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Mill Creek Senior Housing Corporation d/b/a  
The Village of Mill Creek  
(a not-for-profit corporation)  
HUD Project No. 047-EE043

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**Financial Report  
with Supplemental Information  
June 30, 2020**

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek  
HUD Project No. 047-EE043**

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**Certificate of Officers**

I certify that I have examined the attached financial statements and supplemental information of HUD Project No. 047-EE043, Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek, and to the best of my knowledge and belief, the same is a true statement of the financial condition as of June 30, 2020.

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Patricia Fosdick  
Chair

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September 17, 2020  
Date

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ID# 20-4633288  
Employer Identification Number

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek  
HUD Project No. 047-EE043**

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**Management Agent's Certification**

We certify that we have examined the attached financial statements and supplemental information of HUD Project No. 047-EE043, Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek, and to the best of our knowledge and belief, the same is a true statement of the financial condition as of June 30, 2020.

\_\_\_\_\_  
Cheryl Carney  
Management Agent Representative

\_\_\_\_\_  
September 17, 2020  
Date

\_\_\_\_\_  
(248) 281-2020  
Telephone Number

\_\_\_\_\_  
ID# 38-1387145  
Management Company Employer Identification  
Number

\_\_\_\_\_  
Jennifer Bouchard  
Property Manager

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek  
HUD Project No. 047-EE043**

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## **Independent Auditor's Report**

To the Board of Directors  
Mill Creek Senior Housing Corporation  
d/b/a The Village of Mill Creek

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

We have audited the accompanying financial statements of Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek (the "Organization"), which comprise the balance sheet as of June 30, 2020 and 2019 and the related statements of activities, changes in deficiency in net assets, and cash flows for the years then ended, and the related notes to the financial statements.

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

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

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

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

#### ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek as of June 30, 2020 and 2019 and the results of its operations, changes in deficiency in net assets, and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

To the Board of Directors  
Mill Creek Senior Housing Corporation  
d/b/a The Village of Mill Creek

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated September 17, 2020 on our consideration of Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is 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 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 Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek's internal control over financial reporting and compliance.

*Plante & Moran, PLLC*

September 17, 2020

By: Linda A. Yudas, CPA  
Engagement Partner  
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Auburn Hills, MI 48326  
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Phone Number: (248) 375-7100

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Balance Sheet**

**June 30, 2020 and 2019**

	2020	2019
<b>Assets</b>		
<b>Current Assets</b>		
Cash - Operations	\$ 6,149	\$ 20,819
Tenant accounts receivable	2,720	4,485
Prepaid expenses	5,437	2,489
Total current assets	14,306	27,793
<b>Deposits - Held in Trust</b>		
Tenant deposits held in trust	17,722	16,660
<b>Deposits - Funded</b>		
Escrow deposits	4,224	4,223
Replacement reserve	141,464	123,398
Residual receipts reserve	13,899	421
Total deposits - Funded	159,587	128,042
<b>Fixed Assets</b>		
Land and land improvements	361,395	361,395
Buildings and building improvements	3,582,331	3,575,932
Building equipment (portable)	33,737	30,043
Office furniture and equipment	107,215	107,215
Miscellaneous fixed assets	26,978	26,978
Total fixed assets	4,111,656	4,101,563
Accumulated depreciation	(1,201,536)	(1,102,744)
Net fixed assets	2,910,120	2,998,819
Total assets	<b>\$ 3,101,735</b>	<b>\$ 3,171,314</b>

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Balance Sheet (Continued)**

**June 30, 2020 and 2019**

	2020	2019
<b>Liabilities and Deficiency in Net Assets</b>		
<b>Current Liabilities</b>		
Accounts payable - Operations	\$ 21,342	\$ 2,774
Accrued wages payable	5,939	4,964
Accrued payroll taxes payable	573	684
Accrued interest payable - Other loans and notes (surplus cash) (Note 4)	10,130	6,319
Residual receipts liability	13,899	13,898
Prepaid revenue	831	642
Total current liabilities	52,714	29,281
<b>Deposits - Held in Trust (Contra)</b>		
Tenant deposits held in trust (contra)	14,242	14,938
<b>Long-term Liabilities</b>		
Capital advance (Note 3)	3,751,000	3,751,000
Notes payable - Surplus cash (Note 4)	42,300	42,300
Total long-term liabilities	3,793,300	3,793,300
Total liabilities	3,860,256	3,837,519
<b>Deficiency in Net Assets</b>		
Without donor restrictions	(758,521)	(666,205)
Total deficiency in net assets	(758,521)	(666,205)
Total liabilities and deficiency in net assets	<b>\$ 3,101,735</b>	<b>\$ 3,171,314</b>



**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Statement of Activities**

**Years Ended June 30, 2020 and 2019**

	2020	2019
<b>Rent Revenue</b>		
Rent revenue - Gross potential	\$ 161,766	\$ 148,539
Tenant assistance payments	151,302	150,273
Total rent revenue (potential at 100% occupancy)	313,068	298,812
<b>Vacancies</b>		
Apartments	(23,177)	(2,568)
Residual receipts adjustment	(1)	(13,477)
Total vacancies	(23,178)	(16,045)
Net rent revenue (rent revenue less vacancies)	289,890	282,767
<b>Financial Revenue</b>		
Project operations	10	4
Investments - Residual receipts	1	-
Investments - Replacement reserve	126	152
Total financial revenue	137	156
<b>Other Revenue</b>		
Laundry and vending revenue	2,333	2,856
Tenant charges	793	574
Miscellaneous revenue	482	755
Total other revenue	3,608	4,185
Total revenue	293,635	287,108
<b>Administrative Expenses</b>		
Conventions and meetings	1,258	527
Management consultants	10,200	15,573
Advertising and marketing	975	1,260
Office salaries	12,212	-
Office expenses	14,568	14,420
Management fee (Note 4)	24,840	23,760
Manager or superintendent salaries	48,821	52,588
Legal expenses	150	1,709
Auditing expenses	7,547	6,800
Bookkeeping fees/Accounting services (Note 4)	5,400	5,400
Bad debts	731	1,082
Miscellaneous administrative expenses	4,834	5,122
Total administrative expenses	131,536	128,241
<b>Utilities Expenses</b>		
Electricity	15,948	15,831
Water	18,623	6,221
Gas	7,848	8,516
Sewer	4,773	6,916
Total utilities expenses	47,192	37,484

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Statement of Activities (Continued)**

**Years Ended June 30, 2020 and 2019**

	<u>2020</u>	<u>2019</u>
<b>Operating and Maintenance Expenses</b>		
Payroll	\$ 17,933	\$ 26,210
Supplies	7,864	9,896
Contracts	28,756	26,267
Garbage and trash removal	1,914	1,112
Heating/Cooling repairs and maintenance	907	803
Snow removal	5,490	8,660
Miscellaneous operating and maintenance expenses	11,703	12,410
Total operating and maintenance expenses	<u>74,567</u>	<u>85,358</u>
<b>Taxes and Insurance</b>		
Payroll taxes (FICA)	5,360	5,824
Property and liability insurance (hazard)	16,604	14,737
Workers' compensation	1,336	1,331
Health insurance and other employee benefits	6,684	5,284
Total taxes and insurance	<u>29,984</u>	<u>27,176</u>
<b>Financial Expenses</b>		
Interest on notes payable (long term) (Note 4)	3,811	1,647
Miscellaneous financial expenses	69	14
Total financial expenses	<u>3,880</u>	<u>1,661</u>
Total costs of operations before depreciation	<u>287,159</u>	<u>279,920</u>
<b>Change in Net Assets before Depreciation</b>	6,476	7,188
<b>Depreciation Expense</b>	<u>98,792</u>	<u>101,680</u>
<b>Change in Total Net Assets</b>	<u><u>\$ (92,316)</u></u>	<u><u>\$ (94,492)</u></u>

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

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**Statement of Changes in Deficiency in Net Assets**

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**Years Ended June 30, 2020 and 2019**

<b>Deficiency in Net Assets</b> - July 1, 2018	\$ (571,713)
Increase in deficiency in net assets	<u>(94,492)</u>
<b>Deficiency in Net Assets</b> - June 30, 2019	(666,205)
Increase in deficiency in net assets	<u>(92,316)</u>
<b>Deficiency in Net Assets</b> - June 30, 2020	<u><u>\$ (758,521)</u></u>

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Statement of Cash Flows**

**Years Ended June 30, 2020 and 2019**

	<u>2020</u>	<u>2019</u>
<b>Cash Flows from Operating Activities</b>		
Receipts:		
Rental	\$ 291,114	\$ 295,743
Interest	137	156
Other cash receipts	<u>3,608</u>	<u>4,185</u>
Total receipts	294,859	300,084
Disbursements:		
Administrative	(35,381)	(50,310)
Management fee	(24,840)	(23,760)
Utilities	(44,419)	(37,411)
Salaries and wages	(78,966)	(78,798)
Operating and maintenance	(51,398)	(59,003)
Property insurance	(15,567)	(14,709)
Miscellaneous taxes and insurance	(15,493)	(12,693)
Tenant security deposits	(696)	830
Miscellaneous financial	<u>(69)</u>	<u>(14)</u>
Total disbursements	<u>(266,829)</u>	<u>(275,868)</u>
Net cash and restricted cash provided by operating activities	28,030	24,216
<b>Cash Flows from Investing Activities -</b>		
Net purchase of fixed assets	<u>(10,093)</u>	<u>(24,473)</u>
Net cash and restricted cash used in investing activities	<u>(10,093)</u>	<u>(24,473)</u>
<b>Net Increase (Decrease) in Cash and Restricted Cash</b>	17,937	(257)
<b>Cash and Restricted Cash - Beginning of year</b>	<u>165,521</u>	<u>165,778</u>
<b>Cash and Restricted Cash - End of year</b>	<u><u>\$ 183,458</u></u>	<u><u>\$ 165,521</u></u>

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Statement of Cash Flows (Continued)**

**Years Ended June 30, 2020 and 2019**

	<u>2020</u>	<u>2019</u>
<b>Reconciliation of Change in Deficiency in Net Assets to Net Cash and Restricted Cash Provided by Operating Activities</b>		
Change in deficiency in net assets	\$ (92,316)	\$ (94,492)
Adjustments to reconcile change in deficiency in net assets to net cash and restricted cash from operating activities:		
Depreciation	98,792	101,680
Decrease (increase) in assets:		
Tenant accounts receivable	1,034	(949)
Accounts receivable - Other	-	105
Prepaid expenses	(2,948)	(278)
Increase (decrease) in liabilities:		
Accounts payable - Operations	18,568	509
Accrued liabilities	864	262
Accrued interest payable	3,811	1,647
Tenant security deposits held in trust	(696)	830
Prepaid revenue	189	343
Other changes to reconcile change in deficiency in net assets to net cash and restricted cash provided by operating activities	732	14,559
Net cash and restricted cash provided by operating activities	<u><u>\$ 28,030</u></u>	<u><u>\$ 24,216</u></u>
<b>Classification of Cash and Restricted Cash</b>		
Cash - Operations	\$ 6,149	\$ 20,819
Tenant deposits held in trust	17,722	16,660
Deposits - Funded	159,587	128,042
Total cash and restricted cash	<u><u>\$ 183,458</u></u>	<u><u>\$ 165,521</u></u>

**June 30, 2020 and 2019**

**Note 1 - Nature of Business**

Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek (the "Organization") is a not-for-profit corporation that owns and operates a 45-unit affordable housing rental project for elderly persons (the "Project"). The Project, located in Battle Creek, Michigan, is operating under HUD Section 202 of the National Housing Act and is regulated by the U.S. Department of Housing and Urban Development (HUD) with respect to rental charges and operating methods.

The Organization is sponsored by Presbyterian Villages of Michigan (PVM). PVM is a comprehensive, diverse, and faith-based organization serving seniors in multiple settings since 1945. Its mission, guided by its Christian heritage, is to serve seniors of all faiths and to create new possibilities for quality living. PVM's tradition of social accountability and servant leadership is further reflected in its statement of beliefs and values and its various operational philosophies and practices.

**Note 2 - Significant Accounting Policies**

***Basis of Accounting***

The Organization maintains its accounting records and prepares its financial statements on an accrual basis, which is in accordance with accounting principles generally accepted in the United States of America.

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Organization and is presented on the same basis of accounting as the financial statements. The information in this schedule is presented in accordance with the requirements of *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the "Uniform Guidance"). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the financial statements.

***Deposits Held in Trust***

In accordance with the Regulatory Agreement with HUD, the Organization is required to maintain a tenant security deposit trust account. The amount must at all times be equal to or exceed the aggregate of all outstanding obligations to tenants for refundable security deposits. The tenant security deposits fund consists of cash.

***Deposits Funded***

The funds controlled by the Organization represent escrows and restricted funds for a replacement reserve, a residual receipts reserve, and an insurance and painting escrow. The insurance escrow represents funds set aside by the Organization to offset insurance expense. The replacement reserve consists of deposits by the Organization to offset specific expenses and to replace structural elements and mechanical equipment upon consent of HUD. Future monthly commitments for the funding of the replacement reserve account total \$1,500. The residual receipts reserve consists of surplus funds calculated based on a HUD-prescribed formula and can be disbursed only at HUD's discretion. Excess residual receipts are required to be remitted to HUD upon termination of the PRAC contract. Excess residual receipts that are deemed probable to be paid to or recaptured by HUD are recorded as a liability. The excess residual receipts liability was \$13,899 and \$13,898 at June 30, 2020 and 2019, respectively, and is included in current liabilities on the balance sheet. Each year, the liability is adjusted to reflect current year activity to the residual receipts, including required deposits, earned interest, approved withdrawals, and any adjustments to the amounts deemed probable to be paid to or recaptured by HUD.

**June 30, 2020 and 2019**

**Note 2 - Significant Accounting Policies (Continued)**

***Fixed Assets***

Land, buildings, equipment, and furniture are recorded at cost when purchased or appraised value if donated. Depreciation is computed principally on a straight-line basis over the estimated useful lives of the assets, which range from 5 to 40 years.

Maintenance, repairs, and renewals that do not involve any substantial betterments are charged to expense when incurred. Expenditures that increase the useful life of the property are capitalized.

***Impairment or Disposal of Long-lived Assets***

The Organization recognizes impairment of long-lived assets used in operations when indicators of impairment are present and the undiscounted cash flows (net realizable value) estimated to be generated by those assets are less than the assets' carrying amount. No impairment of the Organization's rental property has occurred.

***Tenant Accounts Receivable***

Accounts receivable represent amounts due from tenants. Tenant accounts receivable generally are collectible as long as the tenant is occupying the unit. When the tenant vacates the unit, any unpaid balance remaining after application of the security deposit is charged to bad debt expense. There was no allowance for bad debts at June 30, 2020 and 2019.

***Classification of Net Assets***

Net assets of the Organization are classified as net assets with donor restrictions or net assets without donor restrictions depending on the presence and characteristics of donor-imposed restrictions limiting the Organization's ability to use or dispose of contributed assets or the economic benefits embodied in those assets. All net assets of the Organization at June 30, 2020 and 2019 are considered net assets without donor restrictions.

***Income Taxes***

No provision for income taxes has been included in the financial statements since the Organization is exempt from such taxes under Section 501(c)(3) of the Internal Revenue Code.

***Rental Income***

Units that are designated for occupancy by eligible low-income tenants under a HUD Section 202 Project Rental Assistance Contract (PRAC) require tenants to contribute a portion of the contract rent based on formulas prescribed by the Department of Housing and Urban Development. PRAC payments are received for the balance of contract rent from HUD. The current contract expires on August 24, 2021. It is management's intent to renew the contract prior to the expiration date.

***Regulatory Agreement***

A Regulatory Agreement with HUD was signed in connection with the capital advance. No violations of this agreement were noted for the years ended June 30, 2020 and 2019.

***Use of Estimates***

The preparation of financial statements in conformity with generally accepted accounting principles 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 reporting period. Actual results could differ from those estimates.

**June 30, 2020 and 2019**

**Note 2 - Significant Accounting Policies (Continued)**

***Subsequent Events***

The financial statements and related disclosures include evaluation of events up through and including September 17, 2020, which is the date the financial statements were issued.

***Change in Accounting Principle***

As of July 1, 2019, the Organization adopted new guidance related to the presentation of restricted cash on the statement of cash flows. Under the new guidance, which was applied retrospectively to all years presented, transfers between restricted cash and unrestricted cash are no longer presented on the statement of cash flows. Additionally, the beginning and ending balances of cash on the statement of cash flows now include restricted cash balances.

**Note 3 - Capital Advance**

The Organization obtained a capital advance from HUD, which was used to assist in financing the construction of the Project in accordance with the provisions of Section 202 of the Housing Act of 1959. The capital advance at June 30, 2020 and 2019 is \$3,751,000, bears no interest, and is not required to be repaid as long as the housing remains available to very low-income households and the aged and/or handicapped for a period of 40 years, ending in May 2047. In addition, the Organization is subject to the additional requirements of the HUD Section 202 program. If default occurs, then HUD, at its option, may accelerate the entire principal balance and charge interest. It is the Organization's intent to comply with the time requirement and Section 202. Based on the time and provision requirements, the advance is recorded as a long-term liability. The capital advance is collateralized by the land and building of the Organization.

**Note 4 - Related Party Transactions**

Director appointments are approved by Presbyterian Villages of Michigan, a related not-for-profit organization that is also the HUD-approved management agent.

The Organization has entered into a residual receipts note that has a balance of \$42,300 at June 30, 2020 and 2019, which was approved by HUD. The note is unsecured, bears interest at 5.25 percent, and incurred interest expense of \$3,811 and \$1,647 for 2020 and 2019, respectively. Accrued interest payable totaled \$10,130 and \$6,319 at June 30, 2020 and 2019, respectively. During the years ended June 30, 2020 and 2019, the Organization made no principal and interest payments on this note.

The property management agreement provides that a management fee in the amount of 8.35 and 8.37 percent of gross rents collected be paid to PVM, limited to \$46 and \$44 per unit per month, for the years ended June 30, 2020 and 2019, respectively. In addition, the Organization pays accounting service fees to PVM, which are included in the annual budget. The Organization incurred management fees of \$24,840 and \$23,760 for the years ended June 30, 2020 and 2019, respectively. In addition, accounting service fees of \$5,400 were paid to PVM for the years ended June 30, 2020 and 2019.

In previous periods, PVM provided funding to the Organization to cover operational advances and development cost overruns totaling \$60,000.



**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Notes to Financial Statements**

**June 30, 2020 and 2019**

**Note 5 - Current Vulnerability Due to Certain Concentrations**

The Organization's sole asset is Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek. The Project's operations are concentrated in the senior housing market. In addition, the Project operates in a heavily regulated environment. The operations of the Project are subject to the administrative directives, rules, and regulations of federal, state, and local regulatory agencies, including, but not limited to, HUD. Such administrative directives, rules, and regulations are subject to change by an Act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including additional administrative burden, to comply with a change.

**Note 6 - Functional Expenses**

For the year ended June 30, 2020, expenses are functionally allocated as follows:

	Program	Management and General	Total
Administrative expenses:			
Salaries and wages	\$ 39,057	\$ 9,764	\$ 48,821
Management fees	-	24,840	24,840
Other administrative expenses	36,530	21,345	57,875
Total administrative expenses	75,587	55,949	131,536
Utilities, operating, and maintenance	118,449	3,310	121,759
Taxes and insurance	27,152	2,832	29,984
Financial expenses	3,880	-	3,880
Depreciation	97,862	930	98,792
Total	<u>\$ 322,930</u>	<u>\$ 63,021</u>	<u>\$ 385,951</u>

For the year ended June 30, 2019, expenses are functionally allocated as follows:

	Program	Management and General	Total
Administrative expenses:			
Salaries and wages	\$ 42,070	\$ 10,518	\$ 52,588
Management fee	-	23,760	23,760
Other administrative expenses	28,718	23,175	51,893
Total administrative expenses	70,788	57,453	128,241
Utilities, operating, and maintenance	118,000	4,842	122,842
Taxes and insurance	24,549	2,627	27,176
Financial expenses	1,661	-	1,661
Depreciation	100,724	956	101,680
Total	<u>\$ 315,722</u>	<u>\$ 65,878</u>	<u>\$ 381,600</u>

## Notes to Financial Statements

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**June 30, 2020 and 2019**

### **Note 6 - Functional Expenses (Continued)**

Costs have been allocated between program services and management and general on several bases and estimates, including time and effort and square footage. Although the methods of allocation are considered appropriate, other methods could be used that would produce different amounts. There were no fundraising expenses during 2020 and 2019.

### **Note 7 - Liquidity and Availability of Resources**

The Organization has \$8,869 and \$25,304 of financial assets available within one year of June 30, 2020 and 2019 to meet cash needs for general expenditures consisting of cash of \$6,149 and \$20,819 and accounts receivable of \$2,720 and \$4,485, respectively. None of the financial assets are subject to donor or other contractual restrictions that make them unavailable for general expenditure within one year of the balance sheet date.

The Organization manages its liquidity by developing and adopting annual operating budgets that provide sufficient funds for general expenditures in meeting its liabilities and other obligations as they become due. The Organization maintains financial assets on hand to meet 30 days of normal operating expenses. In addition, the Organization maintains funds in a reserve for replacement and a residual receipts reserve. These funds are used for the benefit of the tenants and/or the Project and are required by HUD. The funds may be withdrawn only with the approval of HUD.

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## Supplemental Information

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### Independent Auditor's Report on Supplemental Information

To the Board of Directors  
Mill Creek Senior Housing Corporation  
d/b/a The Village of Mill Creek

We have audited the financial statements of Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek as of and for the year ended June 30, 2020 and have issued our report thereon dated September 17, 2020, which contained an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming an opinion on Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek. The accompanying supplemental information, including the schedule of expenditures of federal awards, is presented for the purpose of additional analysis, as required by HUD and the Uniform Guidance, and is not a required part of the financial statements. For the purpose of electronic submission to the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), the supplemental information is also deemed to include the financial data template information presented in the balance sheet and the statements of activities, changes in deficiency in net assets, and cash flows. 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.

*Plante & Moran, PLLC*

September 17, 2020

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Balance Sheet Data**

**June 30, 2020**

		<b>Assets</b>
<b>Current Assets</b>		
1120	Cash - Operations	\$ 6,149
1130	Tenant accounts receivable	2,720
1200	Prepaid expenses	<u>5,437</u>
1100T	Total current assets	14,306
<b>Deposits - Held in Trust</b>		
1191	Tenant deposits held in trust	17,722
<b>Deposits - Funded</b>		
1310	Escrow deposits	4,224
1320	Replacement reserve	141,464
1340	Residual receipts reserve	<u>13,899</u>
1300T	Total deposits - Funded	159,587
<b>Fixed Assets</b>		
1410	Land and land improvements	361,395
1420	Buildings and building improvements	3,582,331
1440	Building equipment (portable)	33,737
1465	Office furniture and equipment	107,215
1490	Miscellaneous fixed assets	<u>26,978</u>
1400T	Total fixed assets	4,111,656
1495	Accumulated depreciation	<u>(1,201,536)</u>
1400N	Net fixed assets	<u>2,910,120</u>
1000T	Total assets	<u><u>\$ 3,101,735</u></u>

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek  
 HUD Project No. 047-EE043**

**Balance Sheet Data (Continued)**

**June 30, 2020**

<b>Liabilities and Deficiency in Net Assets</b>		
<b>Current Liabilities</b>		
2110	Accounts payable - Operations	\$ 21,342
2120	Accrued wages payable	5,939
2121	Accrued payroll taxes payable	573
2133	Accrued interest payable - Other loans and notes (surplus cash)	10,130
2190	Residual receipts liability	13,899
2210	Prepaid revenue	<u>831</u>
2122T	Total current liabilities	52,714
<b>Deposits - Held in Trust (Contra)</b>		
2191	Tenant deposits held in trust (contra)	14,242
<b>Long-term Liabilities</b>		
2310	Capital advance	3,751,000
2323	Notes payable - Surplus cash	<u>42,300</u>
2300T	Total long-term liabilities	<u>3,793,300</u>
2000T	Total liabilities	3,860,256
<b>Deficiency in Net Assets</b>		
3131	Without donor restrictions	<u>(758,521)</u>
3130	Total deficiency in net assets	<u>(758,521)</u>
2033T	Total liabilities and deficiency in net assets	<u><b>\$ 3,101,735</b></u>

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Statement of Activities Data**

**Year Ended June 30, 2020**

	<b>Rent Revenue</b>		
5120	Rent revenue - Gross potential	\$	161,766
5121	Tenant assistance payments		<u>151,302</u>
5100T	Total rent revenue (potential at 100% occupancy)		313,068
	<b>Vacancies</b>		
5220	Apartments		(23,177)
5290	Miscellaneous		<u>(1)</u>
5200T	Total vacancies		<u>(23,178)</u>
5152N	Net rent revenue (rent revenue less vacancies)		289,890
	<b>Financial Revenue</b>		
5410	Project operations		10
5430	Investments - Residual receipts		1
5440	Investments - Replacement reserve		<u>126</u>
5400T	Total financial revenue		137
	<b>Other Revenue</b>		
5910	Laundry and vending revenue		2,333
5920	Tenant charges		793
5990	Miscellaneous revenue		<u>482</u>
5900T	Total other revenue		<u>3,608</u>
5000T	Total revenue		293,635
	<b>Administrative Expenses</b>		
6203	Conventions and meetings		1,258
6204	Management consultants		10,200
6210	Advertising and marketing		975
6310	Office salaries		12,212
6311	Office expenses		14,568
6320	Management fee		24,840
6330	Manager or superintendent salaries		48,821
6340	Legal expenses		150
6350	Auditing expenses		7,547
6351	Bookkeeping fees/Accounting services		5,400
6370	Bad debts		731
6390	Miscellaneous administrative expenses		<u>4,834</u>
6263T	Total administrative expenses		131,536
	<b>Utilities Expenses</b>		
6450	Electricity		15,948
6451	Water		18,623
6452	Gas		7,848
6453	Sewer		<u>4,773</u>
6400T	Total utilities expenses		47,192

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Statement of Activities Data (Continued)**

**Year Ended June 30, 2020**

	<b>Operating and Maintenance Expenses</b>	
6510	Payroll	\$ 17,933
6515	Supplies	7,864
6520	Contracts	28,756
6525	Garbage and trash removal	1,914
6546	Heating/Cooling repairs and maintenance	907
6548	Snow removal	5,490
6590	Miscellaneous operating and maintenance expenses	<u>11,703</u>
6500T	Total operating and maintenance expenses	74,567
	<b>Taxes and Insurance</b>	
6711	Payroll taxes (FICA)	5,360
6720	Property and liability insurance (hazard)	16,604
6722	Workers' compensation	1,336
6723	Health insurance and other employee benefits	<u>6,684</u>
6700T	Total taxes and insurance	29,984
	<b>Financial Expenses</b>	
6830	Interest on notes payable (long term)	3,811
6890	Miscellaneous financial expenses	<u>69</u>
6800T	Total financial expenses	<u>3,880</u>
6000T	Total costs of operations before depreciation	<u>287,159</u>
5060T	<b>Change in Net Assets before Depreciation</b>	6,476
6600	<b>Depreciation Expense</b>	<u>98,792</u>
3250	<b>Change in Total Net Assets</b>	<u><u>\$ (92,316)</u></u>



**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek  
HUD Project No. 047-EE043**

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**Statement of Activities Data (Continued)**

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**Supplemental Information  
Year Ended June 30, 2020**

S1000-010	1	Total principal required under the mortgage, even if payments under a workout agreement are less or more than those required under the mortgage	\$	0
S1000-020	2	Replacement reserve deposits required by the Regulatory Agreement or amendments thereto, even if payments may be temporarily suspended or waived		18,000
S1000-030	3	Replacement reserve or residual receipt releases that are included as expense items on this profit and loss statement		0
S1000-040	4	Project improvement reserve releases under the flexible subsidy program that are included as expense items on this profit and loss statement		0

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek  
HUD Project No. 047-EE043**

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**Statement of Changes in Deficiency in Net Assets Data**

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**Year Ended June 30, 2020**

S1100-050	<b>Deficiency in Net Assets</b> - July 1, 2019	\$ (666,205)
3250	Increase in deficiency in net assets	<u>(92,316)</u>
3130	<b>Deficiency in Net Assets</b> - June 30, 2020	<u><u>\$ (758,521)</u></u>

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Statement of Cash Flows Data**

**Year Ended June 30, 2020**

<b>Cash Flows from Operating Activities</b>		
	Receipts:	
S1200-010	Rental	\$ 291,114
S1200-020	Interest	137
S1200-030	Other cash receipts	<u>3,608</u>
S1200-040	Total receipts	294,859
	Disbursements:	
S1200-050	Administrative	(35,381)
S1200-070	Management fee	(24,840)
S1200-090	Utilities	(44,419)
S1200-100	Salaries and wages	(78,966)
S1200-110	Operating and maintenance	(51,398)
S1200-140	Property insurance	(15,567)
S1200-150	Miscellaneous taxes and insurance	(15,493)
S1200-160	Tenant security deposits	(1,758)
S1200-220	Miscellaneous financial	<u>(69)</u>
S1200-230	Total disbursements	<u>(267,891)</u>
S1200-240	Net cash provided by operating activities	26,968
	<b>Cash Flows from Investing Activities</b>	
S1200-245	Net deposit to the other escrow account	(1)
S1200-250	Net deposit to the reserve for replacement account	(18,066)
S1200-260	Net deposit to the residual receipts account	(13,478)
S1200-330	Net purchase of fixed assets	<u>(10,093)</u>
S1200-350	Net cash used in investing activities	<u>(41,638)</u>
S1200-470	<b>Net Decrease in Cash</b>	(14,670)
S1200-480	<b>Cash - Beginning of year</b>	<u>20,819</u>
S1200T	<b>Cash - End of year</b>	<u><u>\$ 6,149</u></u>

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Statement of Cash Flows Data (Continued)**

**Year Ended June 30, 2020**

<b>Reconciliation of Change in Deficiency in Net Assets to Net Cash Provided by Operating Activities</b>		
3250	Change in deficiency in net assets	\$ (92,316)
	Adjustments to reconcile change in deficiency in net assets to net cash from operating activities:	
6600	Depreciation	98,792
	Decrease (increase) in assets:	
S1200-490	Tenant accounts receivable	1,034
S1200-520	Prepaid expenses	(2,948)
S1200-530	Cash restricted for tenant security deposits	(1,062)
	Increase (decrease) in liabilities:	
S1200-540	Accounts payable - Operations	18,568
S1200-560	Accrued liabilities	864
S1200-570	Accrued interest payable	3,811
S1200-580	Tenant security deposits held in trust	(696)
S1200-590	Prepaid revenue	189
S1200-600	Other changes to reconcile change in deficiency in net assets to net cash provided by operating activities	<u>732</u>
S1200-610	Net cash provided by operating activities	<u><u>\$ 26,968</u></u>

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Supplemental Information**

**Year Ended June 30, 2020**

**1. Schedule of Reserve for Replacements**

In accordance with the provisions of the Regulatory Agreement, restricted cash is held by Huntington Bank to be used for replacement of property with the approval of HUD as follows:

1320P	<b>Balance</b> - July 1, 2019	\$ 123,398
1320DT	Monthly deposits (\$1,500.00 x 12)	18,000
1320ODT	Other deposits	13,052
1320INT	Interest	126
1320WT	Approved withdrawals	(13,052)
1320OWT	Other withdrawals - Bank service charges	<u>(60)</u>
1320	<b>Balance</b> - June 30, 2020	<u><u>\$ 141,464</u></u>

**2. Schedule of Residual Receipts**

In accordance with the provisions of the Regulatory Agreement, surplus cash is calculated per the HUD formula and deposited into the residual receipts account. Restricted cash is held by Huntington Bank to be used for any project purpose with the approval of HUD as follows:

1340P	<b>Balance</b> - July 1, 2019	\$ 421
1340DT	Deposit of surplus cash	13,477
1340INT	Interest	<u>1</u>
1340	<b>Balance</b> - June 30, 2020	<u><u>\$ 13,899</u></u>

**3. Computation of Surplus Cash - Form HUD 93486 - See attached**

**4. Schedule of Changes in Fixed Asset Accounts - See attached**

**5. Schedule of 5300 Accounts - N/A**

**6. Schedule of 6900 Accounts - N/A**

**7. Nursing Home Data - N/A**

**8. Detail of Accounts:**

2190	Residual receipts liability	<u><u>\$ 13,899</u></u>
5990	Miscellaneous revenue	<u><u>\$ 482</u></u>

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Supplemental Information (Continued)**

**Year Ended June 30, 2020**

**8. Detail of Accounts (Continued):**

6590	System maintenance, repair and support	\$	3,821
	Connectivity		2,567
	Dot service fee		4,416
	Minor system purchases		448
	Vehicle and maintenance equipment repair		451
	Total	<u>\$</u>	<u>11,703</u>
5290	Residual receipts liability adjustment	<u>\$</u>	<u>(1)</u>
S1200-600	Bad debt expense	\$	731
	Change in residual receipts liability		1
	Total	<u>\$</u>	<u>732</u>
1320OWT	Bank charges	<u>\$</u>	<u>(60)</u>
1320ODT	Duplicate withdrawal adjustment	<u>\$</u>	<u>13,052</u>

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

**Schedule of Changes in Fixed Asset Accounts**

**Year Ended June 30, 2020**

		Assets				Accumulated Depreciation				Net Book Value
		Balance July 1, 2019	Additions	Deductions	Balance June 30, 2020	Balance July 1, 2019	Current Provision	Deductions	Balance June 30, 2020	June 30, 2020
1410	Land and land improvements	\$ 361,395	\$ -	\$ -	\$ 361,395	\$ 4,550	\$ 1,300	\$ -	\$ 5,850	\$ 355,545
1420	Buildings and building improvements	3,575,932	6,399	-	3,582,331	950,049	88,327	-	1,038,376	2,543,955
1440	Building equipment (portable)	30,043	3,694	-	33,737	31,063	6,355	-	37,418	(3,681)
1465	Office furniture and equipment	107,215	-	-	107,215	107,209	-	-	107,209	6
1490	Miscellaneous fixed assets	26,978	-	-	26,978	9,873	2,810	-	12,683	14,295
<b>Total</b>		<b>\$ 4,101,563</b>	<b>\$ 10,093</b>	<b>\$ -</b>	<b>\$ 4,111,656</b>	<b>\$ 1,102,744</b>	<b>\$ 98,792</b>	<b>\$ -</b>	<b>\$ 1,201,536</b>	<b>\$ 2,910,120</b>

**Fixed Asset Addition Detail:**

Buildings and building improvements - Flooring	\$ 6,399
Building equipment (portable) - Security camera	3,694
<b>Total</b>	<b>\$ 10,093</b>

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

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**Schedule of Expenditures of Federal Awards**

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**Year Ended June 30, 2020**

<u>Federal Agency/Pass-through Agency/Program Title</u>	<u>CFDA Number</u>	<u>Federal Expenditures</u>
U.S. Department of Housing and Urban Development:		
Project Rental Assistance Contract	14.157	\$ 151,302
Capital Advance	14.157	<u>3,751,000</u>
Total federal awards		<u><u>\$ 3,902,302</u></u>



**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek**  
**HUD Project No. 047-EE043**

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**Computation of Surplus Cash**

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		<b>June 30, 2020</b>
S1300-010	Cash	\$ 23,871
S1300-040	Total cash	23,871
<b>Current Obligations</b>		
S1300-075	Accounts payable - 30 days	22,604
S1300-100	Accrued expenses (not escrowed)	6,512
2210	Prepaid revenue	831
2191	Tenant/Patient deposits held in trust (contra)	14,242
S1300-140	Total current obligations	44,189
S1300-150	Surplus cash (deficiency)	<b>\$ (20,318)</b>

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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*

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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*

**Independent Auditor's Report**

To Management and the Board of Directors  
Mill Creek Senior Housing Corporation  
d/b/a The Village of Mill Creek

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek (the "Organization"), which comprise the basic balance sheet as of June 30, 2020 and the related basic statements of activities, changes in deficiency in net assets, and cash flows for the year then ended, and the related notes to the financial statements and have issued our report thereon dated September 17, 2020.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Organization's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Organization'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 Finding 2020-001 to be a material weakness.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies, and, 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 a certain deficiency in internal control that we consider to be a material weakness.

**Compliance and Other Matters**

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

**The Organization's Response to Finding**

The Organization's response to the finding identified in our audit is described in the accompanying schedule of findings and questioned costs. The Organization's response was not subjected to the auditing procedures applied in the audit of the financial statements, and, accordingly, we express no opinion on it.

To Management and the Board of Directors  
Mill Creek Senior Housing Corporation  
d/b/a The Village of Mill Creek

**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 Organization'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 Organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Plante & Moran, PLLC*

September 17, 2020

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Report on Compliance for Each Major Federal  
Program and Report on Internal Control Over  
Compliance Required by the Uniform Guidance

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Report on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance Required  
by the Uniform Guidance

**Independent Auditor's Report**

To the Board of Directors  
Mill Creek Senior Housing Corporation  
d/b/a The Village of Mill Creek

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

We have audited Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek's (the "Organization") compliance with the types of compliance requirements described in the that could have a direct and material effect on the Organization's major federal program for the year ended June 30, 2020. The Organization's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

**Management's Responsibility**

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal program.

**Auditor's Responsibility**

Our responsibility is to express an opinion on compliance for each of the Organization's major federal programs based on our audit of the types of compliance requirements referred to above.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the "Uniform Guidance"). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Organization's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

**Opinion on Each Major Federal Program**

In our opinion, the Organization complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on the major federal program for the year ended June 30, 2020.

**Other Matters**

The results of our auditing procedures disclosed an instance of noncompliance that is required to be reported in accordance with the OMB Uniform Guidance and that is described in the accompanying schedule of findings and questioned costs as Finding 2020-002. Our opinion on each major federal program is not modified with respect to this matter.

The Organization's response to the noncompliance finding identified in our audit is described in the accompanying schedule of findings and questioned costs and corrective action plan. The Organization's response was not subjected to the auditing procedures applied in the audit of compliance, and, accordingly, we express no opinion on it.

To the Board of Directors  
Mill Creek Senior Housing Corporation  
d/b/a The Village of Mill Creek

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

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

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

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

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.

*Plante & Moran, PLLC*

September 17, 2020

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## Schedule of Findings and Questioned Costs

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**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek  
HUD Project No. 047-EE043**

**Schedule of Findings and Questioned Costs**

**Year Ended June 30, 2020**

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

**Financial Statements**

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified?   X   Yes        No
- Significant deficiency(ies) identified that are not considered to be material weaknesses?        Yes   X   None reported

Noncompliance material to financial statements noted?        Yes   X   None reported

**Federal Awards**

Internal control over major programs:

- Material weakness(es) identified?        Yes   X   No
- Significant deficiency(ies) identified that are not considered to be material weaknesses?        Yes   X   None reported

Any audit findings disclosed that are required to be reported in accordance with Section 2 CFR 200.516(a)?   X   Yes        No

Identification of major programs:

CFDA Number	Name of Federal Program or Cluster	Opinion
14.157	Supportive Housing for the Elderly - Project Rental Assistance Contract and Capital Advance	Unmodified

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

Auditee qualified as low-risk auditee?   X   Yes        No

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek  
 HUD Project No. 047-EE043**

**Schedule of Findings and Questioned Costs (Continued)**

**Year Ended June 30, 2020**

**Section II - Financial Statement Audit Findings**

Reference Number	Finding	Questioned Costs
2020-001	<p><b>Finding Type</b> - Material weakness in internal control over financial reporting</p> <p><b>Title</b> - Segregation of Duties</p> <p><b>Finding Resolution Status</b> - Resolved</p> <p><b>Information on Universe and Population Size</b> - N/A</p> <p><b>Sample Size Information</b> - N/A</p> <p><b>Criteria</b> - Adequate segregation of duties surrounding the online banking, cash disbursement, and journal entry processes is necessary to prevent the risk of material misstatement of the financial statements and/or misappropriation of assets.</p> <p><b>Statement of Condition</b> - The Organization does not have the appropriate segregation of duties surrounding its online banking, check disbursement, and journal entry processes.</p> <p><b>Cause</b> - In November 2019, the departure of the vice president of finance led to the shifting of responsibilities to other finance department staff and the lack of segregation of duties relative to the online banking, check disbursement, and journal entry processes.</p> <p><b>Effect or Potential Effect</b> - The Organization is at greater risk for a material misstatement of its financial statements and/or misappropriation of assets.</p> <p><b>Auditor Noncompliance Code</b> - S - Internal control deficiency</p> <p><b>Reporting Views of Responsible Officials</b> - Management agrees with the finding and has put preventive controls in place starting in March 2020 to mitigate the risks identified in this finding. As a result, management does not believe this will be a finding going forward.</p> <p><b>Context</b> - While dual approval is in place for initiating and approving wire transfers and ACH transactions, every individual within the Organization who was designated as an administrator on the bank profile, prior to March 2020, had the ability to add and modify user rights without dual approval. This allowed for potential circumvention of the dual authorization control.</p> <p>Certain users within the finance department had incompatible rights within the accounting system prior to March 2020. Those rights included modifying user security rights, posting journal entries, modifying vendor information, and printing checks with electronic signatures. The member of management performing the review of all check runs prior to disbursement had unlimited access to the financial system.</p> <p><b>Recommendation</b> - The Organization should improve the preventive controls surrounding segregation of duties related to online banking, financial system access, and the check disbursement process.</p> <p><b>Response Indicator</b> - Agree</p>	None

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek  
HUD Project No. 047-EE043**

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**Schedule of Findings and Questioned Costs (Continued)**

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**Year Ended June 30, 2020**

**Section II - Financial Statement Audit Findings (Continued)**

Reference Number	Finding	Questioned Costs
2020-001 (Continued)	<b>Completion Date</b> - July 16, 2020	

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek  
HUD Project No. 047-EE043**

**Schedule of Findings and Questioned Costs (Continued)**

**Year Ended June 30, 2020**

**Section III - Federal Program Audit Findings**

Reference Number	Finding	Questioned Costs
2020-002	<p><b>Finding Type</b> - Immaterial noncompliance with major program requirements</p> <p><b>Title and CFDA Number of Federal Program</b> - Supportive Housing for the Elderly - Project Rental Assistance Contract and Capital Advance (CFDA #14.157)</p> <p><b>Finding Resolution Status</b> - Resolved</p> <p><b>Information on Universe and Population Size</b> - Entities that had surplus cash as of June 30, 2019</p> <p><b>Sample Size Information</b> - Sample size for compliance was each entity (5 out of 16) that had surplus cash as of June 30, 2019.</p> <p><b>Criteria</b> - The Organization should deposit surplus cash within the time frame specified in the FRAG Guide.</p> <p><b>Statement of Condition</b> - The Organization deposited prior year surplus cash of \$13,477 on March 23, 2020, which was after the deadline stated in the Real Estate Assessment Center's <i>Summary of Financial Reporting and Auditing Guidance for HUD</i> (FRAG Guide) under Section 2.8.</p> <p><b>Cause</b> - The Organization failed to monitor the cash requirements of the residual receipts account as specified by the FRAG Guide.</p> <p><b>Effect or Potential Effect</b> - The residual receipts account was not funded in accordance with the FRAG Guide.</p> <p><b>Auditor Noncompliance Code</b> - B - Failure to make required residual receipt deposits</p> <p><b>Reporting Views of Responsible Officials</b> - Management is aware of the surplus cash deposit requirement and agrees with finding. Noncompliance has been addressed by depositing surplus cash on March 23, 2020, prior to year end.</p> <p><b>Context</b> - A total of 5 of the 16 HUD entities in the population had surplus cash in the prior year, and the other 4 entities all deposited the surplus cash within 90 days. Mill Creek's lack of timely deposit was an oversight by Management.</p> <p><b>Recommendation</b> - Surplus cash deposit amounts be deposited with the specified time frame, as required by the FRAG Guide.</p> <p><b>Auditor's Summary of the Auditee's Comments on the Findings and Recommendations</b> - Management should deposit surplus cash within the time frame required by the FRAG Guide.</p> <p><b>Response Indicator</b> - Agree</p> <p><b>Completion Date</b> - March 23, 2020</p>	None

**Mill Creek Senior Housing Corporation d/b/a The Village of Mill Creek  
HUD Project No. 047-EE043**

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**Schedule of Findings and Questioned Costs (Continued)**

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**Year Ended June 30, 2020**

**Section III - Federal Program Audit Findings (Continued)**

Reference Number	Finding	Questioned Costs
2020-002 (Continued)	<b>Response</b> - Management acknowledges noncompliance in the current fiscal year and has taken measures to improve internal controls over any such deposit timeliness. Management deposited the surplus cash amount of \$13,477 into residual receipts on March 23, 2020.	