
PVM Kalamazoo Senior Non-Profit Housing
Corporation d/b/a The Village of Sage Grove

(a not-for-profit corporation)

HUD Project No. 047-EE049

Financial Report
with Supplemental Information
June 30, 2020

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Certificate of Officers

We certify that we have examined the attached financial statements and supplemental information of HUD Project No. 047-EE049, PVM Kalamazoo Senior Non-Profit Housing Corporation d/b/a The Village of Sage Grove, and to the best of our knowledge and belief, the same is a true statement of the financial condition as of June 30, 2020.

Jose Santamaria
Chair

September 17, 2020
Date

Josie Howard-Wyne
Treasurer

September 17, 2020
Date

ID# 26-4194584
Employer Identification Number

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Management Agent's Certification

We certify that we have examined the attached financial statements and supplemental information of HUD Project No. 047-EE049, PVM Kalamazoo Senior Non-Profit Housing Corporation d/b/a The Village of Sage Grove, 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

Dale Walvort
Property Manager

**PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049**

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Independent Auditor's Report

To the Board of Directors
PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove

Report on the Financial Statements

We have audited the accompanying financial statements of PVM Kalamazoo Senior Non-Profit Housing Corporation d/b/a The Village of Sage Grove (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 PVM Kalamazoo Senior Non-Profit Housing Corporation d/b/a The Village of Sage Grove 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
PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove

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 PVM Kalamazoo Senior Non-Profit Housing Corporation d/b/a The Village of Sage Grove'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 PVM Kalamazoo Senior Non-Profit Housing Corporation d/b/a The Village of Sage Grove's internal control over financial reporting and compliance.

Plante & Moran, PLLC

September 17, 2020

By: Linda A. Yudasz, CPA
Engagement Partner
2601 Cambridge Court, Suite 500
Auburn Hills, MI 48326
Federal ID Number: 38-1357951
Phone Number: (248) 375-7100

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Balance Sheet

June 30, 2020 and 2019

	2020	2019
Assets		
Current Assets		
Cash - Operations	\$ 13,929	\$ 8,450
Tenant accounts receivable	7	291
Accounts receivable - HUD	10	-
Prepaid expenses	4,541	2,035
Total current assets	18,487	10,776
Deposits - Held in Trust		
Tenant deposits held in trust	15,997	15,374
Deposits - Funded		
Escrow deposits	1,826	1,826
Replacement reserve	65,985	63,134
Total deposits - Funded	67,811	64,960
Fixed Assets		
Land and land improvements	304,489	304,489
Buildings and building improvements	3,239,318	3,239,318
Furniture for project/tenant use	65,736	65,736
Motor vehicles	3,215	-
Miscellaneous fixed assets	9,802	9,802
Total fixed assets	3,622,560	3,619,345
Accumulated depreciation	(761,340)	(673,818)
Net fixed assets	2,861,220	2,945,527
Total assets	\$ 2,963,515	\$ 3,036,637

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Balance Sheet (Continued)

June 30, 2020 and 2019

	<u>2020</u>	<u>2019</u>
Liabilities and Deficiency in Net Assets		
Current Liabilities		
Accounts payable - Operations	\$ 5,923	\$ 9,157
Accounts payable - Section 8 and other	-	701
Accrued wages payable	6,983	6,435
Accrued payroll taxes payable	118	135
Residual receipts liability	3,082	-
Prepaid revenue	7	263
	<u>16,113</u>	<u>16,691</u>
Total current liabilities	16,113	16,691
Deposits - Held in Trust (Contra)		
Tenant deposits held in trust (contra)	13,823	13,165
Long-term Liabilities		
Capital advance (Note 4)	3,475,600	3,475,600
Other loans and notes payable (Note 3)	140,000	140,000
	<u>3,615,600</u>	<u>3,615,600</u>
Total long-term liabilities	3,615,600	3,615,600
Total liabilities	3,645,536	3,645,456
Deficiency in Net Assets		
Without donor restrictions	<u>(682,021)</u>	<u>(608,819)</u>
Total deficiency in net assets	<u>(682,021)</u>	<u>(608,819)</u>
Total liabilities and deficiency in net assets	<u>\$ 2,963,515</u>	<u>\$ 3,036,637</u>

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Statement of Activities

Years Ended June 30, 2020 and 2019

	2020	2019
Rent Revenue		
Rent revenue - Gross potential	\$ 134,435	\$ 131,162
Tenant assistance payments	143,833	140,002
Total rent revenue (potential at 100% occupancy)	278,268	271,164
Vacancies		
Apartments	(1,576)	(4,045)
Residual receipts adjustment	(3,082)	-
Total vacancies	(4,658)	(4,045)
Net rent revenue (rent revenue less vacancies)	273,610	267,119
Financial Revenue		
Project operations	3	3
Investments - Replacement reserve	13	12
Total financial revenue	16	15
Other Revenue		
Laundry and vending revenue	2,100	2,000
Miscellaneous revenue	16,522	83,184
Total other revenue	18,622	85,184
Total revenue	292,248	352,318
Administrative Expenses		
Conventions and meetings	583	969
Management consultants	12,958	23,535
Other renting expenses	15	243
Office salaries	14,413	-
Office expenses	23,096	27,724
Management fee (Note 5)	20,976	20,064
Manager or superintendent salaries	51,275	51,044
Legal expenses	956	836
Auditing expenses	7,547	6,800
Bookkeeping fees/Accounting services (Note 5)	4,560	4,560
Bad debts	37	-
Miscellaneous administrative expenses	4,567	4,827
Total administrative expenses	140,983	140,602
Utilities Expenses		
Electricity	15,697	14,435
Water	2,473	3,824
Gas	3,542	5,511
Sewer	3,022	3,867
Total utilities expenses	24,734	27,637

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Statement of Activities (Continued)

Years Ended June 30, 2020 and 2019

	<u>2020</u>	<u>2019</u>
Operating and Maintenance Expenses		
Payroll	\$ 32,325	\$ 29,971
Supplies	12,432	6,759
Contracts	23,834	14,087
Garbage and trash removal	979	1,241
Heating/Cooling repairs and maintenance	846	-
Snow removal	8,899	14,679
Vehicle and maintenance equipment operation and repairs	60	57
Miscellaneous operating and maintenance expenses	<u>5,060</u>	<u>7,635</u>
Total operating and maintenance expenses	84,435	74,429
Taxes and Insurance		
Payroll taxes (FICA)	7,848	6,010
Property and liability insurance (hazard)	15,128	11,007
Workers' compensation	1,407	1,367
Health insurance and other employee benefits	1,574	1,509
Miscellaneous taxes, licenses, permits, and insurance	<u>1,760</u>	<u>-</u>
Total taxes and insurance	27,717	19,893
Financial Expenses		
Miscellaneous financial expenses	<u>59</u>	<u>42</u>
Total financial expenses	<u>59</u>	<u>42</u>
Total cost of operations before depreciation	<u>277,928</u>	<u>262,603</u>
Change in Net Assets before Depreciation	14,320	89,715
Depreciation Expense	<u>87,522</u>	<u>86,948</u>
Change in Total Net Assets	<u><u>\$ (73,202)</u></u>	<u><u>\$ 2,767</u></u>

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Statement of Changes in Deficiency in Net Assets

Years Ended June 30, 2020 and 2019

Deficiency in Net Assets - July 1, 2018	\$ (611,586)
Decrease in deficiency in net assets	<u>2,767</u>
Deficiency in Net Assets - June 30, 2019	(608,819)
Increase in deficiency in net assets	<u>(73,202)</u>
Deficiency in Net Assets - June 30, 2020	<u><u>\$ (682,021)</u></u>

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Statement of Cash Flows

Years Ended June 30, 2020 and 2019

	<u>2020</u>	<u>2019</u>
Cash Flows from Operating Activities		
Receipts:		
Rental	\$ 279,054	\$ 267,084
Interest	16	15
Other cash receipts	<u>18,622</u>	<u>15,184</u>
Total receipts	297,692	282,283
Disbursements:		
Administrative	(58,518)	(66,995)
Management fee	(20,976)	(20,064)
Utilities	(26,818)	(27,815)
Salaries and wages	(98,013)	(81,254)
Operating and maintenance	(53,060)	(44,890)
Property insurance	(15,288)	(11,078)
Miscellaneous taxes and insurance	(13,450)	(10,254)
Tenant security deposits	658	(257)
Miscellaneous financial	<u>(59)</u>	<u>(42)</u>
Total disbursements	<u>(285,524)</u>	<u>(262,649)</u>
Net cash and restricted cash provided by operating activities	12,168	19,634
Cash Flows Used in Investing Activities - Net purchase of fixed assets	<u>(3,215)</u>	<u>(6,337)</u>
Net Increase in Cash and Restricted Cash	8,953	13,297
Cash and Restricted Cash - Beginning of year	<u>88,784</u>	<u>75,487</u>
Cash and Restricted Cash - End of year	<u>\$ 97,737</u>	<u>\$ 88,784</u>

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Statement of Cash Flows (Continued)

Years Ended June 30, 2020 and 2019

	2020	2019
Reconciliation of Change in Deficiency in Net Assets to Net Cash and Restricted Cash Provided by Operating Activities		
Change in deficiency in net assets	\$ (73,202)	\$ 2,767
Adjustments to reconcile change in deficiency in net assets to net cash and restricted cash from operating activities:		
Depreciation	87,522	86,948
Decrease (increase) in assets:		
Tenant accounts receivable	247	(291)
Accounts receivable - Other	(10)	-
Prepaid expenses	(2,506)	(1,311)
(Decrease) increase in liabilities:		
Accounts payable - Operations	(3,935)	(1,601)
Accrued liabilities	531	3,123
Tenant security deposits held in trust	658	(257)
Prepaid revenue	(256)	256
Other changes to reconcile change in deficiency in net assets to net cash and restricted cash provided by operating activities	3,119	(70,000)
Net cash and restricted cash provided by operating activities	\$ 12,168	\$ 19,634
Classification of Cash and Restricted Cash		
Cash - Operations	\$ 13,929	\$ 8,450
Tenant deposits held in trust	15,997	15,374
Deposits - Funded	67,811	64,960
Total cash and restricted cash	\$ 97,737	\$ 88,784
Significant Noncash Transactions - Forgiveness of amounts owed to management agent	\$ -	\$ 70,000

June 30, 2020 and 2019

Note 1 - Nature of Business

PVM Kalamazoo Senior Non-Profit Housing Corporation d/b/a The Village of Sage Grove (the "Organization") is a nonprofit corporation that owns and operates a 38-unit affordable housing rental project for elderly persons (the "Project"). The Project, located in Kalamazoo, 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 PVM Kalamazoo Senior Non-Profit Housing Corporation d/b/a The Village of Sage Grove 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 Funded

The funds controlled by the Organization represent an insurance escrow and restricted funds for a replacement reserve. The insurance escrow represents funds set aside by the Organization to offset insurance expenses. 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 \$792.

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.

Tenant Accounts Receivable

Accounts receivable represent amounts due from tenants. Tenant accounts 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.

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.

June 30, 2020 and 2019

Note 2 - Significant Accounting Policies (Continued)

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 estimated to be generated by those assets are less than the assets' carrying amount. No impairment of the Organization's rental property has occurred.

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.

Classification of Net Assets

Deficiencies in 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 require tenants to contribute a portion of the contract rent based on formulas prescribed by the U.S. Department of Housing and Urban Development. Housing assistance payments are received for the balance of contract rent from HUD. The current contract expires on July 31, 2021. Management intends to renew the contract prior to the expiration date.

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.

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 available to be 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.

June 30, 2020 and 2019

Note 3 - HOME Loans Funds

The Organization has entered into a loan from the City of Kalamazoo, Michigan under the HOME Investment Partnership Act. The proceeds of the loan were used to partially fund development costs incurred with the Project. The loan bears no interest and will be deemed satisfied over 20 years if the Organization complies with affordable housing restrictions in accordance with the HOME program. It is the Organization's intent to comply with the time requirement and the HOME program, expiring on July 1, 2031. At June 30, 2020 and 2019, the balance of the loan is \$140,000. The HOME loan is reported as a long-term liability.

Note 4 - 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 \$3,475,600, 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 June 2051. 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 long-term liability. The capital advance is collateralized by the land and building of the Organization.

Note 5 - 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.

During the year ended June 30, 2019, PVM relieved the Organization of its liability to PVM in the amount of \$70,000, which is included within miscellaneous revenue on the statement of activities.

The property management agreement provides that a management fee in the amount of 7.93 and 7.79 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 \$20,976 and \$20,064 for the years ended June 30, 2020 and 2019, respectively. In addition, accounting service fees of \$4,560 were incurred to PVM for the years ended June 30, 2020 and 2019.

Note 6 - Current Vulnerability Due to Certain Concentrations

The Organization's sole asset is PVM Kalamazoo Senior Non-Profit Housing Corporation d/b/a The Village of Sage Grove (the "Project"). 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.

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Notes to Financial Statements

June 30, 2020 and 2019

Note 7 - 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	\$ 41,020	\$ 10,255	\$ 51,275
Management fees	-	20,976	20,976
Other administrative expenses	46,446	22,286	68,732
Total administrative expenses	87,466	53,517	140,983
Utilities, operating, and maintenance	106,476	2,693	109,169
Taxes and insurance	25,446	2,271	27,717
Financial expenses	59	-	59
Depreciation	86,915	607	87,522
Total	\$ 306,362	\$ 59,088	\$ 365,450

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

	Program	Management and General	Total
Administrative expenses:			
Salaries and wages	\$ 40,835	\$ 10,209	\$ 51,044
Management fees	-	20,064	20,064
Other administrative expenses	46,926	22,568	69,494
Total administrative expenses	87,761	52,841	140,602
Utilities, operating, and maintenance	99,049	3,017	102,066
Taxes and insurance	18,039	1,854	19,893
Financial expenses	42	-	42
Depreciation	86,343	605	86,948
Total	\$ 291,234	\$ 58,317	\$ 349,551

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 8 - Liquidity and Availability of Resources

The Organization has \$13,946 and \$8,741 of financial assets available within one year of June 30, 2020 and 2019 to meet cash needs for general expenditure consisting of cash of \$13,929 and \$8,450 and accounts receivable of \$17 and \$291, 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.

Notes to Financial Statements

June 30, 2020 and 2019

Note 8 - Liquidity and Availability of Resources (Continued)

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. 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.

Supplemental Information

Independent Auditor's Report on Supplemental Information

To the Board of Directors
PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove

We have audited the financial statements of PVM Kalamazoo Senior Non-Profit Housing Corporation d/b/a The Village of Sage Grove 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 the financial statements as a whole. 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

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Balance Sheet Data

June 30, 2020

		Assets
Current Assets		
1120	Cash - Operations	\$ 13,929
1130	Tenant accounts receivable	7
1135	Accounts receivable - HUD	10
1200	Prepaid expenses	<u>4,541</u>
1100T	Total current assets	18,487
Deposits - Held in Trust		
1191	Tenant deposits held in trust	15,997
Deposits - Funded		
1310	Escrow deposits	1,826
1320	Replacement reserve	<u>65,985</u>
1300T	Total deposits - Funded	67,811
Fixed Assets		
1410	Land and land improvements	304,489
1420	Buildings and building improvements	3,239,318
1450	Furniture for project/tenant use	65,736
1480	Motor vehicles	3,215
1490	Miscellaneous fixed assets	<u>9,802</u>
1400T	Total fixed assets	3,622,560
1495	Accumulated depreciation	<u>(761,340)</u>
1400N	Net fixed assets	<u>2,861,220</u>
1000T	Total assets	<u><u>\$ 2,963,515</u></u>

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Balance Sheet Data (Continued)

June 30, 2020

Liabilities and Deficiency in Net Assets		
Current Liabilities		
2110	Accounts payable - Operations	\$ 5,923
2120	Accrued wages payable	6,983
2121	Accrued payroll taxes payable	118
2190	Residual receipts liability	3,082
2210	Prepaid revenue	<u>7</u>
2122T	Total current liabilities	16,113
Deposits - Held in Trust (Contra)		
2191	Tenant deposits held in trust (contra)	13,823
Long-term Liabilities		
2310	Capital advance	3,475,600
2324	Other loans and notes payable	<u>140,000</u>
2300T	Total long-term liabilities	<u>3,615,600</u>
2000T	Total liabilities	3,645,536
Deficiency in Net Assets		
3131	Without donor restrictions	<u>(682,021)</u>
3130	Total deficiency in net assets	<u>(682,021)</u>
2033T	Total liabilities and deficiency in net assets	<u><u>\$ 2,963,515</u></u>

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Statement of Activities Data

Year Ended June 30, 2020

	Rent Revenue		
5120	Rent revenue - Gross potential	\$	134,435
5121	Tenant assistance payments		<u>143,833</u>
5100T	Total rent revenue (potential at 100% occupancy)		278,268
	Vacancies		
5220	Apartments		(1,576)
5290	Miscellaneous		<u>(3,082)</u>
5200T	Total vacancies		<u>(4,658)</u>
5152N	Net rent revenue (rent revenue less vacancies)		273,610
	Financial Revenue		
5410	Project operations		3
5440	Investments - Replacement reserve		<u>13</u>
5400T	Total financial revenue		16
	Other Revenue		
5910	Laundry and vending revenue		2,100
5990	Miscellaneous revenue		<u>16,522</u>
5900T	Total other revenue		<u>18,622</u>
5000T	Total revenue		292,248
	Administrative Expenses		
6203	Conventions and meetings		583
6204	Management consultants		12,958
6250	Other renting expenses		15
6310	Office salaries		14,413
6311	Office expenses		23,096
6320	Management fee		20,976
6330	Manager or superintendent salaries		51,275
6340	Legal expenses		956
6350	Auditing expenses		7,547
6351	Bookkeeping fees/Accounting services		4,560
6370	Bad debts		37
6390	Miscellaneous administrative expenses		<u>4,567</u>
6263T	Total administrative expenses		140,983
	Utilities Expenses		
6450	Electricity		15,697
6451	Water		2,473
6452	Gas		3,542
6453	Sewer		<u>3,022</u>
6400T	Total utilities expenses		24,734

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Statement of Activities Data (Continued)

Year Ended June 30, 2020

	Operating and Maintenance Expenses	
6510	Payroll	\$ 32,325
6515	Supplies	12,432
6520	Contracts	23,834
6525	Garbage and trash removal	979
6546	Heating/Cooling repairs and maintenance	846
6548	Snow removal	8,899
6570	Vehicle and maintenance equipment operation and repairs	60
6590	Miscellaneous operating and maintenance expenses	<u>5,060</u>
6500T	Total operating and maintenance expenses	84,435
	Taxes and Insurance	
6711	Payroll taxes (FICA)	7,848
6720	Property and liability insurance (hazard)	15,128
6722	Workers' compensation	1,407
6723	Health insurance and other employee benefits	1,574
6790	Miscellaneous taxes, licenses, permits, and insurance	<u>1,760</u>
6700T	Total taxes and insurance	27,717
	Financial Expenses	
6890	Miscellaneous financial expenses	<u>59</u>
6800T	Total financial expenses	<u>59</u>
6000T	Total cost of operations before depreciation	<u>277,928</u>
5060T	Change in Net Assets before Depreciation	14,320
6600	Depreciation Expense	<u>87,522</u>
3250	Change in Total Net Assets	<u><u>\$ (73,202)</u></u>

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Statement of Activities Data (Continued)

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		9,500
S1000-030	3	Replacement reserve or residual receipt releases that are included as expense items on this profit and loss statement		6,662
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

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Statement of Changes in Deficiency in Net Assets Data

Year Ended June 30, 2020

S1100-050	Deficiency in Net Assets - July 1, 2019	\$ (608,819)
3250	Increase in deficiency in net assets	<u>(73,202)</u>
3130	Deficiency in Net Assets - June 30, 2020	<u>\$ (682,021)</u>

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Statement of Cash Flows Data

Year Ended June 30, 2020

Cash Flows from Operating Activities		
	Receipts:	
S1200-010	Rental	\$ 279,054
S1200-020	Interest	16
S1200-030	Other cash receipts	18,622
		<hr/>
S1200-040	Total receipts	297,692
	Disbursements:	
S1200-050	Administrative	(58,518)
S1200-070	Management fee	(20,976)
S1200-090	Utilities	(26,818)
S1200-100	Salaries and wages	(98,013)
S1200-110	Operating and maintenance	(53,060)
S1200-140	Property insurance	(15,288)
S1200-150	Miscellaneous taxes and insurance	(13,450)
S1200-160	Tenant security deposits	35
S1200-220	Miscellaneous financial	(59)
		<hr/>
S1200-230	Total disbursements	(286,147)
S1200-240	Net cash provided by operating activities	11,545
	Cash Flows from Investing Activities	
S1200-250	Net deposit to the reserve for replacement account	(2,851)
S1200-330	Net purchase of fixed assets	(3,215)
		<hr/>
S1200-350	Net cash used in investing activities	(6,066)
S1200-470	Net Increase in Cash	5,479
S1200-480	Cash - Beginning of year	8,450
		<hr/>
S1200T	Cash - End of year	\$ 13,929
		<hr/> <hr/>

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Statement of Cash Flows Data (Continued)

Year Ended June 30, 2020

Reconciliation of Change in Deficiency in Net Assets to Net Cash		
Provided by Operating Activities		
3250	Change in deficiency in net assets	\$ (73,202)
	Adjustments to reconcile change in deficiency in net assets to net cash from operating activities:	
6600	Depreciation	87,522
	Decrease (increase) in assets:	
S1200-490	Tenant accounts receivable	247
S1200-500	Accounts receivable - Other	(10)
S1200-520	Prepaid expenses	(2,506)
S1200-530	Cash restricted for tenant security deposits	(623)
	(Decrease) increase in liabilities:	
S1200-540	Accounts payable - Operations	(3,935)
S1200-560	Accrued liabilities	531
S1200-580	Tenant security deposits held in trust	658
S1200-590	Prepaid revenue	(256)
S1200-600	Other changes to reconcile change in deficiency in net assets to net cash provided by operating activities	<u>3,119</u>
S1200-610	Net cash provided by operating activities	<u><u>\$ 11,545</u></u>

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

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	Balance - July 1, 2019	\$ 63,134
1320DT	Monthly deposits (\$791.67 x 12)	9,500
1320ODT	Other deposits	12,325
1320INT	Interest	13
1320WT	Approved withdrawals	<u>(18,987)</u>
1320	Balance - June 30, 2020	<u><u>\$ 65,985</u></u>

2. Schedule of Residual Receipts - N/A

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>\$ 3,082</u></u>
5290	Residual receipts adjustment	<u><u>\$ (3,082)</u></u>
5990	Damages	\$ 3,121
	Cable/Satellite TV	13,101
	Miscellaneous revenue	<u>300</u>
	Total	<u><u>\$ 16,522</u></u>
6890	Interest on tenant security deposits	<u><u>\$ 59</u></u>
S1200-600	Bad debt expense	\$ 37
	Residual receipts liability adjustment	<u>3,082</u>
	Total	<u><u>\$ 3,119</u></u>
1320ODT	Repayment of HUD-approved temporary loan from replacement reserve	<u><u>\$ 12,325</u></u>

**PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049**

Schedule of Expenditures of Federal Awards

Year Ended June 30, 2020

Federal Agency/Pass-through Agency/Program Title	CFDA Number	Federal Expenditures
U.S. Department of Housing and Urban Development - Supportive Housing for the Elderly:		
Project Rental Assistance Contract	14.157	\$ 143,833
Capital Advance	14.157	<u>3,475,600</u>
Total federal awards		<u><u>\$ 3,619,433</u></u>

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

Computation of Surplus Cash

		June 30, 2020
S1300-010	Cash	\$ 29,926
1135	Accounts receivable - HUD	<u>10</u>
S1300-040	Total cash	29,936
Current Obligations		
S1300-075	Accounts payable - 30 days	5,923
S1300-100	Accrued expenses (not escrowed)	7,101
2210	Prepaid revenue	7
2191	Tenant/Patient deposits held in trust (contra)	<u>13,823</u>
S1300-140	Total current obligations	<u>26,854</u>
S1300-150	Surplus cash (deficiency)	<u>\$ 3,082</u>
S1300-210	Deposit due residual receipts	<u>\$ 3,082</u>

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*

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
PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove

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 PVM Kalamazoo Senior Non-Profit Housing Corporation d/b/a The Village of Sage Grove (the "Organization"), which comprise the balance sheet as of June 30, 2020 and the related 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
PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove

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

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

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
PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove

Report on Compliance for Each Major Federal Program

We have audited PVM Kalamazoo Senior Non-Profit Housing Corporation d/b/a The Village of Sage Grove's (the "Organization") compliance with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Compliance Supplement 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.

To the Board of Directors
PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove

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

Schedule of Findings and Questioned Costs

**PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049**

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)? Yes X 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

PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049

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>Finding Type - Material weakness in internal control over financial reporting</p> <p>Title - Segregation of duties</p> <p>Finding Resolution Status - Resolved</p> <p>Information on Universe and Population Size - N/A</p> <p>Sample Size Information - N/A</p> <p>Criteria - 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>Statement of Condition - The Organization does not have the appropriate segregation of duties surrounding its online banking, check disbursement, and journal entry processes.</p> <p>Cause - 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>Effect or Potential Effect - The Organization is at greater risk for a material misstatement of its financial statements and/or misappropriation of assets.</p> <p>Auditor Noncompliance Code - S - Internal control deficiency</p> <p>Reporting Views of Responsible Officials - 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>Context - 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 an electronic signature. The member of management performing the review of all check runs prior to disbursement had unlimited access to the financial system.</p> <p>Recommendation - The Organization should improve the preventive controls surrounding segregation of duties related to online banking, financial system access, and the check disbursement process.</p>	None

**PVM Kalamazoo Senior Non-Profit Housing Corporation
d/b/a The Village of Sage Grove
HUD Project No. 047-EE049**

Schedule of Findings and Questioned Costs (Continued)

Year Ended June 30, 2020

Section II - Financial Statement Audit Findings (Continued)

Reference Number	Finding	Questioned Costs
2020-001 (Cont'd)	Response Indicator - Agree Completion Date - July 16, 2020	

Section III - Federal Program Audit Findings

Reference Number	Finding	Questioned Costs
Current Year	None	