

**COQUILLE INDIAN HOUSING AUTHORITY  
(A Component Unit of the Coquille Indian Tribe)  
Coos Bay, Oregon**

**FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION  
For the Year Ended September 30, 2024**

**WITH**

**INDEPENDENT AUDITOR'S REPORT**

March 27, 2025



Board of Directors  
Coquille Indian Housing Authority  
Coos Bay, Oregon

920 Country Club Road, Suite 200A  
Eugene, OR 97401  
541.342.5161  
[www.islercpa.com](http://www.islercpa.com)

We have audited the financial statements of the Coquille Indian Housing Authority for the year ended September 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our arrangement letter. Professional standards also require that we communicate to you the following information related to our audit.

#### Significant Audit Findings

##### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Coquille Indian Housing Authority are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during. We noted no transactions entered into by the Coquille Indian Housing Authority during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Coquille Indian Housing Authority's financial statements are as follows.

Depreciation lives and methods are described in Note 1.I. We evaluated these policies and their application in determining that depreciation expense is reasonable in relation the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements are the Long-term debt disclosures.

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

##### *Difficulties Encountered in Performing the Audit*

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

##### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

##### *Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. we are pleased to report that no such disagreements arose during our audit.

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated March 25, 2025.

### *Management Consultations with Other Independent Accountant*

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

### *Other Audit Findings or Issues*

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

### Other Matters

We applied certain limited procedures to the Management's Discussion and Analysis, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

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

### Significant Risks

As indicated in the engagement letter, we identified the following significant risks of material misstatement as part of our audit planning:

1. Management override of controls – management could bypass controls to misstate financial statements
2. Material misstatement due to fraudulent revenue recognition – revenue could be recognized in incorrect amounts, accounts, or period by the use of manual journal entries

We addressed these significant risks by performing a review of all manual journal entries made by management affecting fiscal year 2024. We selected a sample of these entries and reviewed the supporting documentation to determine whether the entries were appropriate and accurate. During our review of the journal entries and other testing performed during the audit, we did not note any evidence of improper revenue recognition or the override of internal controls by management.

### Restriction on Use

This information is intended solely for the information and use of the Board of Directors and management of the Coquille Indian Housing Authority and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

  
Isler CPA

**COQUILLE INDIAN HOUSING AUTHORITY  
(A Component Unit of the Coquille Indian Tribe)**

**Board of Commissioners**  
**September 30, 2024**

Paul Doyle, Chairperson  
Coos Bay, Oregon

Denise Hunter, Vice-Chairperson  
Coos Bay, Oregon

Robert More, Secretary/Treasurer  
Coos Bay, Oregon

Jacquelyn Chambers, Commissioner  
North Bend, Oregon

Shawn Chase, Commissioner  
Vancouver, Washington

Donald Garrett, Commissioner  
Coos Bay, Oregon

Judy Rocha, Commissioner  
North Bend, Oregon

**Executive Director**

Anne Cook  
2678 Mexeye Loop  
Coos Bay, OR 97420

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For more information please contact us at  
(541) 888-6501 or toll free at (800) 988-6501  
or email [info@coquilleiha.org](mailto:info@coquilleiha.org)

**COQUILLE INDIAN HOUSING AUTHORITY**  
**(A Component Unit of the Coquille Indian Tribe)**  
**Annual Financial Report**  
**For the Year Ended September 30, 2024**

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## **FINANCIAL SECTION**



## INDEPENDENT AUDITOR'S REPORT

Board of Commissioners  
Coquille Indian Housing Authority  
Coos Bay, Oregon

920 Country Club Road, Suite 200A  
Eugene, OR 97401  
541.342.5161  
[www.islercpa.com](http://www.islercpa.com)

### Opinions

We have audited the accompanying basic financial statements of the Coquille Indian Housing Authority ("the Authority"), a component unit of the Coquille Indian Tribe ("Tribe"), as of and for the year ended September 30, 2024, and the related notes to the financial statements which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position, changes in financial position and cash flows of the Authority as of and for the year ended September 30, 2024, in conformity with accounting principles generally accepted in the United States of America.

### Basis for Opinions

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

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

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

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

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

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis ("MD&A") on pages 3 through 8 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the MD&A in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory section, the Reconciliation Schedule - IHBG 55IH4102770, the Combining Schedule of Net Position, and the Combining Schedule of Revenues, Expenses, and changes in Net Position, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.



**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2025, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Isler CPA". The signature is written in a cursive, flowing style.

Isler CPA  
March 25, 2025

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

The Coquille Indian Housing Authority (the Authority), a component unit of the Coquille Indian Tribe, Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, and (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges).

This Management's Discussion and Analysis is to be presented at the front of each year's financial statements.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes, and currently known facts, please read it in conjunction with the Authority's financial statements (beginning on page 10).

### **FINANCIAL HIGHLIGHTS**

- A. The Authority's net position increased by \$608,003 during 2024. Net positions were \$6,396,881 and \$7,004,884 for 2023 and 2024, respectively.
- B. Operating revenue increased by \$524,454, or 18.45%, during 2024 and was \$2,844,628 and \$3,369,082 for 2023 and 2024, respectively.
- C. The total operating expenses increased by \$553,422, or 16.37%. Total expenses were \$3,381,338 and \$3,934,760 for 2023 and 2024 respectively.
- D. During the period, the Authority continued to assist low-income Tribal families with the U.S. Treasury COVID-19 Homeowner Assistance Fund Program, and HUD IHBG-ARP COVID-19 Emergency Rental Assistance. In August of 2024, the Authority launched a new Emergency Rental Assistance Program (ERAP) included in FY 2024 IHBG Indian Housing Plan, assisting three families during the period.

During FY 2024, the Authority received a grant from the Oregon Department of Energy for the Community Heat Pump Deployment Program for Tribal member owner-occupied homes in Oregon. The program launched in August 2024; twenty applications were received during the period.

Installation of a solar power generation and storage system included in the FY 2021 IHBG-ARP Indian Housing Plan was completed during the period. The Authority utilized solar incentive and rebate programs from Energy Trust of Oregon, the Oregon Department of Energy, and Federal Tax Credits through the Internal Revenue Service to offset a substantial amount of the cost.

In FY 2020, the Authority was awarded an IHBG Competitive Grant to rehabilitate three low-income rental units to Section 504 accessibility standards and construct three new Section 504 compliant low-income units. The rehabilitation portion of the project was completed during the period. New construction planning activities continued in FY 2024, including procurement for Architectural and Engineering services, and preparation of draft plans and specifications. New construction is scheduled to begin in FY 2025.

Planning activities for new construction of an additional Section 504 compliant low-income duplex unit, included in the FY 2021 IHBG-ARP Indian Housing Plan, continued during the period. Construction is scheduled in FY 2025.

## USING THIS ANNUAL REPORT

The following outlines the sections included in this report:

### **Required Supplemental Information**

Management's Discussion and Analysis – pages 4-9

### **Basic Financial Statements**

Basic Financial Statements – pages 10-12

Notes to the Financial Statements – pages 13-21

### **Supplemental Information**

Supplementary Information (other than MD&A) – pages 22-24

The primary focus of the Authority's financial statements is on the Authority as a whole, which allows the user to address relevant questions, broaden a basis for comparison, and enhance the Authority's accountability.

## **Basic Financial Statements**

The Basic Financial Statements, presented on pages 10-12, include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equal "Net Position," formerly known as equity and net assets. Assets and liabilities are presented in order of liquidity and are classified as "Current" (convertible into cash within one year) and "Non-current".

The focus of the Statement of Net Position is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Position is reported in three broad categories.

**Net Investment in Capital Assets:** This component of Net Position consists of all capital assets, net accumulated depreciation and reduced by the outstanding balances of any bond or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

**Restricted Net Position:** This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

**Unrestricted Net Position:** Consists of Net Assets that do not meet the definition of "Net Investment in Capital Assets" or "Restricted Net Position".

The Basic Financial Statements also include a Statement of Revenue, Expenses, and Changes in Net Position (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administration, utilities, maintenance, and depreciation, and Non-operating Revenue and Expenses, such as contributions, investment income, and interest expense.

The focus of the Statement of Revenue, Expenses, and Changes in Net Position is the "Change in Net Position", which is similar to Net Income or Loss.

Finally, the Statement of Cash Flows is included, which discloses net cash provided by or used for operating activities, non-capital financing activities, and from capital and related financing activities.

## **Financial Reporting Entity**

The Authority applies the criteria set forth in Governmental Accounting Standards Board (GASB) provisions to determine whether it should include in its reporting potential component units. GASB establishes standards for defining and reporting on the financial reporting entity. It defines component units as legally separate organizations for which the elected officials of the primary government are financially accountable and other organizations for which the nature and significance of their relationship with a primary government

are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The Authority considered all potential component units in determining what organizations should be included in the financial statements. Based on these criteria, there are no component units to include in the Authority's financial statements.

These standards also stipulate other considerations that the Coquille Indian Tribe must address regarding manifestation of oversight that were considered by the Tribe in its evaluation of the Tribe's organization and activities, including the nature and significance of the relationship with the Tribe. The economic resources of the Authority are held entirely, or almost entirely, for the direct benefit of the Tribe and/or the members of the Tribe, and those resources are significant to the Tribe.

The Tribe's management, under the criteria of the Governmental Accounting Standards Board (GASB), has determined the Authority meets the criteria as set forth above and, therefore, is considered a component unit of the Tribe.

### Indian Housing

Under the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) (25 U.S.C. 4104 et seq.), HUD will provide grants, loan guarantees, and technical assistance to Indian tribes and Alaska Native villages for the development and operation of low-income housing in Indian areas. Grants will be made to eligible recipients under the Indian Housing Block Grant (IHBG) program. To be eligible for the grants, respondents must submit an Indian Housing Plan that meets the minimum requirements of the Act, submit performance reports, and maintain records for HUD monitoring and audit review.

The Authority's mission is to provide access to decent, safe, and affordable housing opportunities for low-income American Indians and Alaska Natives within the Tribe's federally-designated service area and Coquille Tribal members within the U.S.

## BASIC FINANCIAL STATEMENTS

### Statement of Net Position

The following table reflects the condensed Statement of Net Position compared to the prior year.

**TABLE 1**  
**STATEMENT OF NET POSITION**

	9/30/2024	9/30/2023
<b>Assets</b>		
Current and other assets	\$ 2,661,658	\$ 2,535,626
Non-current assets	72,563	72,563
Net capital assets	6,663,074	6,335,942
Total assets	9,397,295	8,944,131
 Deferred outflows of resources	 53,003	 53,003
<b>Liabilities</b>		
Current liabilities	1,315,961	1,422,339
Non-current liabilities	1,129,452	1,177,914
Total liabilities	2,445,413	2,600,253
 Net position		
Net investment in capital assets	5,587,065	5,193,655
Restricted net position	72,563	72,563
Unrestricted net position	1,345,256	1,130,663
Total net position	\$ 7,004,884	\$ 6,396,881

### Major Factors Affecting the Statement of Net Position

Current assets increased by \$126,032. Liabilities decreased by \$154,840 resulting from the full expenditure of U.S. Treasury Homeowner Assistance Funds during the period ending September 30, 2024.

Net capital assets also changed, increasing from \$6,335,942 to \$6,663,074. The increase is attributed to asset additions, net of current year equipment disposals, and depreciation. For more detail see Capital Assets on pages 8 and 17.

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Position provides a clearer view of financial well-being.

The following schedule compares the revenue and expenses for the current and previous fiscal years.

**TABLE 2**  
**STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION**

	9/30/2024	9/30/2023
Operating revenue		
HUD grants	\$ 2,369,375	\$ 1,872,050
U.S. Treasury grant	257,633	444,857
OHCS grants	18,889	-
Rent income	312,343	268,232
Lease income	42,781	43,281
HomeGO income	57,579	58,414
Interest income	55,395	11,316
Other income	255,087	146,478
Total operating revenue	<u>3,369,082</u>	<u>2,844,628</u>
Operating expenses		
Modernization and rehabilitation	739,739	492,485
General operation	1,477,664	1,165,903
Housing services and management	1,087,941	1,149,771
Planning and administration	315,954	252,869
Depreciation	313,462	320,310
Total operating expenses/expenditures	<u>3,934,760</u>	<u>3,381,338</u>
Less capital expenditures, reclassified	<u>(782,531)</u>	<u>(507,112)</u>
Net operating income (loss)	<u>216,853</u>	<u>(29,598)</u>
Non-operating revenue (expenses)		
Gain (loss) on sale of real property	(115,388)	-
Gain (loss) on disposal of equipment	69	(10,926)
Interest expense	(34,937)	(36,870)
Solar rebates	216,295	-
Oregon Department of Energy grant	2,365	-
Oregon Department of Administrative Svcs. grant	23,198	-
Contributions from the Tribe	299,548	187,751
Total non-operating revenue (expenses)	<u>391,150</u>	<u>139,955</u>
Net increase (decrease) in net position	<u>\$ 608,003</u>	<u>\$ 110,357</u>

## Major Factors Affecting the Statement of Revenue, Expenses, and Changes in Net Position

Revenue increased slightly during the fiscal year. U.S. Treasury Homeowner Assistance Fund Program activity, completion of rehabilitation of three units to Section 504 accessibility standards, and extensive preparation for re-occupancy on units vacated by long-term tenants comprise the increase in operating expenses.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

As of September 30, 2024, the Authority had a net investment of \$6,663,074 in a variety of capital assets as reflected in the following schedule, which represents a net increase (including additions, deletions, and depreciation) of \$327,132.

**TABLE 3**  
**CAPITAL ASSETS AT YEAR END**

	9/30/2024	9/30/2023
Housing development	\$ 8,874,984	\$ 8,268,361
Land improvements	217,115	210,345
Dwelling equipment	70,061	59,198
Equipment/vehicles	290,361	288,478
Maintenance facility	2,522,039	2,267,169
Streets/sidewalks	174,552	174,552
Commercial rental	141,796	141,796
Construction in progress	48,675	367,115
	<u>12,339,583</u>	<u>11,877,014</u>
Accumulated depreciation	<u>(5,676,509)</u>	<u>(5,541,072)</u>
Net capital assets	<u>\$ 6,663,074</u>	<u>\$ 6,335,942</u>

The following reconciliation summarizes the change in Capital Assets.

**TABLE 4**  
**CHANGE IN CAPITAL ASSETS**

Beginning balance 10/1/2023	\$ 6,335,942
Additions	782,531
Deletions	(319,961)
Depreciation expense	(313,462)
Accumulated depreciation – assets deleted	178,024
Ending balance 9/30/2024	<u>\$ 6,663,074</u>
This year's major additions are:	
Housing development	505,049
Land improvements	6,770
Dwelling equipment purchases	11,163
Equipment/vehicles	4,679
Maintenance facility	254,870
Total additions	<u>\$ 782,531</u>
This year's deletions are:	
Housing development	316,865
Dwelling equipment	300
Equipment/vehicles	2,796
Total deletions	<u>\$ 319,961</u>

### Long-term Debt

During fiscal year 2016, the Authority issued *Rental Revenue Bond 2016* to Banner Bank, in the principal amount of \$1,002,500, for construction of the Projects and Maintenance Operations and Storage Facility. During fiscal year 2024, the Authority paid principal and interest payments totaling \$72,563.

The Authority entered into a loan agreement with the Coquille Indian Tribe during fiscal year 2017, in the principal amount of \$500,000, to provide low-interest financing for additional Projects and Maintenance Operations and Storage Facility construction costs. During fiscal year 2024, the Authority paid principal and interest payments totaling \$28,953.

See Note 6 for additional details.

**TABLE 5  
CHANGE IN LONG-TERM DEBT**

	9/30/2024	9/30/2023
Rental revenue bond	\$ 726,324	\$ 769,086
CIT EDRLF loan	349,685	373,201
Compensated absences	138,465	97,801
Total long-term debt	<u>\$ 1,214,474</u>	<u>\$ 1,240,088</u>

### ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding of the U.S. Department of Housing and Urban Development.
- Local labor supply and demand, which can affect salary and wage rates.
- Local inflationary, recessionary, and employment trends, which can affect resident incomes and, therefore, the amount of rental income.
- Inflationary pressure on utility rates, supplies, and other costs.

### FINANCIAL CONTACT

The individual to be contacted regarding this report is Anne Cook, Executive Director of the Coquille Indian Housing Authority, at (541) 888-6501. Specific requests may be submitted to Ms. Cook at 2678 Mexeye Loop, Coos Bay, OR 97420 or by email to [annecook@coquilleiha.org](mailto:annecook@coquilleiha.org).

## **BASIC FINANCIAL STATEMENTS**



**COQUILLE INDIAN HOUSING AUTHORITY**  
**(A Component Unit of the Coquille Indian Tribe)**  
**Statement of Net Position**  
**September 30, 2024**

**ASSETS**

Current assets		
Cash and cash equivalents	\$ 999,280	
Restricted cash and cash equivalents	932,048	
Accounts receivable		
HUD	479,752	
IRS - solar rebate	121,295	
Oregon Department of Energy - CHPDP	2,365	
Tenants - dwelling rents	28,578	
Other receivables	5,064	
Inventories	19,267	
Prepaid expenses	74,009	
Total current assets		\$ 2,661,658
Non-current assets		
Restricted cash and cash equivalents	72,563	
		<u>72,563</u>
Capital assets		
Housing development	8,874,984	
Land improvements	217,115	
Dwelling equipment	70,061	
Equipment/vehicles	290,361	
Maintenance facility	2,522,039	
Streets/sidewalks	174,552	
Commercial rental	141,796	
Construction in progress	48,675	
Total capital assets	12,339,583	
Accumulated depreciation	<u>(5,676,509)</u>	
Net capital assets		<u>6,663,074</u>
Total non-current assets		<u>6,735,637</u>
Total assets		<u>9,397,295</u>

**DEFERRED OUTFLOWS OF RESOURCES**

Repayment of overpaid HUD funds	53,003	
Total deferred outflows of resources		<u>53,003</u>

**LIABILITIES**

Current liabilities		
Accounts payable	\$ 43,366	
Accrued expenses	47,406	
Accrued compensated absences - current	69,232	
Tenant security deposits	55,128	
KRA deposits	3,028	
Interest payable	2,265	
Advanced tenant rents	5,873	
Advanced CIT MHAP funds	113,775	
Advanced CIT Home Repair Program funds	35,000	
Advanced CIT BIA ARP HIP funds	87,954	
Advanced OHCS - BAFI NATO funds	722,714	
Advanced OHCS - HDIP funds	44,525	
Advanced ODAS funds	16,802	
Accounts payable from restricted assets	100	
Rental revenue bond payable - current	44,922	
CIT EDRLF loan payable - current	23,871	
Total current liabilities		<u>1,315,961</u>
Non-current liabilities		
Repayment of overpaid HUD IHBG funds	53,003	
Accrued compensated absences - non-current	69,233	
Rental revenue bond payable - non-current	681,402	
CIT EDRLF loan payable - non-current	325,814	
Total non-current liabilities		<u>1,129,452</u>
Total liabilities		<u>2,445,413</u>

**NET POSITION**

Net investment in capital assets	5,587,065	
Restricted net position - debt reserve	72,563	
Unrestricted net position	<u>1,345,256</u>	
Total net position		<u>\$ 7,004,884</u>

See accompanying notes to the basic financial statements.

**COQUILLE INDIAN HOUSING AUTHORITY**  
**(A Component Unit of the Coquille Indian Tribe)**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**For the Year Ended September 30, 2024**

**OPERATING REVENUE**

HUD grants	\$ 2,369,375
U.S. Treasury grant	257,633
OHCS grants	18,889
Rent income	312,343
Lease income	42,781
HomeGO income	57,579
Interest income	55,395
Other income	
Maintenance and Repair	174
Fees	57,342
Olink	181,969
Miscellaneous	15,602

Total operating revenue	<u>3,369,082</u>
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**OPERATING EXPENSES/EXPENDITURES**

Modernization and rehabilitation	739,739
General operation	1,477,664
Housing services and management	1,087,941
Planning and administration	315,954
Depreciation	313,462

Total operating expenses/expenditures	3,934,760
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Less capital expenditures, reclassified	<u>(782,531)</u>
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Net operating income (loss)	<u>216,853</u>
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**NON-OPERATING REVENUE (EXPENSES)**

Gain (loss) on sale of real property	(115,388)
Gain (loss) on disposal of equipment	69
Interest expense	(34,937)
Solar rebates	216,295
Oregon Department of Energy grant	2,365
Oregon Department of Administrative Services grant	23,198
CIT occupancy tax	164,043
CIT MHAP funds	135,505

Total net non-operating revenue (expenses)	<u>391,150</u>
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Change in net position	608,003
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<b>TOTAL NET POSITION, BEGINNING</b>	<u>6,396,881</u>
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<b>TOTAL NET POSITION, ENDING</b>	<u><u>\$ 7,004,884</u></u>
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**COQUILLE INDIAN HOUSING AUTHORITY**  
**(A Component Unit of the Coquille Indian Tribe)**  
**Statement of Cash Flows**  
**For the Year Ended September 30, 2024**

**CASH FLOWS FROM OPERATING ACTIVITIES**

HUD grants	\$ 2,228,888
Oregon Housing and Community Services - HDIP grant	50,000
Rent received from tenants	312,728
Cash payments to suppliers for goods and services	(1,608,865)
Cash payments to employees for services and related costs	(1,220,776)
Other operating revenues	355,449
Interest income	55,395

Net cash provided by operating activities 172,819

**CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES**

CIT BIA ARP HIP	87,954
CIT occupancy tax	164,043
CIT MHAP funds	134,000

Net cash provided by noncapital financing activities 385,997

**CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES**

Proceeds from the sale of real property	26,548
Proceeds from the disposal of equipment	69
Modernization and acquisition of capital assets	(779,453)
Solar rebates	95,000
Oregon Department of Administrative Services grant	40,000
Rental revenue bond principal paid	(42,762)
Rental revenue bond interest paid	(29,801)
CIT EDRLF loan principal paid	(23,516)
CIT EDRLF loan interest paid	(5,437)

Net cash (used) by capital and related financing activities (719,352)

**NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS** (160,536)

**CASH AT BEGINNING OF YEAR** 2,164,427

**CASH AT END OF YEAR** \$ 2,003,891

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

Net operating income (loss) \$ 216,853

Adjustments to reconcile change in net position to net cash provided  
by operating activities:

Depreciation	313,462
(Increase) decrease in:	
Receivables	(269,534)
Prepaid expenses	(6,067)
Inventory	(10,966)
Increase (decrease) in:	
Accounts payable	(4,558)
Accrued expenses	55,110
Deposits/payments	(121,696)
Advanced tenant rents	215
Total adjustments	<u>(44,034)</u>

Net cash provided by operating activities \$ 172,819

**SCHEDULE OF NON-CASH CAPITAL AND RELATED FINANCING ACTIVITIES**

Capital expenditures included in year-end accounts payable \$ 2,682

See accompanying notes to the basic financial statements.

## **NOTES TO THE BASIC FINANCIAL STATEMENTS**

Notes to the financial statements consist of a summary of significant accounting policies and all additional information necessary for a fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

**COQUILLE INDIAN HOUSING AUTHORITY**  
**(A Component Unit of the Coquille Indian Tribe)**  
**Notes to the Basic Financial Statements**  
**September 30, 2024**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Reporting Entity**

The Coquille Indian Housing Authority (the Authority) was duly created pursuant to the authority of the Constitution and Statutes of the Coquille Indian Tribe of Oregon (Tribe), particularly Coquille Tribal Ordinance No. 01-CY9233-A, adopted on May 12, 1992. The purpose of the Authority is to establish decent, safe, and sanitary housing for low-income Coquille Tribal members and other Native Americans. The operations of the Authority are separate from those of the Coquille Indian Tribe (see Note 1 B, following). Commissioners are appointed by the Coquille Tribal Council for terms of three years, or such other period specified by the Tribal Council. All vacancies are filled for the unexpired term. Typically, Commissioners are nominated by the Board of Commissioners and nominations are presented to the Coquille Tribal Council for appointment. Programs for which federal funding was received by the Authority include contracts with the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of the Treasury. The HUD Indian Housing Block Grant Program (IHBG) is the principal funding source for the Authority.

The accounting policies of the Authority conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The Authority applies all relevant Government Accounting Standards Board (GASB) pronouncements.

**B. Financial Reporting Entity**

The Authority considered all potential component units in determining what organizations should be included in the financial statements. A decision to include a potential component unit in the reporting entity is made by applying the criteria set forth by the GASB. The concept underlying the definition of the reporting entity is that the elected or appointed officials are accountable. The Coquille Indian Housing Authority has no component units to be included in these financial statements.

These standards also stipulate other considerations that the Coquille Indian Tribe must address regarding manifestation of oversight that were considered by the Tribe in its evaluation of the Tribe's organization and activities, including the nature and significance of the relationship with the Tribe. The economic resources of the Authority are held entirely, or almost entirely, for the direct benefit of the Tribe and/or the members of the Tribe, and those resources are significant to the Tribe.

The Tribe's management has determined the Authority meets the criteria as set forth above and, therefore, is considered a component unit of the Tribe.

**C. Basis of Presentation**

The accounts of the Authority are organized and operated on the basis of a single proprietary fund, which is categorized as an enterprise fund. Enterprise funds are proprietary funds used to account for business-type activities provided to the general public. These activities are financed primarily by HUD grants and tenant rent charges. The measurement of financial activity focuses on net income measurement similar to the private sector.

The Authority has elected to use internal management funds to track activity related to different funding sources, these funds are combined for purposes of this statement.

#### **D. Measurement Focus and Basis of Accounting**

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied.

Proprietary funds utilize an *economic resources* measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net assets (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or non-current) associated with their activities are reported. Proprietary fund equity is classified as net position.

All proprietary funds utilize the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred, or economic asset used.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority's enterprise funds are HUD grants and rent. Operating expenses for enterprise funds include the cost of services, administration expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

#### **E. Cash and Cash Equivalents**

The Authority considers demand deposits and investments with an original maturity of three months or less to be cash and cash equivalents for purposes of the statement of cash flows. Unrestricted cash, as well as restricted cash available to pay current liabilities, are considered cash and cash equivalents for purposes of the statement of cash flows.

#### **F. Budgets and Budgetary Accounting**

Budgets for the Authority are established within its Indian Housing Plan, which is approved by the Coquille Indian Housing Authority's Board of Commissioners and Coquille Tribal Council, then submitted to the U.S. Department of Housing and Urban Development for approval.

#### **G. Accounts Receivable – Tenants**

Accounts receivable represents amounts due from tenants. It is the practice of the Authority to write off uncollectible receivables only upon approval of the Board of Commissioners after exhausting reasonable efforts to collect amounts due. No allowance for doubtful accounts is used in the valuation of receivables.

#### **H. Accounts Receivable – HUD**

The receivables from HUD pertaining to the housing program are shown as the amount for which reimbursement is requested for expenditures under the Indian Housing Block Grant (IHBG) program.

#### **I. Inventory**

Inventory is recorded at cost on a first-in, first-out basis. During the period, inventory was comprised of appliances and materials used for maintenance repairs.

## J. Capital Assets

Capital assets are defined as assets with an initial cost of \$300 or more, and an estimated useful life of more than one year. Capital assets are carried at cost. Purchases of furniture and equipment, real property acquisition, and construction of low-income housing are capitalized in the financial statements. Maintenance and repair of a routine nature are charged to expenses as incurred and not capitalized. Generally, depreciation is recorded over the estimated useful life of the asset: buildings and improvements 10 to 40 years, and furniture and equipment 3 to 10 years. Management, at its discretion, considers warranties and compares assets with similar entities to determine reasonable useful life. Depreciation expense for the year ended September 30, 2024, was \$313,462.

## K. Vested Compensated Absences and Extended Illness Benefits

Vested compensated absences and extended illness benefits are accrued in the amount of \$138,465 at September 30, 2024, with one half, each, reported as current and non-current liabilities, as follows:

	<u>Balance 10/1/2023</u>	<u>Additions</u>	<u>Used</u>	<u>Balance 9/30/2024</u>	<u>Due Within One Year</u>
Compensated absences payable	<u>\$ 97,801</u>	<u>\$ 165,816</u>	<u>\$ 125,152</u>	<u>\$ 138,465</u>	<u>\$ 69,232</u>

## L. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

## M. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expenses/expenditures) until then. The Authority has one item that qualifies for reporting in this category during fiscal year 2024. A discrepancy in reporting to HUD was discovered which may result in a reduction of a future allocation. As of September 30, 2024, the discrepancy is listed as pending HUD review. See Note 9 for additional information.

In addition to liabilities, the statement of financial position will sometimes report a separate item for deferred inflows and resources. This separate financial statement element represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Authority does not have an item that qualifies for reporting in this category. See Note 4 for additional information.

## N. Net Position

Net position comprises the various net earnings from operations, non-operating revenues, expenses, and contributions of capital. Net position is classified in the following categories:

- Net Investment in Capital Assets – Consists of all capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bond or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted Net Position – Consists of external constraints placed on the net position used by creditors, grantors, contributors, laws, or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. In compliance with

the terms of Rental Revenue Bond 2016, the Authority has deposits of \$72,563 in a debt service reserve account that is considered restricted. See Note 6.

- Unrestricted Net Position – Consists of all other items that are not included in the above categories.

It is the Authority's policy to first use restricted net positions prior to the use of unrestricted net positions when an expense is incurred for purposes for which both restricted and unrestricted net positions are available.

#### O. Sale of Capital Assets

Proceeds from the sales/conveyances of three housing units, for the period ended September 30, 2024, were recorded as program income. Loss on the sales/conveyances of real property, which represents remaining book value (cost less depreciation), was recorded as a program non-cash expense.

### NOTE 2 – CASH AND CASH EQUIVALENTS

**Deposits** – Cash balances on deposit with local banks are collateralized by FDIC Insurance and U.S. Government obligations under separate sweep repurchase (REPO) agreements. The carrying value of the Authority's funds at September 30, 2024, was \$2,003,891. The bank balance was \$2,048,411 as of September 30, 2024.

**Custodial Credit Risk** – Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority has a deposit policy for custodial credit risk. All deposits are held in the name of the Authority and are collateralized by their local bank under REPO Investment Sweep Account Agreements starting May 12, 2015. The carrying value of cash and cash equivalents approximates fair value.

Cash is comprised of the following at September 30, 2024.

<u>Bank Account</u>	<u>Type</u>	<u>Institution</u>	<u>Balance</u>	<u>Interest</u>
Operating/General Fund	Checking	Banner Bank	\$ 10,614	0.00%
Operating Reserves	Money Market	Banner Bank	1,056,139	4.32%
Resident Deposits	Money Market	Banner Bank	57,024	4.33%
Kilkich Residents Assoc.	Checking	Banner Bank	3,028	0.00%
Treasury HAF Reserves	Money Market	Banner Bank	47,706	4.32%
OHCS BAFI-NATO	Money Market	Banner Bank	743,453	4.33%
Debt Service Bond	Money Market	Banner Bank	12,264	4.33%
Debt Reserve Bond	Money Market	Banner Bank	73,343	4.33%
Total bank accounts			<u>2,003,571</u>	
Change fund	Cash		100	
Petty cash	Cash		<u>220</u>	
Total cash			<u>\$ 2,003,891</u>	



**NOTE 3 – RESTRICTED CASH**

Restricted cash in the amount of \$1,004,611 at September 30, 2024, consists of amounts on deposit in separate bank accounts for security, pet, and lot deposits, Kilkich Residents Association, funds received from the Oregon Housing and Community Services By and for Initiative, Native American Tribes of Oregon, and deposits required under the Rental Revenue Bond 2016 agreement described in Note 6. Funds received from the Oregon Housing and Community Services Homeownership Development grant, Oregon Department of Administrative Services, and the Coquille Indian Tribe during the period are on deposit in the Authority's Operating Reserves account.

**NOTE 4 – DEFERRED INFLOWS**

Proprietary funds report deferred revenue in connection with resources that have been received but not yet earned. In the basic financial statements these unearned revenues are considered deferred inflows (Note 1 L). These financial statements report deferred inflows (revenue) only for those amounts that have been received but not yet earned. The Authority does not have an item that qualifies for reporting in this category.

**NOTE 5 – CAPITAL ASSETS**

A summary of changes in land improvements, structures, and equipment follows:

	Balance 10/1/2023	Additions	Deletions	Balance 9/30/2024
<b>Non-depreciable capital</b>				
Construction in progress	\$ 367,115	\$ 694,095	\$ (1,012,535)	\$ 48,675
<b>Depreciable capital assets:</b>				
Housing development	8,368,361	823,488	(316,865)	8,874,984
Land improvements	210,345	6,770	-	217,115
Dwelling equipment	59,198	11,163	(300)	70,061
Equipment/vehicles	288,478	4,679	(2,796)	290,361
Maintenance facility	2,267,169	254,870	-	2,522,039
Streets/sidewalks	174,552	-	-	174,552
Commercial rental	141,796	-	-	141,796
Total depreciable capital	11,509,899	1,100,970	(319,961)	12,290,908
Total capital assets	11,877,014	1,795,065	(1,332,496)	12,339,583
<b>Accumulated depreciation:</b>				
Housing development	4,611,728	230,431	(174,929)	4,667,230
Land improvements	189,121	7,343	-	196,464
Dwelling equipment	50,269	3,062	(300)	53,031
Equipment/vehicles	214,402	14,510	(2,796)	226,116
Maintenance facility	270,646	49,960	-	319,606
Streets/sidewalks	133,409	3,796	-	137,205
Commercial rental	71,497	4,360	-	75,857
Total accumulated	5,541,072	313,462	(178,025)	5,676,509
Capital assets, net	\$ 6,335,942	\$ 1,481,603	\$ (1,154,471)	\$ 6,663,074

**NOTE 6 – LONG-TERM DEBT****A. Rental Revenue Bond 2016**

During fiscal year 2016, the Board of Commissioners approved the issuance of Rental Revenue Bond 2016 (the Bond) to Banner Bank, in the principal amount of \$1,002,500. The direct borrowing was issued for construction of the Projects and Maintenance Operations and Storage Facility (PMOSF). The Authority pledged gross rental revenue to pay the principal and interest payments on the Bond. The ratio of pledged rental revenue to gross rental revenue was 23% for FY 2024. Terms of the Bond contain a provision in the event any monthly installment is not paid when due, the Authority is obligated to pay interest on the principal portion of the installment at the same rate provided in the Bond from and after its payment date until the installment, both principal and interest, is paid in full. As of September 30, 2024, the unpaid balance of the Bond was \$726,324.

The interest rate of 3.89% is fixed for the first ten years and was based upon the Des Moines Federal Home Loan Bank (FHLB) ten-year Fixed-Rate Advances – Regular Advance Rate plus 0.85%. At the start of the eleventh and sixteenth amortization years, interest rates will be adjusted based upon the then current FHLB five-year Fixed-Rate Advances – Regular Advance Rate plus 1.39%.

For as long as any principal amount is outstanding, terms of the Bond require the Authority to maintain a Debt Service Reserve bank account. The amount on deposit must equal the lesser of (i) 10% of the initial principal amount of the Bond \$100,250, (ii) the maximum annual debt service on the Bond \$72,563, or (iii) 125% of the average annual debt service on the Bond \$90,704. Accordingly, the debt service amount on deposit at September 30, 2024, was \$72,563.

Future bond principal and interest payments at September 30, 2024, are as follows:

<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Balance</u>
Beginning balance			726,324
2025	\$ 44,922	\$ 27,641	681,402
2026	46,527	26,036	634,875
2027	48,396	24,167	586,479
2028	50,277	22,286	536,202
2029	52,358	20,205	483,844
2030-2034	295,033	67,783	188,811
2035-2037	188,811	10,738	-
Totals	<u>\$ 726,324</u>	<u>\$ 198,856</u>	

Total interest paid in the year ended September 30, 2024, was \$29,801.

**B. Coquille Indian Tribe – Economic Development Revolving Loan Fund (EDRLF)**

The Authority entered into a loan agreement with the Coquille Indian Tribe (the Tribe) on June 28, 2017, to provide low-interest financing for additional PMOSF construction costs. The direct borrowing of \$500,000 was received on January 22, 2018. The 20-year loan repayment period commenced on February 20, 2018. The loan agreement contains a provision that in the event of default, outstanding amounts become immediately due and payable. As of September 30, 2024, the unpaid balance of the loan was \$349,685.

The interest rate of 1.5% is fixed for the first five years. The Tribe, in its sole discretion, may adjust the interest rate on the fifth, tenth, and fifteenth anniversary dates of the loan, provided that any adjustments to the interest rate do not exceed the average annual rate of return, net of fees, of the Tribe's most conservative investment portfolio during the previous five-year period.

Future loan principal and interest payments at September 30, 2024, are as follows:

<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Balance</u>
Beginning balance			349,685
2025	\$ 23,871	\$ 5,082	325,814
2026	24,232	4,721	301,582
2027	24,597	4,356	276,985
2028	24,969	3,984	252,016
2029	25,347	3,606	226,669
2030-2034	132,590	12,173	94,079
2035-2038	94,079	2,431	-
Totals	<u>\$ 349,685</u>	<u>\$ 36,353</u>	

Total interest paid in the year ended September 30, 2024, was \$5,437.

### C. Changes in Long-term Debt

A summary of changes in long-term debt follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Rental revenue bond	\$ 769,086	\$ -	\$ 42,762	\$ 726,324	\$ 44,922
CIT EDRLF loan	373,201	-	23,516	349,685	23,871
Compensated absences	97,801	165,816	125,152	138,465	69,232
Total long-term debt	<u>\$ 1,240,088</u>	<u>\$ 165,816</u>	<u>\$ 191,430</u>	<u>\$ 1,214,474</u>	<u>\$ 138,025</u>

### NOTE 7 – RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance for these risks of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years.

### NOTE 8 – CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The operations of the Authority are subject to the administrative directives, rules, and regulations of federal, state, local, and Tribal regulatory agencies. Such administrative directives, rules, and regulations are subject to change by an act of Congress, or an administrative change mandated by HUD or other governing body. Such changes may occur with little notice or inadequate funds to pay for the related cost, including the additional administrative burden, to comply with a change. HUD funding represents 69.8% of the Authority's operating revenue for the period.

### NOTE 9 – CONTINGENCIES

Costs charged to the grant programs are subject to audit and adjustment by the grantor agency. Therefore, to the extent that the Authority has not complied with the rules and regulations governing the grants, refunds of any funds received may be required and the collectability of any related receivable at September 30, 2024, may be impaired.

During fiscal year 2022, the Authority discovered discrepancies in the Authority's records relating to IHBG Formula Current Assisted Stock classifications, resulting in incorrect reporting to HUD over an eight-year period. On February 14, 2022, HUD issued a determination letter seeking to recapture \$95,299 overpaid to the Authority by reducing a future allocation. On March 14, 2022, the Authority requested reconsideration of the determination to limit repayment for a lesser term. If HUD concurs with the Authority's reconsideration request, a future allocation would be reduced by \$53,003. The Authority has accrued a liability in the accompanying Financial Statements for the lesser amount, which is offset by a deferred outflow of resources pending HUD reconsideration and final determination of the amount to be withheld from future allocations. At September 30, 2024, the status of the overpayment is pending HUD review.

The Authority is subject to examination by federal authorities that determine compliance with terms, conditions, laws, and regulations governing grants given to the Authority in the current and prior years.

#### NOTE 10 – PENSION PLAN

On April 1, 2007, the Authority began participation in the Coquille Indian Tribe Governmental 401(k) Plan. Eligibility in the plan is available to all employees over the age of 18, regularly scheduled to work 20 or more hours per week, after a 90-day probationary period. The Authority expends a basic contribution of 10% of eligible employees' gross income on each payroll date. Employees are allowed to participate by making separate pre-tax and/or ROTH contributions at each payroll date. On behalf of participating employees, the Authority expends a matching contribution, dollar for dollar, up to 2.5% of participating employees' wages. All basic and matching contributions made by the Authority to the Plan on behalf of eligible employees are fully vested and non-forfeitable. For the year ended September 30, 2024, the Authority contributed approximately \$112,125 to the 401(k) Plan retirement program.

#### NOTE 11 – IDENTITY AND NATURE OF INTEREST AND RELATED PARTIES

<u>Name</u>	<u>Relationship</u>	<u>Amount Paid (Received) During the Year Ended September 30, 2024</u>
The Mill Casino-Hotel (food, lodging, and transportation)	*	\$ 4,110
Coquille Indian Tribe	Note 1 A	
Police Department		30,000
Reimbursements		747
EDRLF loan principal and interest payments		28,953
CIT transit tax		662
Background checks		1,255
Building permit and land use application		6,665
Lease arrangements (see Note 12, below)		
Maintenance shop		(19,200)
Police office		(2,400)
Police garage		(1)
791A-E Miluk Drive		(23,580)
Elders activity center		(2,400)
Reimbursement		(235)
CIT Contributions		
Occupancy tax	Note 1 A	(164,043)
MHAP funds	Note 1 A	(134,000)

\* The Mill Casino-Hotel is owned and operated by the Coquille Economic Development Corporation, a component unit of the Coquille Indian Tribe.

**NOTE 12 – LEASES**

During fiscal year 2022, the Coquille Indian Housing Authority implemented GASB Statement No. 87 *Leases*, which requires leases with a term of 12 months or more, including the initial noncancelable term and any options to extend the lease that management expects to be exercised, to be classified as a receivable or payable based on the principle that leases are financings of the right to use an asset. The Authority has numerous subleases with various parties for building on Coquille Tribal lands.

Leases with program participants, who rent homes from the Authority, may be canceled at any time by the participant and do not include a noncancelable period. The ability to cancel the lease at any time applies to all units leased to others by the Authority, including the 16 units that are part of the Home Grant and Occupancy program. Under the requirements of GASB 87, no home lease is considered to exceed 12 months; these leases are treated as being short-term. Payments received from program participants for these leases are recognized as inflows of resources based on the payment provisions of each rental agreement.

The Coquille Tribe leases various structures from the Authority. These lease agreements provide for a rolling year-to-year lease which may be canceled by either party with written notice of at least 60 days prior to the end of the current annual term. As such, these leases are considered to be short-term leases under GASB 87. Payments received from the Tribe for these leases are recognized as inflows of resources based on the payment provisions of each lease agreement. Lease income recognized from leases with the Coquille Indian Tribe for the year ended September 30, 2024, was \$42,781.

**NOTE 13 – SUBSEQUENT EVENTS**

Professional standards require evaluation and disclosure of remarkable events affecting the Authority that take place subsequent to the fiscal year ended September 30, 2024. In February 2025, the Authority became aware of potential changes to funding and HUD. At the date of this report, the impact of the potential changes is unknown and cannot be estimated.

## **SUPPLEMENTAL INFORMATION**

**COQUILLE INDIAN HOUSING AUTHORITY**  
**(A Component Unit of the Coquille Indian Tribe)**  
**Reconciliation Schedule**  
**Annual Performance Report to Financial Statements - IHBG 55IH4102770**  
**For the Year Ended September 30, 2024**

<b>Activity</b>		<b>IHBG Funds Charged in Current Year</b>	<b>Other Funds Expended</b>	<b>Total Funds Expended From All Sources</b>
2401.1	Accessibility Modifications to Rental Units	\$ -	\$ 676,322	\$ 676,322
2401.2	Conversion of Rental Units to Homebuyer Units	-	-	-
2402	Operation and Maintenance of 1937 Housing Act Units	758,459	340,163	1,098,622
2403	Development of Accessible Rental Units	-	10,638	10,638
2406	First-Time Homebuyer Program	-	5,475	5,475
2409.1	Tenant Based Rental Assistance	301,494	135,505	436,999
2409.2	Emergency Rental Assistance	9,430	-	9,430
2409.3	Housing Services	22,147	-	22,147
2410.1	Housing Management Services	335,899	-	335,899
2410.2	Operation and Maintenance of NAHASDA Units	224,477	13,747	238,224
2411	Crime Prevention and Safety	30,000	-	30,000
2413	Planning and Administration	315,954	-	315,954
	Loan Repayment	-	101,516	101,516
Total		\$ 1,997,860	\$ 1,283,366	\$ 3,281,226

**Reconciliation to Total Operating Expenses/Expenditures:**

Depreciation expense	313,462
Leave payable	40,664
IHBG-ARP expense	8,614
U.S. Treasury HAF expense	258,133
OHCS - BAFI NATO	13,414
ODOE grant	2,365
Bond Principal payments	(42,762)
Bond Interest payments	(29,801)
Loan Principal payments	(23,516)
Loan Interest payments	(5,437)
Non-program - generator	41,984
Non-program expense	76,414
Total operating expenses/expenditures	\$ 3,934,760

**COQUILLE INDIAN HOUSING AUTHORITY**  
**(A Component Unit of the Coquille Indian Tribe)**  
**Combining Schedule of Net Position**  
**September 30, 2024**

			U.S. Department of Housing and Urban Development			U.S. Department of the Treasury	Oregon Department of Administrative Services	Oregon Housing and Community Services		Oregon Department of Energy
	Combining Totals	Combining/ Accrual Adjustments	IHBG	IHBG ARP	IHBG CG	HAF	OED	BAFI NATO	HDIP	CHPDP
<b>ASSETS</b>										
Current assets										
Cash and cash equivalents	\$ 999,280	\$ -	\$ 999,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted cash and cash equivalents	932,048	-	148,007	-	-	-	16,802	722,714	44,525	-
Receivables										
HUD	479,752	-	384,073	8,614	87,065	-	-	-	-	-
IRS – Solar rebate	121,295	-	121,295	-	-	-	-	-	-	-
ODOE - CHPDP	2,365	-	-	-	-	-	-	-	-	2,365
Tenants	28,578	-	28,578	-	-	-	-	-	-	-
Other receivables	5,064	-	5,064	-	-	-	-	-	-	-
Interfund receivables	-	(138,306)	138,306	-	-	-	-	-	-	-
Inventories	19,267	-	19,267	-	-	-	-	-	-	-
Prepaid expenses	74,009	-	74,009	-	-	-	-	-	-	-
Total current assets	2,661,658	(138,306)	1,917,879	8,614	87,065	-	16,802	722,714	44,525	2,365
Non-current assets										
Restricted cash and cash equivalents	72,563	-	72,563	-	-	-	-	-	-	-
Capital assets										
Housing development	8,874,984	-	8,874,984	-	-	-	-	-	-	-
Land improvements	217,115	-	217,115	-	-	-	-	-	-	-
Dwelling equipment	70,061	-	70,061	-	-	-	-	-	-	-
Equipment/vehicles	290,361	-	290,361	-	-	-	-	-	-	-
Maintenance facility	2,522,039	-	2,522,039	-	-	-	-	-	-	-
Streets/sidewalks	174,552	-	174,552	-	-	-	-	-	-	-
Commercial rental	141,796	-	141,796	-	-	-	-	-	-	-
Construction in progress	48,675	-	37,909	-	10,766	-	-	-	-	-
	12,339,583	-	12,328,817	-	10,766	-	-	-	-	-
Less: accumulated depreciation	(5,676,509)	-	(5,676,509)	-	-	-	-	-	-	-
Total capital assets, net	6,663,074	-	6,652,308	-	10,766	-	-	-	-	-
Total non-current assets	6,735,637	-	6,724,871	-	10,766	-	-	-	-	-
Total assets	\$ 9,397,295	\$ (138,306)	\$ 8,642,750	\$8,614	\$97,831	\$ -	\$ 16,802	\$ 722,714	\$44,525	\$ 2,365



**DEFERRED OUTFLOWS OF RESOURCES**

Repayment of overpaid HUD funds	\$ 53,003	\$ -	\$ 53,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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**LIABILITIES**

## Current liabilities

Accounts payable	43,366	-	39,069	-	-	4,297	-	-	-	-
Inter-fund payables	-	(138,306)	-	8,614	87,065	40,861	-	-	-	1,766
Accrued expenses	47,406	-	46,807	-	-	-	-	-	-	599
Accrued compensated absences	69,232	-	69,232	-	-	-	-	-	-	-
Tenant security deposits	55,128	-	55,128	-	-	-	-	-	-	-
KRA deposits	3,028	-	3,028	-	-	-	-	-	-	-
Interest payable	2,265	-	2,265	-	-	-	-	-	-	-
Advanced tenant rents	5,873	-	5,873	-	-	-	-	-	-	-
Advanced CIT MHAP funds	113,775	-	113,775	-	-	-	-	-	-	-
Advanced CIT Home Repair funds	35,000	-	35,000	-	-	-	-	-	-	-
Advanced CIT BIA ARP HIP funds	87,954	-	87,954	-	-	-	-	-	-	-
Advanced OHCS -BAFI NATO funds	722,714	-	-	-	-	-	-	722,714	-	-
Advanced OHCS - HDIP funds	44,525	-	-	-	-	-	-	-	44,525	-
Advanced ODAS funds	16,802	-	-	-	-	-	16,802	-	-	-
Accounts payable - restricted assets	100	-	100	-	-	-	-	-	-	-
Rental revenue bond payable	44,922	-	44,922	-	-	-	-	-	-	-
CIT EDRLF loan payable	23,871	-	23,871	-	-	-	-	-	-	-
Total current liabilities	1,315,961	(138,306)	527,024	8,614	87,065	45,158	16,802	722,714	44,525	2,365

## Non-current liabilities

Repayment of overpaid HUD funds	53,003	-	53,003	-	-	-	-	-	-	-
Accrued compensated absences	69,233	-	69,233	-	-	-	-	-	-	-
Rental revenue bond payable	681,402	-	681,402	-	-	-	-	-	-	-
CIT EDRLF loan payable	325,814	-	325,814	-	-	-	-	-	-	-
Total non-current liabilities	1,129,452	-	1,129,452	-	-	-	-	-	-	-

Total liabilities	2,445,413	(138,306)	1,656,476	8,614	87,065	45,158	16,802	722,714	44,525	2,365
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**NET POSITION**

Net Investment in capital assets	5,587,065	-	5,576,299	-	10,766	-	-	-	-	-
Restricted net position - debt reserve	72,563	-	72,563	-	-	-	-	-	-	-
Unrestricted net position	1,345,256	-	1,345,256	-	-	-	-	-	-	-

Total net position	\$7,004,884	\$ -	\$6,994,118	\$ -	\$ 10,766	\$ -	\$ -	\$ -	\$ -	\$ -
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**COQUILLE INDIAN HOUSING AUTHORITY**  
**(A Component Unit of the Coquille Indian Tribe)**  
**Combining Schedules of Revenues, Expenses, and Changes in Net Position**  
**For the Year Ended September 30, 2024**

		U.S. Department of Housing and Urban Development			U.S. Department of the Treasury	Oregon Department of Administrative Services	Oregon Housing and Community Services		Oregon Department of Energy
	Combining Totals	IHBG	IHBG ARP	IHBG CG	HAF	OED	BAFI NATO	HDIP	CHPDP
<b>OPERATING REVENUES</b>									
HUD grants	\$2,369,375	\$1,997,860	\$ 8,614	\$ 362,901	\$ -	\$ -	\$ -	\$ -	\$ -
U.S. Treasury grant	257,633	-	-	-	257,633	-	-	-	-
OHCS grants	18,889	-	-	-	-	-	13,414	5,475	-
Rent income	312,343	312,343	-	-	-	-	-	-	-
Lease income	42,781	42,781	-	-	-	-	-	-	-
HomeGO income	57,579	57,579	-	-	-	-	-	-	-
Interest income	55,395	29,468	-	-	500	-	24,403	1,024	-
Other income	255,087	255,087	-	-	-	-	-	-	-
Total operating revenue	3,369,082	2,695,118	8,614	362,901	258,133	-	37,817	6,499	-
<b>OPERATING EXPENSES</b>									
Modernization and rehabilitation	739,739	372,303	4,535	362,901	-	-	-	-	-
General operation	1,477,664	1,477,664	-	-	-	-	-	-	-
Housing services and management	1,087,941	804,475	4,079	-	258,133	-	13,414	5,475	2,365
Planning and administration	315,954	315,954	-	-	-	-	-	-	-
Depreciation	313,462	313,462	-	-	-	-	-	-	-
Total operating expenses	3,934,760	3,283,858	8,614	362,901	258,133	-	13,414	5,475	2,365
Less capital expenditures reclassified	(782,531)	(415,095)	(4,535)	(362,901)	-	-	-	-	-
Operating income (loss)	216,853	(173,645)	4,535	362,901	-	-	24,403	1,024	(2,365)
<b>NON-OPERATING REVENUE (EXPENSES)</b>									
Gain (loss) on sale of real property	(115,388)	(115,388)	-	-	-	-	-	-	-
Gain (loss) on disposal of equipment	69	69	-	-	-	-	-	-	-
Interest expense	(34,937)	(34,937)	-	-	-	-	-	-	-
Solar rebates	216,295	216,295	-	-	-	-	-	-	-
OR Department of Energy grant	2,365	-	-	-	-	-	-	-	2,365
OR Department of Administrative Svcs. grant	23,198	-	-	-	-	23,198	-	-	-
CIT occupancy tax	164,043	164,043	-	-	-	-	-	-	-
CIT MHAP funds	135,505	135,505	-	-	-	-	-	-	-
Total non-operating revenue (expense)	391,150	365,587	-	-	-	23,198	-	-	2,365
Change in net assets	608,003	191,942	4,535	362,901	-	23,198	24,403	1,024	-
<b>NET POSITION – BEGINNING OF YEAR</b>	6,396,881	6,293,936	6,020	92,751	-	-	4,174	-	-
<b>NET POSITION - END OF YEAR</b>	<u>\$7,004,884</u>	<u>\$6,485,878</u>	<u>\$ 10,555</u>	<u>\$ 455,652</u>	<u>\$ -</u>	<u>\$ 23,198</u>	<u>\$ 28,577</u>	<u>\$ 1,024</u>	<u>\$ -</u>

## **SINGLE AUDIT REPORTS AND SCHEDULES**



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL  
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND  
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

920 Country Club Road, Suite 200A  
Eugene, OR 97401  
541.342.5161  
www.islercpa.com

Board of Commissioners  
Coquille Indian Housing Authority  
Coos Bay, Oregon

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Coquille Indian Housing Authority (Authority), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 25, 2025.

**Internal Control over Financial Reporting**

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

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

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

**Report on Compliance and Other Matters**

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

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Isler CPA". The signature is written in a cursive, flowing style.

Isler CPA  
Eugene, Oregon  
March 25, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR  
EACH MAJOR PROGRAM AND ON INTERNAL CONTROL  
OVER COMPLIANCE REQUIRED BY THE UNIFORM  
GUIDANCE**

Board of Commissioners  
Coquille Indian Housing Authority  
Coos Bay, Oregon

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

920 Country Club Road, Suite 200A  
Eugene, OR 97401  
541.342.5161  
www.islercpa.com

**Opinion on Each Major Federal Program**

We have audited the Coquille Indian Housing Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Coquille Indian Housing Authority's major federal programs for the year ended September 30, 2024. The Coquille Indian Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Coquille Indian Housing Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended September 30, 2024.

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

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

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

**Responsibilities of Management for Compliance**

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

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

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

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

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

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

### **Report on 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 Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

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

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.



Isler CPA  
Eugene, Oregon  
March 25, 2025

**COQUILLE INDIAN HOUSING AUTHORITY**  
**(A Component Unit of the Coquille Indian Tribe)**  
**Schedule of Findings and Questioned Costs**  
**For the Year Ended September 30, 2024**

**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? \_\_\_\_\_ Yes ☒ No
- Significant deficiency(ies) identified? \_\_\_\_\_ Yes ☒ None reported
- Non-compliance material to financial statements noted? \_\_\_\_\_ Yes ☒ No

***Federal Awards***

Internal control over major programs:

- Material weakness(es) identified? \_\_\_\_\_ Yes ☒ No
- Significant deficiency(ies) identified? \_\_\_\_\_ Yes ☒ None reported

Type of auditor’s report issued on compliance for major programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with subsection 200.516 of 2 CFR 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*?

\_\_\_\_\_ Yes ☒ None reported

Identification of major programs:

ALN Number(s)  
14.867

Name of Federal Program  
Indian Housing Block Grant

Dollar threshold used to distinguish between type A and type B programs:

\$ 1,000,000

Auditee qualified as low-risk auditee?

☒ Yes \_\_\_\_\_ No

**SECTION II – Financial Statement Findings**

No matters were reported.

**SECTION III – Federal Award Findings and Questioned Costs**

No matters were reported.



**COQUILLE INDIAN HOUSING AUTHORITY**  
**(A Component Unit of the Coquille Indian Tribe)**  
**Schedule of Expenditures of Federal Awards**  
**For the Year Ended September 30, 2024**

<u>Federal Grantor/Pass-through Program Title</u>	<u>Federal ALN Number</u>	<u>Grant or Program Number</u>	<u>Program or Award Amount</u>	<u>Payable (Receivable) Oct. 1</u>	<u>Federal Receipts</u>	<u>Federal Expenditures</u>	<u>Payable (Receivable) Sept. 30</u>
<b>U.S. Department of Housing and Urban Development</b>							
Office of Native American Programs							
Indian Housing Block Grant							
Indian Housing Block Grant	14.867	55IH4102770	\$ 2,585,741	\$ (193,127)	\$ 1,806,914	\$ 1,997,860	\$ (384,073)
Indian Housing Block Grant - Competitive	14.867	20ICOR02770	1,161,750	(92,751)	368,587	362,901	(87,065)
Indian Housing Block Grant - ARP	14.867	21AH4102770	666,611	(53,387)	53,387	8,614	(8,614)
Total HUD awards			<u>\$ 4,414,102</u>	<u>\$ (339,265)</u>	<u>\$ 2,228,888</u>	<u>\$ 2,369,375</u>	<u>\$ (479,752)</u>
<b>U.S. Department of the Treasury</b>							
American Rescue Plan Act of 2021							
Homeowner Assistance Fund	21.026	HAF0249	<u>\$ 257,633</u>	<u>\$ 257,633</u>	<u>\$ -</u>	<u>\$ 257,633</u>	<u>\$ -</u>
<b>U.S. Department of the Interior</b>							
Passed through from Coquille Indian Tribe Bureau of Indian Affairs American Rescue Plan Act of 2021							
Tribal Housing Improvement Funding	15.022		<u>\$ 87,954</u>	<u>\$ -</u>	<u>\$ 87,954</u>	<u>\$ -</u>	<u>\$ 87,954</u>
Total awards			<u><u>\$ 4,759,689</u></u>	<u><u>\$ (81,632)</u></u>	<u><u>\$ 2,316,842</u></u>	<u><u>\$ 2,627,008</u></u>	<u><u>\$ (391,798)</u></u>

See notes to schedule of expenditures of federal awards.

**COQUILLE INDIAN HOUSING AUTHORITY**  
**(A Component Unit of the Coquille Indian Tribe)**  
**Notes to the Schedule of Expenditures of Federal Awards**  
**For the Year Ended September 30, 2024**

**NOTE 1 – BASIS OF PRESENTATION**

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal grant activity of the Coquille Indian Housing Authority under programs of the federal government for the year ended September 30, 2024. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the Coquille Indian Housing Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Coquille Indian Housing Authority.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING**

Expenses reported on the schedule are reported on the accrual basis of accounting, modified to include capital asset expenditures. Such expenses are recognized following the cost principles contained in the Uniform Guidance.

**NOTE 3 – INDIRECT COST RATE**

The Authority has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

**NOTE 4 – SUBRECIPIENTS**

No awards were passed through to sub-recipients in the year ended September 30, 2024.

**COQUILLE INDIAN HOUSING AUTHORITY  
(A Component Unit of the Coquille Indian Tribe)  
Coos Bay, Oregon**

**HUD PROJECT NO. 55IH4102770  
For the Fiscal Year Ended September 30, 2024**

**CERTIFICATION OF PROJECT OWNER**

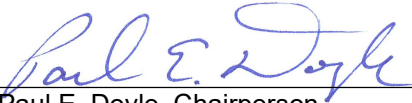
We hereby certify that we have examined the accompanying financial statements and supplemental data of the Coquille Indian Housing Authority HUD Project as shown above and, to the best of our knowledge and belief, the same are accurate and complete.



\_\_\_\_\_  
Anne F. Cook, Executive Director

\_\_\_\_\_  
March 27, 2025

\_\_\_\_\_  
Date



\_\_\_\_\_  
Paul E. Doyle, Chairperson

\_\_\_\_\_  
March 27, 2025

\_\_\_\_\_  
Date

Employer Identification Number  
93-1133051