
Excess (Deficit) Investment Returns	0	0
Contributions subsequent to the measurement date	9,175	0
Total	<u>\$ 9,175</u>	<u>\$ 0</u>

**NOTE E: NON-CURRENT LIABILITIES**

As of March 31, 2025, the non-current liabilities are comprised of the following:

Accrued pension liabilities	<u>\$ 179,389</u>
-----------------------------	-------------------

The following is a summary of changes in non-current liabilities for the fiscal year ended March 31, 2025:

	<b>Balance 03/31/24</b>	<b>Additions</b>	<b>Deductions</b>	<b>Balance 03/31/25</b>	<b>Amounts Due within One Year</b>
Accrued compensated absences	\$ 0	\$ 0	\$ 0	\$ 0	\$ 37,167
Accrued pension liabilities	432,946	0	(253,557)	179,389	0
	<u>\$ 432,946</u>	<u>\$ 0</u>	<u>\$ (253,557)</u>	<u>\$ 179,389</u>	<u>\$ 37,167</u>

#### NOTE F: RISK MANAGEMENT

The Housing Commission is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; employees health and life; and natural disasters. Management believes such coverage is sufficient to preclude any significant uninsured losses to the Housing Commission. Settled claims have not exceeded this insurance coverage in any of the past three fiscal years.

#### NOTE G: CONTINGENCIES

The Housing Commission is subject to possible examination by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing other grants given to the Housing Commission in the current and prior years. No significant violations of finance-related legal or contractual provisions occurred.

#### NOTE H: PRIOR PERIOD ADJUSTMENT

Prior period adjustment of \$195,915 represents corrections to Accrued Pension Liability resulting from prior year valuation estimates from MERS.

## SUPPLEMENTARY INFORMATION



Hannah R Bond, CPA, PLLC  
CERTIFIED PUBLIC ACCOUNTANT

2954 Goehmann Ln  
Fredericksburg, Texas 78624  
Phone (713) 492-6930  
Email: hbond@bondcpa.net

To the Board of Commissioners  
Taylor Housing Commission

We have performed the procedure described in the second paragraph of this report on whether the electronic submission of certain information agrees with the related hard copy documents within the audit reporting package. Taylor Housing Commission (the housing authority) is responsible for the accuracy and completeness of the electronic submission.

The housing authority has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose to determine whether the electronic submission of certain information agrees with the related hard copy documents within the audit reporting package. Additionally, the U.S. Department of Housing and Urban Development Real Estate Assessment Center (REAC) has agreed to and acknowledged that the procedures performed are appropriate for its purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and as such, users are responsible for determining whether the procedures performed are appropriate for their purpose.


We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The associated findings from the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged by the housing authority to perform this agreed-upon procedure engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in Government Auditing Standards issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on whether the electronic submission of the items listed in the "UFRS Rule Information" column agrees with the related hard copy documents within the audit reporting package. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the housing authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement. We were engaged to perform an audit in accordance with the OMB Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal awards (OMB Uniform Guidance), by the housing authority as of and for the year ended March 31, 2025, and have issued our reports thereon dated October 10, 2025. The information in the "Hard Copy Documents" column was included within the scope or was by-product of the audit. Further, our opinion on the fair presentation of the supplementary information dated October 10, 2025, was expressed in relation to the basic financial statements of the housing authority taken as a whole.

A copy of the reporting package required by the OMB Uniform Guidance, which includes the auditor's report, is available in its entirety from the housing authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

The purpose of this report on applying the agreed-upon procedures is solely to describe the procedure performed on the electronic submission of the items listed in the "UFRS Rule Information" column and the associated findings, and not to provide an opinion or conclusion. Accordingly, this report is not suitable for any other purpose.

 Digitally signed by  
Hannah R Bond,  
CPA, PLLC  
Date: 2025.10.10  
16:52:21 -05'00'

Hannah R Bond, CPA, PLLC  
Fredericksburg, Texas  
October 10, 2025

#### ATTACHMENT

Procedure	UFRS Rule Information	Hard Copy Documents	Agrees	Does Not Agree
1	Business Sheet, Revenue and Expense and Cash Flow	Financial Data Schedule, all ALNs, if applicable	X	
2	Surplus Cash	Financial Data Templates	X	
3	Footnotes	Footnotes to Audited Basic Financial Statements	X	
4	Type of Opinion on the Financial Statements and Auditor Reports	Auditor's Reports on the Financial Statements, Compliance, and Internal Control	X	
5	Type of Opinion on Financial Data Templates	Auditor's Supplemental Report on Financial Data Templates	X	
6	Audit Findings Narrative	Schedule of Findings and Questioned Costs	X	
7	General Information	Schedule of Findings and Questioned Costs and Federal Awards Data	X	

**Taylor Housing Commission**  
**Schedule of Expenditures of Federal Awards**  
**And Notes to the Schedule of Federal Awards**  
**Year Ended March 31, 2025**

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

<u>Federal Grantor</u>	<u>Type</u>	<u>Assistance Listing Number</u>	<u>Expenditures</u>
<u>U.S. Department of HUD</u>			
Section 8 Housing Choice Vouchers	A – Major	14.871	\$ 8,271,956
Total Federal Financial Awards			<u>\$ 8,271,956</u>
Threshold for Type A/Type B Program			<u>\$ 750,000</u>

NOTES TO THE SCHEDULE OF FEDERAL AWARDS

**Basis of Accounting** - The accompanying schedule of expenditures of federal awards (the “Schedule”) includes the federal grant activity of the Housing Commission under programs of the federal government for the year ended March 31, 2025. Expenditures reported on the Schedule are reported on the same basis of accounting as the basic financial statements, although the basis for determining when federal awards are expended is presented in accordance with the requirements of the Uniform Guidance, Audit of States, Local Governments, and Non-Profit Organizations. In addition, expenditures reported on the Schedule are recognized following the cost principles contained in Single Audit Act Amendments of 1996 and Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), wherein certain types of expenditures are not allowable or are limited as to reimbursement. Therefore, some amounts presented in this Schedule may differ from amounts presented in, or used in the preparation of the financial statements.

Because the Schedule presents only a selected portion of the operations of the Housing Commission, it is not intended to and does not present the financial position, changes in net assets, or cash flows, if applicable, of the Housing Commission.

**Indirect Cost Rate** - The Housing Commission did not elect to use the 10 percent de minimis indirect cost rate as allowed under the Uniform Guidance.

**Subrecipients** - None of the federal expenditures presented in the schedule were provided to subrecipients.

Taylor Housing Commission (MI089)

TAYLOR, MI

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers	Subtotal	Total
111 Cash - Unrestricted		\$1,203,471	\$1,481,290	\$2,684,761	\$2,684,761
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted			\$244,814	\$244,814	\$244,814
114 Cash - Tenant Security Deposits		\$31,567		\$31,567	\$31,567
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$0	\$1,235,038	\$1,726,104	\$2,961,142	\$2,961,142
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects					
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous					
126 Accounts Receivable - Tenants		\$9,755		\$9,755	\$9,755
126.1 Allowance for Doubtful Accounts - Tenants	\$0	-\$9,431		-\$9,431	-\$9,431
126.2 Allowance for Doubtful Accounts - Other					
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$324	\$0	\$324	\$324
131 Investments - Unrestricted					
132 Investments - Restricted			\$1,282,438	\$1,282,438	\$1,282,438
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets		\$17,763	\$24,289	\$42,052	\$42,052
143 Inventories					

## Taylor Housing Commission (MI089)

TAYLOR, MI

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers	Subtotal	Total
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From			\$126,727	\$126,727	\$126,727
145 Assets Held for Sale					
150 Total Current Assets	\$0	\$1,253,125	\$3,159,558	\$4,412,683	\$4,412,683
161 Land					
162 Buildings		\$759,999		\$759,999	\$759,999
163 Furniture, Equipment & Machinery - Dwellings		\$2,777,621		\$2,777,621	\$2,777,621
164 Furniture, Equipment & Machinery - Administration		\$304,251		\$304,251	\$304,251
165 Leasehold Improvements		\$228,423	\$63,884	\$292,307	\$292,307
166 Accumulated Depreciation		\$3,101,735		\$3,101,735	\$3,101,735
167 Construction in Progress		-\$5,645,838	-\$63,884	-\$5,709,722	-\$5,709,722
168 Infrastructure		\$223,657		\$223,657	\$223,657
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$1,749,848	\$0	\$1,749,848	\$1,749,848
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$0	\$1,749,848	\$0	\$1,749,848	\$1,749,848
200 Deferred Outflow of Resources			\$9,175	\$9,175	\$9,175
290 Total Assets and Deferred Outflow of Resources	\$0	\$3,002,973	\$3,168,733	\$6,171,706	\$6,171,706

## Taylor Housing Commission (MI089)

TAYLOR, MI

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers	Subtotal	Total
311 Bank Overdraft					
312 Accounts Payable <= 90 Days		\$16,240	\$12,669	\$28,909	\$28,909
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable			\$2,578	\$2,578	\$2,578
322 Accrued Compensated Absences - Current Portion			\$37,167	\$37,167	\$37,167
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits		\$29,567		\$29,567	\$29,567
342 Unearned Revenue		\$3,014		\$3,014	\$3,014
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other					
347 Inter Program - Due To		\$126,727		\$126,727	\$126,727
348 Loan Liability - Current					
310 Total Current Liabilities	\$0	\$175,548	\$52,414	\$227,962	\$227,962
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current					
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					

Taylor Housing Commission (MI089)

TAYLOR, MI

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.2 Component Unit - Blended	14,871 Housing Choice Vouchers	Subtotal	Total
357 Accrued Pension and OPEB Liabilities			\$179,389	\$179,389	\$179,389
350 Total Non-Current Liabilities	\$0	\$0	\$179,389	\$179,389	\$179,389
300 Total Liabilities	\$0	\$175,548	\$231,803	\$407,351	\$407,351
400 Deferred Inflow of Resources					
508.4 Net Investment in Capital Assets		\$1,749,848	\$0	\$1,749,848	\$1,749,848
511.4 Restricted Net Position			\$244,814	\$244,814	\$244,814
512.4 Unrestricted Net Position	\$0	\$1,077,577	\$2,692,116	\$3,769,693	\$3,769,693
513 Total Equity - Net Assets / Position	\$0	\$2,827,425	\$2,936,930	\$5,764,355	\$5,764,355
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$0	\$3,002,973	\$3,168,733	\$6,171,706	\$6,171,706

Taylor Housing Commission (MI089)

TAYLOR, MI

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.2 Component Unit - Blended	14,871 Housing Choice Vouchers	Subtotal	Total
70300 Net Tenant Rental Revenue		\$394,624		\$394,624	\$394,624
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	\$0	\$394,624	\$0	\$394,624	\$394,624
70600 HUD PHA Operating Grants			\$9,355,951	\$9,355,951	\$9,355,951
70610 Capital Grants					
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants		\$318,815		\$318,815	\$318,815
71100 Investment Income - Unrestricted		\$152	\$16,380	\$16,532	\$16,532
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue		\$107,014	\$34,168	\$141,182	\$141,182
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$0	\$820,605	\$9,406,499	\$10,227,104	\$10,227,104
91100 Administrative Salaries		\$77,467	\$420,429	\$497,896	\$497,896





Taylor Housing Commission (MI089)

TAYLOR, MI

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers	Subtotal	Total
91200 Auditing Fees			\$14,000	\$14,000	\$14,000
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative		\$37,592	\$73,444	\$111,036	\$111,036
91600 Office Expenses		\$5,741	\$26,638	\$32,379	\$32,379
91700 Legal Expense		\$599	\$10,100	\$10,699	\$10,699
91800 Travel		\$501	\$4,211	\$4,712	\$4,712
91810 Allocated Overhead					
91900 Other		\$19,979	\$131,903	\$151,882	\$151,882
91000 Total Operating - Administrative	\$0	\$141,879	\$680,725	\$822,604	\$822,604
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other					
92500 Total Tenant Services	\$0	\$0	\$0	\$0	\$0
93100 Water		\$26,810		\$26,810	\$26,810
93200 Electricity		\$77,438		\$77,438	\$77,438
93300 Gas		\$40,140		\$40,140	\$40,140
93400 Fuel					
93500 Labor					
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					

Taylor Housing Commission (MI089)

TAYLOR, MI

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers	Subtotal	Total
93800 Other Utilities Expense					
93000 Total Utilities	\$0	\$144,388	\$0	\$144,388	\$144,388
94100 Ordinary Maintenance and Operations - Labor		\$97,464		\$97,464	\$97,464
94200 Ordinary Maintenance and Operations - Materials and		\$61,535	\$14,676	\$76,211	\$76,211
94300 Ordinary Maintenance and Operations Contracts		\$97,893	\$91,047	\$188,940	\$188,940
94500 Employee Benefit Contributions - Ordinary Maintenance		\$16,258		\$16,258	\$16,258
94000 Total Maintenance	\$0	\$273,150	\$105,723	\$378,873	\$378,873
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs		\$564		\$564	\$564
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$0	\$564	\$0	\$564	\$564
96110 Property Insurance		\$18,340		\$18,340	\$18,340
96120 Liability Insurance		\$22,710		\$22,710	\$22,710
96130 Workmen's Compensation			\$2,176	\$2,176	\$2,176
96140 All Other Insurance					
96100 Total Insurance Premiums	\$0	\$41,050	\$2,176	\$43,226	\$43,226
96200 Other General Expenses					
96210 Compensated Absences					
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents		\$5,699		\$5,699	\$5,699
96500 Bad debt - Mortgages					

Taylor Housing Commission (MI089)

TAYLOR, MI

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.2 Component Unit - Blended	14,871 Housing Choice Vouchers	Subtotal	Total
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$0	\$5,699	\$0	\$5,699	\$5,699
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$0	\$606,730	\$786,624	\$1,395,354	\$1,395,354
97000 Excess of Operating Revenue over Operating Expenses	\$0	\$213,875	\$8,617,875	\$8,831,750	\$8,831,750
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments			\$7,953,141	\$7,953,141	\$7,953,141
97350 HAP Portability-In					
97400 Depreciation Expense		\$64,636		\$64,636	\$64,636
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$0	\$671,366	\$8,741,765	\$9,413,131	\$9,413,131
10010 Operating Transfer In					
10020 Operating transfer Out					

Taylor Housing Commission (MI089)

TAYLOR, MI

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers	Subtotal	Total
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$0	\$149,239	\$664,734	\$813,973	\$813,973
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$0	\$2,678,186	\$2,076,281	\$4,754,467	\$4,754,467
11040 Prior Period Adjustments, Equity Transfers and			\$195,915	\$195,915	\$195,915
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity			\$2,692,116	\$2,692,116	\$2,692,116
11180 Housing Assistance Payments Equity			\$244,814	\$244,814	\$244,814

Taylor Housing Commission (MI089)

TAYLOR, MI

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.2 Component Unit - Blended	14.871 Housing Choice Vouchers	Subtotal	Total
11190 Unit Months Available	0	1224	13068	14292	14292
11210 Number of Unit Months Leased	0	1140	10821	11961	11961
11270 Excess Cash	\$0			\$0	\$0
11610 Land Purchases	\$0			\$0	\$0
11620 Building Purchases	\$0			\$0	\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0			\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0			\$0	\$0
11650 Leasehold Improvements Purchases	\$0			\$0	\$0
11660 Infrastructure Purchases	\$0			\$0	\$0
13510 CFFP Debt Service Payments	\$0			\$0	\$0
13901 Replacement Housing Factor Funds	\$0			\$0	\$0

## REPORTS ON INTERNAL CONTROL AND COMPLIANCE

# Hannah R Bond, CPA, PLLC

CERTIFIED PUBLIC ACCOUNTANT

2954 Goehmann Ln  
Fredericksburg, Texas 78624  
Phone (713) 492-6930  
Email: hbond@bondcpa.net

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

Board of Housing Commissioners  
Taylor Housing Commission  
Wayne County, Michigan

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 business-type activities of Taylor Housing Commission as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise Taylor Housing Commission's basic financial statements, and have issued our report thereon dated October 10, 2025.

### **Report on Internal Control Over Financial Reporting**

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

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and questioned costs, we identified certain deficiencies in internal control that we consider to be significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the 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. We consider the deficiency described in the accompanying schedule of findings and questioned costs as item **2024-001** to be a significant deficiency.



## Report on Compliance and Other Matters


As part of obtaining reasonable assurance about whether the Taylor Housing Commission's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and accordingly, we do not express such an opinion. The results of our tests disclosed an instance of noncompliance or other matters that is required to be reported under *Government Auditing Standards* and which is described in the accompanying schedule of findings and questioned costs as item 2024-001.

### Taylor Housing Commission's Response to Findings

*Government Auditing Standards* requires the auditor to perform limited procedures on Taylor Housing Commission's response to the findings identified in our audit described in the accompanying schedule of findings and questioned costs. Taylor Housing Commission's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

### 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.

 Digitally signed by  
Hannah R Bond, CPA,  
PLLC  
Date: 2025.10.10 16:52:45  
-05'00'

Hannah R Bond, CPA, PLLC  
Fredericksburg, Texas  
October 10, 2025

Hannah R Bond, CPA, PLLC  
CERTIFIED PUBLIC ACCOUNTANT

2954 Goehmann Ln  
Fredericksburg, Texas 78624  
Phone (713) 492-6930  
Email: hbond@bondcpa.net

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

Board of Housing Commissioners  
Taylor Housing Commission  
Wayne County, Michigan

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

***Opinion of Each Major Federal Program***

We have audited Taylor Housing Commission's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Taylor Housing Commission's major federal programs for the year ended March 31, 2025. Taylor Housing Commission's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Taylor Housing Commission complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2025.

***Basis for Opinion on Each Major Federal Program***

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

We are required to be independent of Taylor Housing Commission and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Taylor Housing Commission's compliance with the compliance requirements referred to above.

### *Responsibilities of Management for Compliance*

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

### *Auditor's Responsibilities for the Audit of Compliance*

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

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Taylor Housing Commission's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Taylor Housing Commission's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Taylor Housing Commission's internal control over compliance. Accordingly, no such opinion is expressed.

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

### *Other Matters*

The results of our auditing procedures disclosed instances of noncompliance which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as items **Finding 2024-002**. Our opinion on each major federal program is not modified with respect to these matters.

### *Other Matters (Continued)*

*Government Auditing Standards* requires the auditor to perform limited procedures on Taylor Housing Commission's response to the noncompliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. Taylor Housing Commission's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

### *Report on Internal Control over Compliance*


Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be a significant deficiency.

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 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. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as **Finding 2024-002**, to be a significant deficiency.

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

*Government Auditing Standards* requires the auditor to perform limited procedures on Taylor Housing Commission's response to the noncompliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. Taylor Housing Commission's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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.

 Digitally signed by  
Hannah R Bond, CPA,  
PLLC  
Date: 2025.10.10 16:53:08  
-05'00'

Hannah R Bond, CPA, PLLC  
Fredericksburg, Texas  
October 10, 2025

**Taylor Housing Commission  
Status of Prior Audit Findings  
March 31, 2025**

There were no prior year findings.

Taylor Housing Commission  
Schedule of Findings and Questioned Costs  
March 31, 2025

**Section I - Summary of Auditors' Results**

***Financial Statements***

Type of auditors' report issued: Unmodified

Internal control over financial reporting:

Material weakness(es) identified? No

Significant deficiency(ies) identified that are not considered to be material weakness(es)? Yes

Noncompliance material to financial statements noted? No

***Federal Awards***

Internal control over major programs:

Material weakness(es) identified? No

Significant deficiency(ies) identified that are not considered to be material weakness(es)? Yes

Type of auditors' report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with *Audit Requirements for Federal Awards* (Uniform Guidance)? Yes

Identification of major programs;

<u>Assistance Listing Number</u>	<u>Name of Federal Program or Cluster</u>
14.871	Housing Choice Vouchers Program

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

Auditee qualified as low-risk auditee? No

**Taylor Housing Commission**  
**Schedule of Findings and Questioned Costs**  
**(Continued)**  
**March 31, 2025**

**Section II - Findings Related to the Financial Statements**

**Finding 2024-001**

**Subject:** Section 8 Housing Choice Voucher Program – Tenant Eligibility and Reexaminations

**Federal Agency:** Department of Housing and Urban Development

**Federal Program:** Section 8 Housing Choice Vouchers

**Assistance Listing Number:** 14.871

**Federal Award Number and Year (or Other Identifying Number):** CY 2025

**Pass-Through Entity:** Not applicable

**Compliance Requirement:** Eligibility

**Audit Finding:** Significant Deficiency

**Condition and Context:**

During audit fieldwork, tenant files were reviewed for compliance with Program eligibility and reexamination requirements. The following discrepancies were noted:

6 files miscalculated total tenant payment due to miscalculation of wages, incorrect utility allowances applied, or incorrect deductions applied.

**Criteria:**

24 CFR section 982.516 states in part

“Except as provided in paragraph (a)(3) of this section, the PHA must obtain and document in the tenant file third-party verification of the following factors, or must document in the tenant file why third-party verification was not available:

- (i) Reported family annual income;
- (ii) The value of assets;
- (iii) Expenses related to deductions from annual income; and
- (iv) Other factors that affect the determination of adjusted income.”

**Cause:**

Failure to execute internal controls over the federal Eligibility compliance requirement.

**Effect:**

Non-compliance with the federal Eligibility requirement. Tenant rents may be miscalculated; other notifications and documentation may be missing.

**Questioned Cost:**

Known and projected misstatement: \$78,801

**Recommendation:**

We recommend the Commission implement and execute strengthened controls over the federal Eligibility compliance requirement to include the performance of annual reexaminations and documentation maintenance; the above discrepancies need to be addressed, and all tenant files should be reviewed for compliance.

Taylor Housing Commission  
Schedule of Findings and Questioned Costs  
(Continued)  
March 31, 2025

**Section III - Findings and Questioned Costs for Federal Awards**

**Finding 2024-002**

**Subject:** Section 8 Housing Choice Voucher Program – Tenant Eligibility and Reexaminations

**Federal Agency:** Department of Housing and Urban Development

**Federal Program:** Section 8 Housing Choice Vouchers

**Assistance Listing Number:** 14.871

**Federal Award Number and Year (or Other Identifying Number):** CY 2025

**Pass-Through Entity:** Not applicable

**Compliance Requirement:** Eligibility

**Audit Finding:** Significant Deficiency

**Condition and Context:**

During review of tenant files, it was noted that eight annual rent certifications were performed late and not at least once every 12 months. Additionally, six files miscalculated total tenant payment due to miscalculation of wages, incorrect utility allowances applied, or incorrect deductions applied. Noted inconsistencies of utility responsibilities between HAP contract, Request for Tenancy Approval, and Lease agreements.

**Criteria:**

24 CFR section 982.516 states in part

“Except as provided in paragraph (a)(3) of this section, the PHA must obtain and document in the tenant file third-party verification of the following factors, or must document in the tenant file why third-party verification was not available:

- (i) Reported family annual income;
- (ii) The value of assets;
- (iii) Expenses related to deductions from annual income; and
- (iv) Other factors that affect the determination of adjusted income.”

**Cause:**

Failure to execute internal controls over the federal Eligibility compliance requirement.

**Effect:**

Non-compliance with the federal Eligibility requirement. Tenant rents may be miscalculated; other notifications and documentation may be missing.

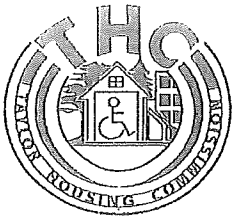
**Questioned Cost:**

Known and projected misstatement: \$102,884

**Recommendation:**

We recommend the Commission implement and execute strengthened controls over the federal Eligibility compliance requirement to include the performance of annual reexaminations and documentation maintenance; the above discrepancies need to be addressed, and all tenant files should be reviewed for compliance.





Taylor Housing Commission  
15270 Plaza South Drive  
Taylor, MI 48180  
734-287-9460 -- Fax # 734-287-2050




October 10, 2025

Corrective Action Plan – March 31, 2025 Audit Findings

2024-001	Condition	Deficiencies Noted in the Calculation of Tenant Rent in HCVP
	Steps to Resolve:	We concur with this finding and the Auditor's recommendation. We will review the Admin Plan and policies related to the calculation of TTP. The THC's HCV staff have undergone additional NELROD – "Rent Calculation" training as of 10-10-2025, and management will implement procedures to clear this finding in FY 2025
2024-002	Condition:	Late Recertifications in HCVP
	Steps to Resolve:	We concur with this finding and the Auditor's recommendations. We will increase staff training, and bring on additional HCV staff, to ensure Greater oversight in Eligibility compliance.

Individual responsible for correction: Mr. John Carter, Executive Director

  
\_\_\_\_\_  
John Carter                      Executive Director

10-10-25  
\_\_\_\_\_  
Date

Hannah R Bond, CPA, PLLC  
CERTIFIED PUBLIC ACCOUNTANT

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2954 Goehmann Ln  
Fredericksburg, Texas 78624  
Phone (713) 492-6930  
Email: hbond@bondcpa.net

October 10, 2025

To the Board of Commissioners  
Taylor Housing Commission

We have audited the financial statements of the business-type activities of the Taylor Housing Commission for the year ended March 31, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated April 22, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Taylor Housing Commission are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended March 31, 2025. We noted no transactions entered into by the Taylor Housing Commission during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There were no major sensitive estimates affecting the Taylor Housing Commission's financial statements.

The financial statement disclosures are neutral, consistent, and clear.

*Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

*Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. See attachment A for a list of all identified misstatements. All misstatements were corrected and recorded in the audited financials.

*Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

*Management Representations*

We have requested certain representations from management that are included in the management representation letter dated October 10, 2025.

*Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Taylor Housing Commission's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

*Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as Taylor Housing Commission's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Management's Discussion and Analysis, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the financial data schedule and the schedule of expenditures of federal awards, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the information and use of the board of commissioners charged with governance and management of the Taylor Housing Commission and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

*Hannah R Bond*

## Attachment A -- List of Corrected Misstatements

1. Account Cash-Entity represented laundry income. The following adjustment was recorded to reclass from Cash to Other Income.

DR	Cash - operations	\$ 16,279
CR	Interest Income	\$(16,279)

2. Prepaid expenses were fully expensed rather than amortized over the term of the services provided. Prepaid insurance premiums were incorrectly amortized over the term of the policy. The following adjustment was recorded:

DR	Prepaid Expenses	\$34,339
CR	Property & Liability Insurance	\$(17,450)
CR	Sundry Expense (Software Fees)	\$(16,889)

3. Accrued pension was recorded based on December 31, 2023 valuations. The following adjustment was recorded based on December 31, 2024 valuations available in the Spring of 2025:

DR	Accrued Pension	\$263,508
CR	Deferred Outflows of Resources	\$(26,389)
CR	Pension Expense	\$(41,204)
CR	Net Position (Prior Period Adjustment)	\$(195,915)