



Intermediate Financial Management & Audit

Virtual Training

August 13-15, 2025



This training is offered by the U.S. Department of Housing and Urban Development (HUD) and the Office of Native American Programs under a cooperative agreement with FirstPic, Inc.

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TRAINER INTRODUCTION

Maria Tagliavento
White River Consulting, LLC

- 1988-1991: Staff Auditor, Coopers & Lybrand
- 1991 – Began career in Indian Housing Programs
- 1991-1997: Aleutian Housing Authority
 - Chief Financial Officer
- 1997 – 2014: Cook Inlet Housing Authority
 - Chief Financial Officer (CFO) and Executive Vice President overseeing Accounting, Compliance and Business Development
- 2014 – Present: Contractor - Provide Training and Technical Assistance to Indian Tribes and Alaska Natives provided under NAHASDA
- Certified Public Account (CPA), Inactive

LET'S GET TO KNOW ONE ANOTHER

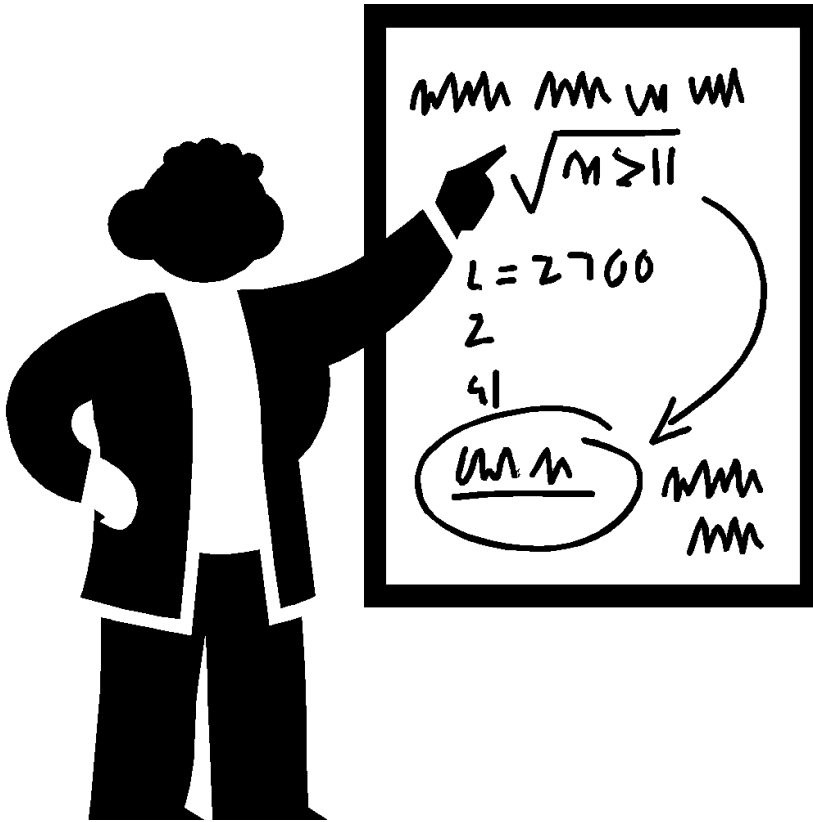
INTRODUCTIONS

YOU:

- Name, Tribe/TDHE, Position
- How long have you been involved with the NAHASDA Program?
- What accounting software are you using?
- What do you want to take away from this training?
- Use chatbox!



APPROACH



- Overview Presentation
- Links to references and sample policies and procedures
- Test your understanding with Quiz and Questions
- Engagement is encouraged!
- Use chatbox!

AGENDA

PART I: INTERMEDIATE FINANCIAL MANAGEMENT

SECTION 1: Introduction, Purpose, Objective

- Introduce trainer and the purpose of the training; participants to introduce themselves and provide a brief background of their housing programs.
- Provide a brief discussion on highlights of the materials that will be covered over the two days of training.

SECTION 2: The IHBG Formula Allocation and Budgeting

- Overview of the components of the IHBG Formula.
- The Formula Response Form and its purpose.
- Budget Tribal needs with Indian Housing Plan (IHP).

SECTION 3: Basics of Governmental Accounting

- Introduction to governmental accounting regulations and standards, key terminologies, accounting and financial reporting for Governmental Funds and Proprietary Funds and financial reporting requirements.
- Sample accounting entries for select activities for Governmental Funds versus Proprietary Funds

SECTION 4: New GASB Implementation

- Discuss GASB 87: accounting for leases, and GASB 96: accounting for SBITA (Subscription Based Information Technology Arrangements)

SECTION 5: Program Income

- Explain what is and what is NOT Program Income under NAHASDA.
- Calculating Program Income from 1937 Housing act rental units and the Mutual Help Program.
- Reporting requirements for Program Income.

Part 1

Intermediate Financial Management

SECTION 1

NAHASDA & UNIFORM GUIDANCE OVERVIEW

1937 Housing Act NAHASDA

- NAHASDA - Native American Housing Assistance and Self-Determination Act
 - Signed into law October 1996, implemented in 1997
 - Reorganized the system of housing assistance provided to Native Americans through HUD
 - Eliminated separate programs and replaced them with a block grant.
 - Greater local decision-making
 - Increased flexibility in use of funds
 - New leveraging opportunities. e.g., Low Income Housing Tax Credit, USDA, non-federal resources
 - Besides NAHASDA:
 - Title VI Loan Guarantee
 - Native Hawaiian Housing Block Grant

NAHASDA

- Provides funding for housing programs based upon agreed-upon formula.
- Maintenance of existing housing (“CAS” and “NAHASDA” assisted stock) must be prioritized. [SEC. 202. (1) INDIAN HOUSING ASSISTANCE]
- HUD does not dictate programs
 - Tribes determine how the funds will be used for affordable housing for low-income Alaska Native/American Indian (AI/AN) persons.
 - Leveraging of the IHBG funds are encouraged.
 - Tribes are provided maximum flexibility in decision making regarding their housing program.
 - Tribes/TDHEs may design programs within NAHASDA structure and seek HUD approval for “model activities”.
 - May use IHBG Funds on homes that were NOT built with HUD funds.

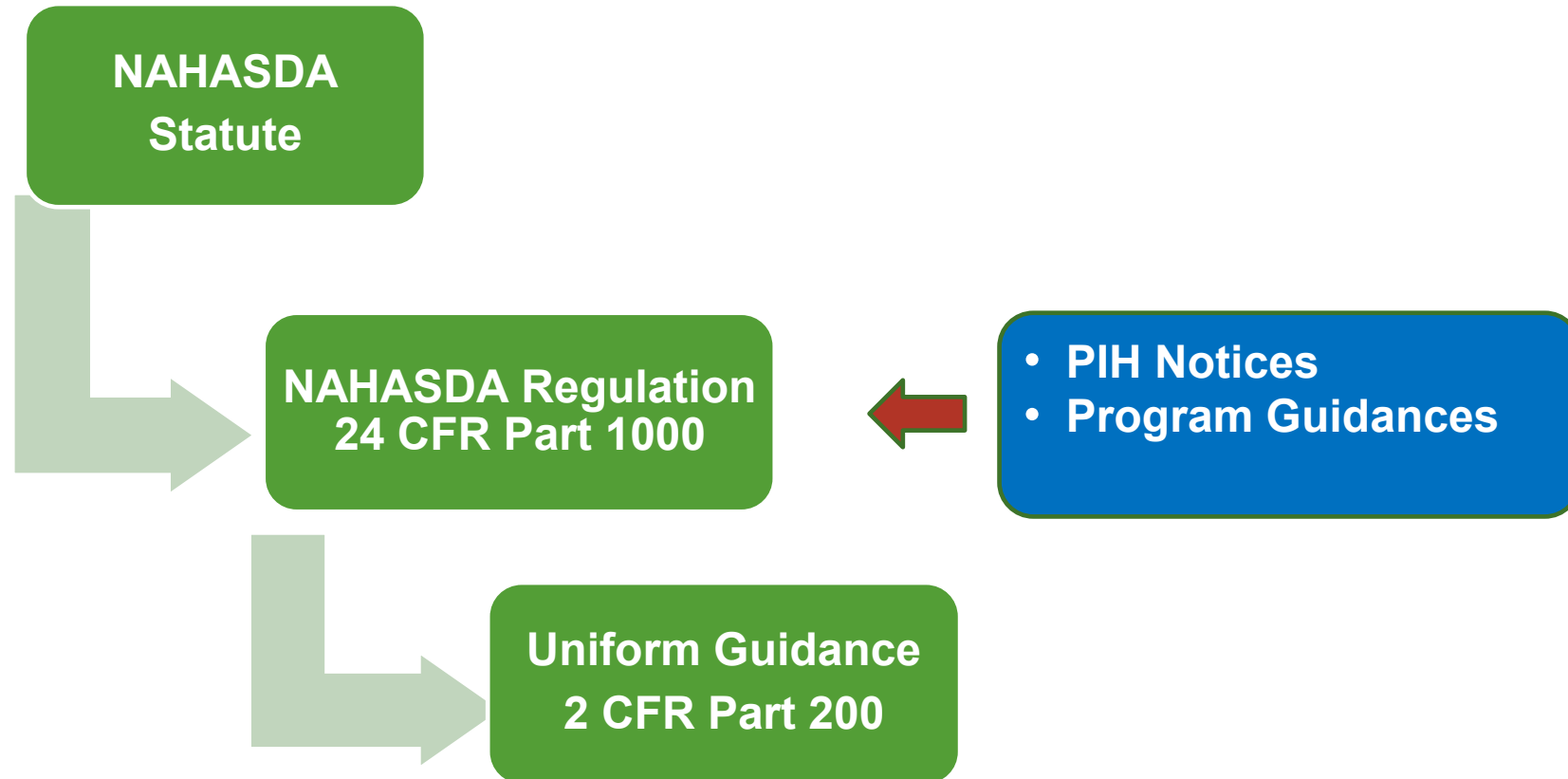
TRAINING PURPOSE

Provide participants with knowledge and tools in:

- Application of generally accepted accounting principles (GAAP) underlying governmental accounting following GASB standards to the NAHASDA Program.
- Governmental fund types, bases of accounting, differences between Governmental Fund versus Proprietary Fund Accounting and financial statements used by Tribes and TDHEs.
- Cover select financial management topics specific to the NAHASDA Program.
- Emphasize participant's role in the compliance of the NAHASDA program utilizing sound financial management practices..



HIERARCHY OF GUIDANCE APPLICABILITY



Uniform Guidance: What is it?

Code of Federal Regulations: 2 CFR Part 200

Title 2: Grants and Agreements



PART 200— “UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS”

- Now commonly referred to as the “Uniform Guidance” for Federal Awards (2 CFR Part 200).
- Replaces, consolidates and streamlines eight Federal regulations into a single guide
- Applies to all Federal grants and to certain other types of Federal awards

<https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200>

Uniform Guidance Subparts At A Glance



GENERAL

Requirements
for Federal
grants

Subpart A (200.0 -200.1)

- Acronyms and Definitions

Subpart B (200.100 – 200.113)

- General Provisions

Subpart C (200.200 – 200.217)

- Pre-Federal Award Requirements and Contents of Awards

Subpart D (200.300 – 200.346)

- Post Federal Award Requirements

Subpart E (200.400 – 200.476)

- Cost Principles

Subpart F (200.500 – 200.521)

- Audit Requirements

12 Appendices – I through XII

Redline Comparison: 2 CFR 200 Updates Effective October 1, 2024

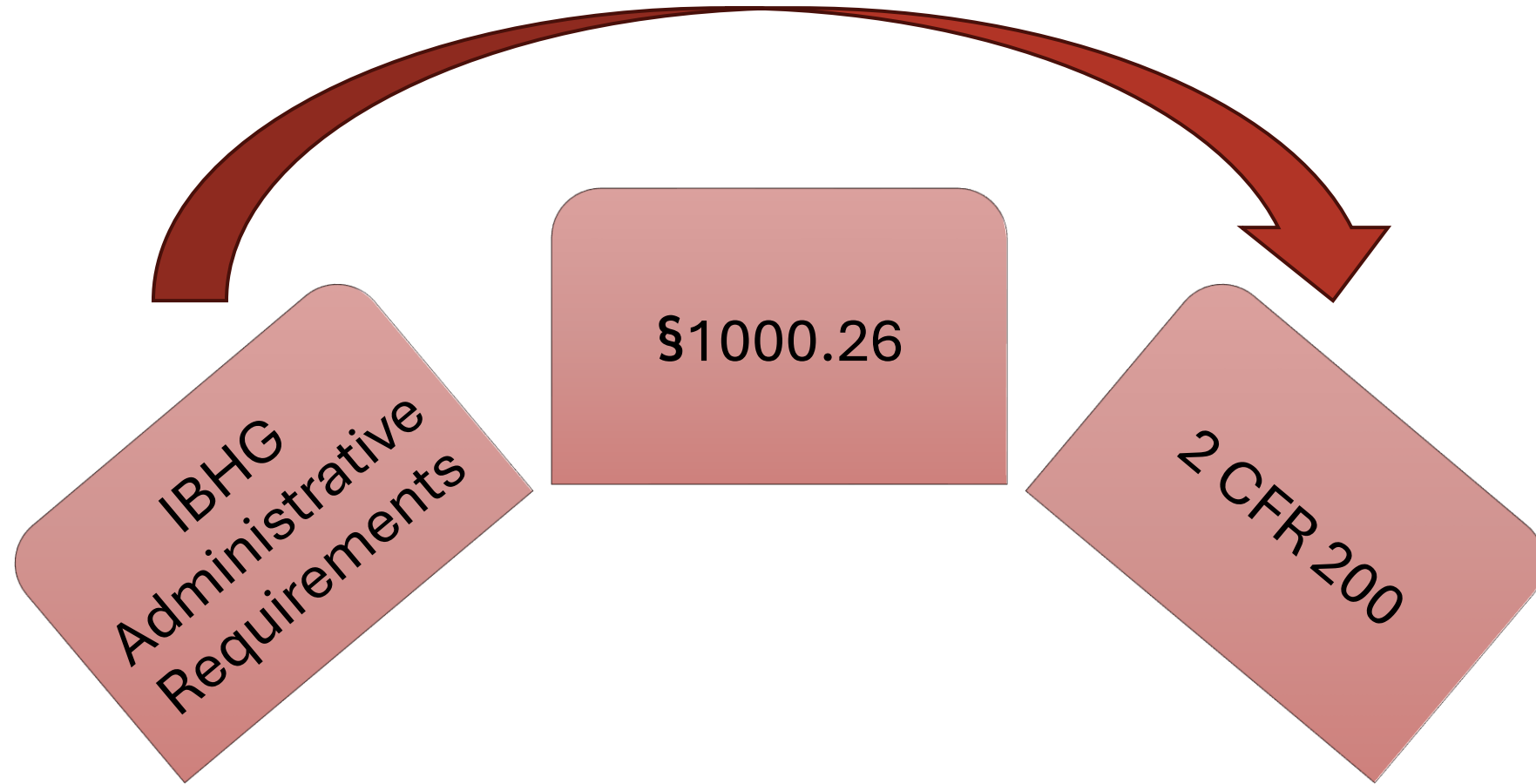
Purpose of the Changes

- Improve stewardship of federal funds.
- Promote equitable access to programs and services.
- Reduce administrative burden for agencies, applicants, and recipients.
- Facilitate streamlined and effective oversight and implementation of federal programs.
- Reflect input from federal agencies and public comments.
- Final guidance released on April 4, 2024.

Top	24 Update	
Gen	Federal Financial Assistance”	
Term	recipient” or “Subrecipient” throughout Part 200, except bpart F.	
App	Specified which sections apply to “Federal agency” or “pass-through entity.”	
Subpart A: Acronyms and Definitions		
Acronyms	Included outdated acronyms	Removed infrequently used acronyms and added new ones

**REVIEW RECENT CHANGES TO 2 CFR
200, EFFECTIVE OCTOBER 1, 2024**

Link between NAHASDA and the Uniform Guidance



Administrative Requirements For NAHASDA

§1000.26 What are the administrative requirements under NAHASDA?

§1000.26(a) Except as addressed in §1000.28, *recipients shall comply with the requirements and standards of 2 CFR part 200, “Uniform Administrative Requirements, Cost Principles, And Audit Requirements for Federal Awards”...*

§1000.28 Self-governance Indian Tribes may be exempted from §1000.26 if its administrative requirements, standards and systems meet or exceed the comparable requirements of §1000.26.

<https://www.ecfr.gov/current/title-24/subtitle-B/chapter-IX/part-1000>

LINKS TO THE NAHASDA PROGRAM REFERENCES

CODETALK

- <https://www.hud.gov/codetalk>

NAHASDA STATUTE

- https://www.hud.gov/sites/documents/DOC_8141.PDF

NAHASDA REGULATION

- <https://www.ecfr.gov/current/title-24/subtitle-B/chapter-IX/part-1000>

PIH NOTICES

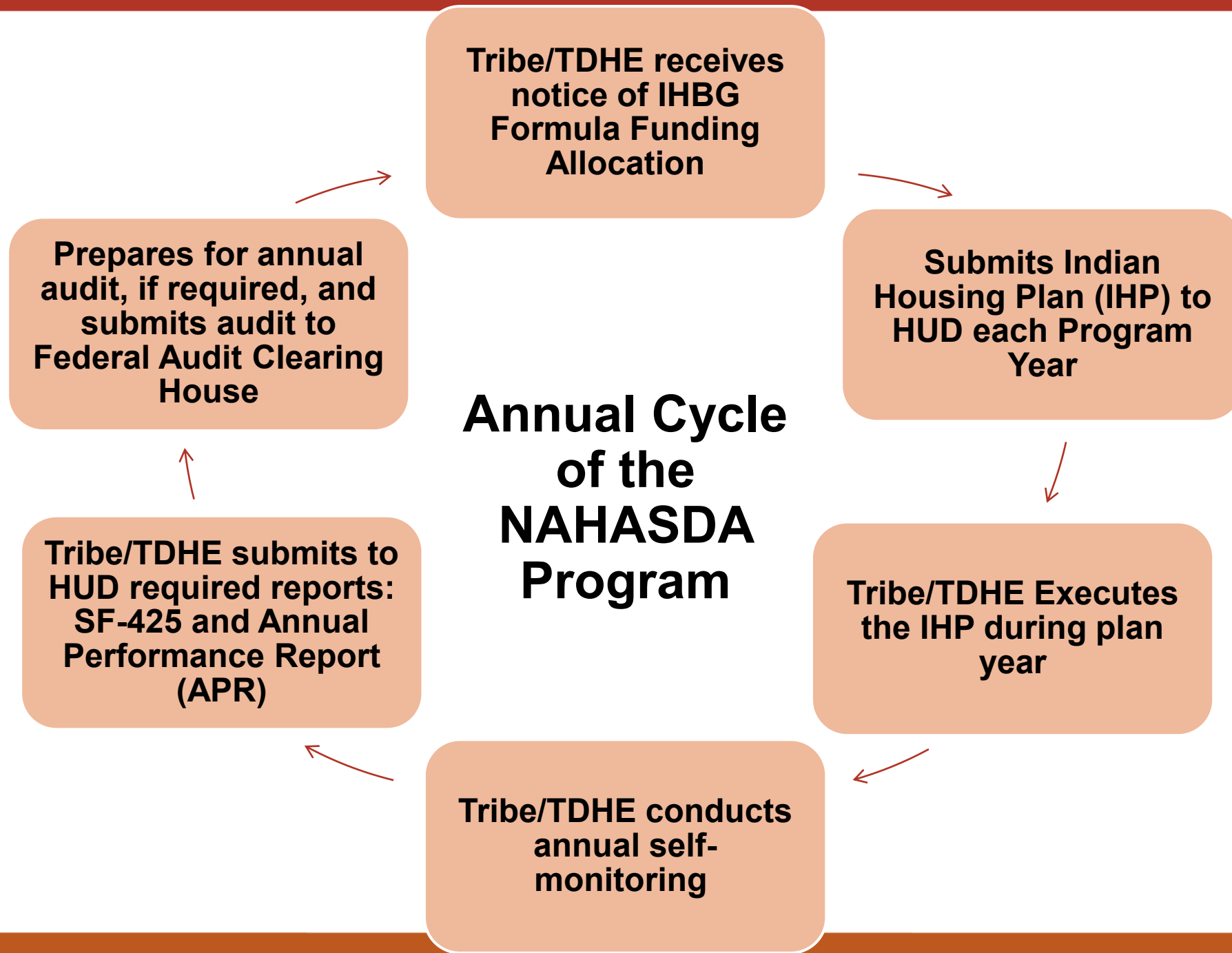
- https://www.hud.gov/program_offices/public_indian_housing/ih/regs/notices

PROGRAM GUIDANCES

- https://www.hud.gov/program_offices/public_indian_housing/ih/codetalk/nahasda/guidance

UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARD

- <https://www.ecfr.gov/cgi-bin/text-idx?node=pt2.1.200&rgn=div5>

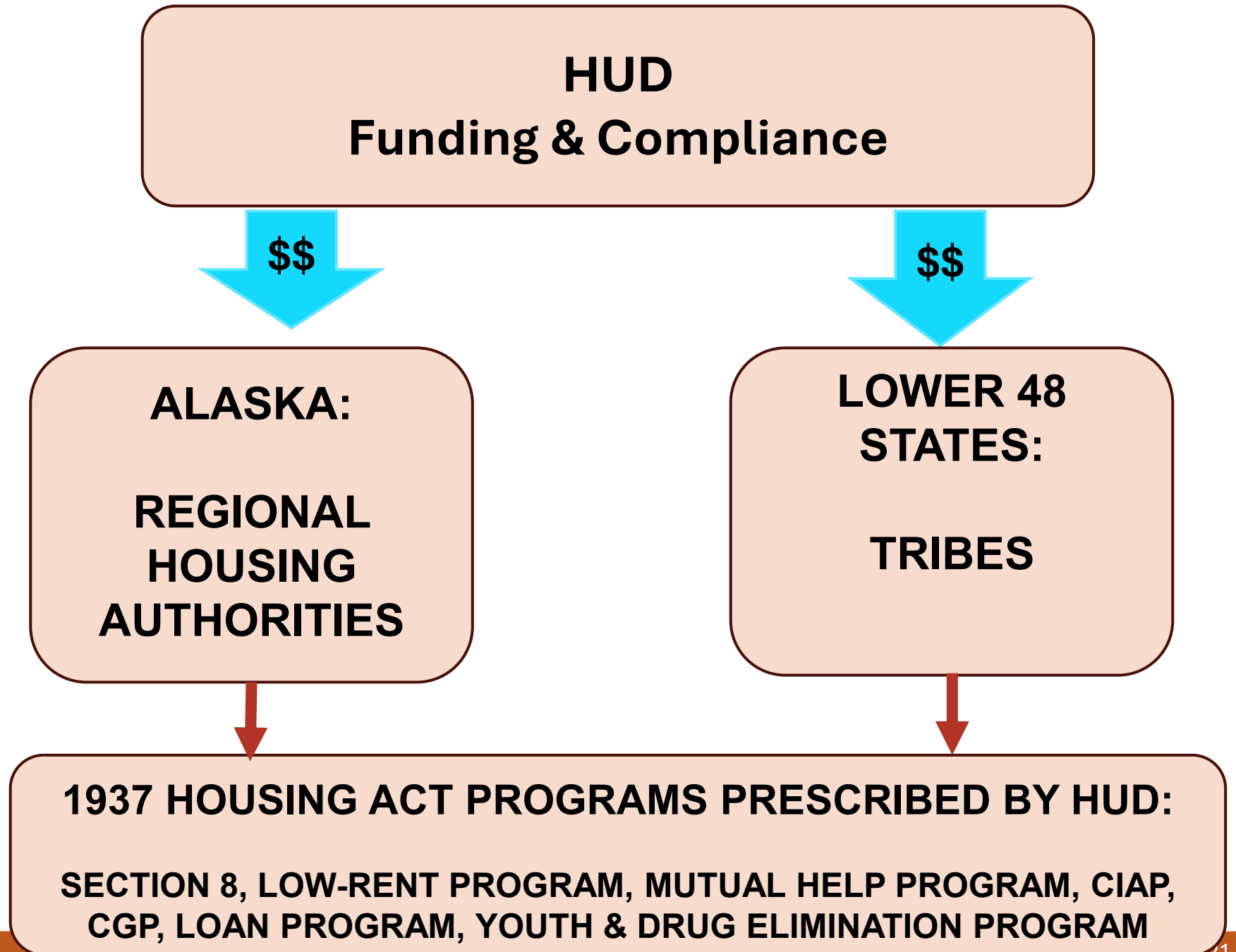


SECTION 2

IHBG Formula Allocation

BEFORE

1937 Housing Act Funding Flow



1937 Housing Act NAHASDA

Self-Determination

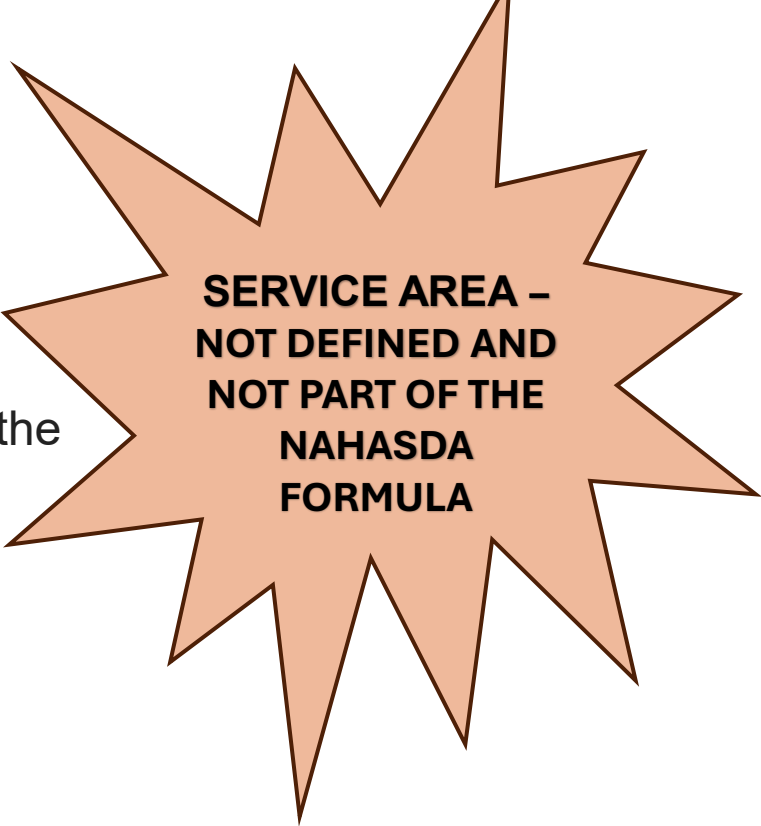
Federal assistance....shall be provided in a manner that recognizes the right of Indian self-determination and tribal self-governance by making such assistance available directly to the Indian tribes or tribally designated entities under authorities similar to those accorded Indian tribes in Public Law 93-638....Section (2)(7) of NAHASDA.

NAHASDA Formula Area Defined in 1000.302

Formula area: Describes the geographic area for Tribes in which housing and population data for the Tribe is used to determine the Tribe's allocation of the IHBG formula annually.

Formula areas:

- (i) Reservations for federally recognized Indian tribes, as defined by the U.S. Census;
- (ii) Trust lands;
- (iii) Department of the Interior Near-Reservation Service Areas;
- (iv) Former Indian Reservation Areas in Oklahoma Indian Areas, as defined by the U.S. Census as Oklahoma Tribal Statistical Areas (OTSAs);
- (v) Congressionally Mandated Service Areas;
- (vi) State Tribal Areas as defined by the U.S. Census as State Designated American Indian Statistical Areas (SDAISAs);
- (vii) Tribal Designated Statistical Areas (TDSAs);
- (viii) California Tribal Jurisdictional Areas established or reestablished by federal court judgment; and
- (ix) **Alaska formula areas described in paragraph (4) of this definition.**



**SERVICE AREA –
NOT DEFINED AND
NOT PART OF THE
NAHASDA
FORMULA**

Funding Formula Components

The IHBG formula consists of four components:

1. Formula Current Assisted Stock (FCAS) (§ 1000.312-322);
2. NEED (§ 1000.324-325);
3. 1996 Minimum (Hold Harmless) (§ 1000.340); and
4. Undisbursed IHBG funds factor (§ 1000.342).

Reference:

- **NAHASDA Regulations, Subpart D** §1000.301- §1000.342

Component 1: FCAS [§1000.312-322]

(A) Formula Current Assisted Stock (FCAS) is:



B. Two Elements of FCAS in Formula:

1. Housing Developed under the 1937 Housing Act – Before NAHASDA:

Low Rent ● Mutual Help ● Turnkey

2. 1937 units in the development pipeline (after NAHASDA) – when they become owned or operated by recipients

3. Section 8 – Expired but still managed like Section 8 Program

Operating Subsidy

Modernization Allocation

Examples - What Does/Does Not Count as FCAS?

COUNT AS FCAS	DOES NOT COUNT AS FCAS
<ul style="list-style-type: none">• Units funded under 1937 Act	<ul style="list-style-type: none">• NAHASDA Units
<ul style="list-style-type: none">• Units converted before 10/1/1997	<ul style="list-style-type: none">• Units converted after 10/1/1997
<ul style="list-style-type: none">• Conveyed-Eligible but beyond Tribe/TDHE's control	<ul style="list-style-type: none">• Units built with other grants (HOME, ICDBG)
<ul style="list-style-type: none">• Section 8 still in management	<ul style="list-style-type: none">• Conveyance Eligible Units with Tenant Accounts Receivables (TARS)
<ul style="list-style-type: none">• Demolished Unit, replaced within a year	

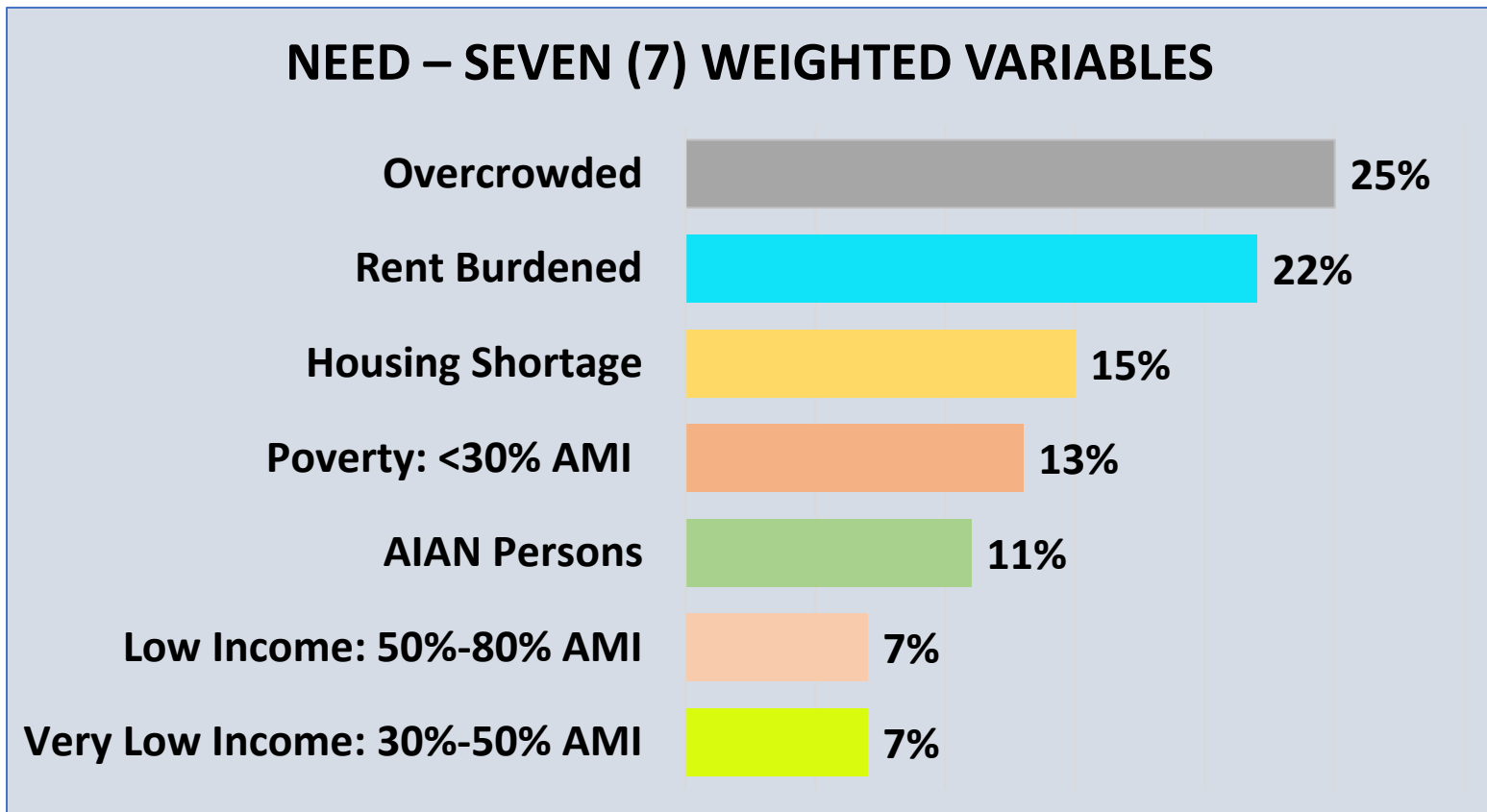
Component 2: NEED

[\$1000.324]

NEED: “The extent of poverty and economic distress and the number of Indian families within the Indian areas of the tribe.”

Need Component Weights consist of:

- Seven (7) Weighted variables
- Based on Decennial Census and American Community Survey (ACS) 5-year data (§1000.330(b)(1) and (b)(2))
- Adjusted for local development costs (TDC)
- Additional References:
PIH Notice 2017-14



Component 2 - NEED

	1	2	3	4	5	6	7	NEED
	AIAN Persons	HHLT ≤30%	HHLT 30%-50% MFI	HHLT 50%-80% MFI	Over - crowded HH	HH Severe Cost	Housing Shortage	Funding before Adjustments
Weight	11%	13%	7%	7%	25%	22%	15%	Total
Tribe A	142	14	2	9	8	7	24	\$111,199
Tribe B	849	40	55	40	110	10	135	\$952,177

Overcrowding: > One or more persons per room, without kitchen or plumbing (no bathroom)

Housing Severe Cost: Household Expenses > 50% of Income

Housing Shortage: Household Income < 80% of MFI

May challenge the data described in this section per §1000.336

Comparison of
funding for
Tribes based on
NEED

Component 2: NEED

[\$1000.328 & 329]

Fiscal Year (FY) 2023 Indian Housing Block Grant (IHBG)

Allocation & Formula Data

FY 2023 Allocation

Formula Current Assisted Stock (FCAS) Component ¹ :	\$0
Needs Component ² :	\$61,591
24 CFR §1000.331 Phase Down Adjustments to Moderate Impact of Introduction of New Data Source ³ :	\$0
24 CFR §1000.340(b) Adjustments to achieve FY 1996 Base Year Amount ⁴ :	\$0
Preliminary Current Year Allocation:	\$61,591
Adjustments for over- or under-funding in prior years ⁵ :	\$0
Initial Allocation:	1000.328: Initial Allocation = 0.007826% of N\$ appropriation after set-asides
24 CFR §1000.342 Undisbursed Funds Adjustment ⁶ :	\$2,791
24 CFR §1000.329 Minimum Allocation Adjustment ⁷ :	\$22,740
FY 2023 Final Allocation:	1000.329: Carryover \$ to Tribes to achieve 0.11547% of N\$ appropriations

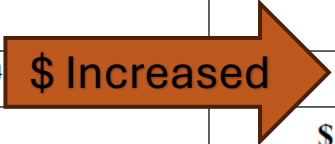
§ 1000.328 What is the minimum amount that an Indian tribe may receive under the need component of the formula?

§ 1000.329 What is the minimum total grant allocated to a tribe if there is carryover funds available?

Component 3: 1996 Hold Harmless [§1000.340(b)]

- A tribe's IHBG funding is never reduced below its FY 1996 funding level.
- This is the amount the tribe's IHA received in FY 1996 for operating and modernization subsidy.
- IHBG funding is adjusted to the amount received in FY 1996.
- This is a statutory requirement.

FY 2023 Allocation

Formula Current Assisted Stock (FCAS) Component ¹ :	\$909,050
Needs Component ² :	\$18,717
24 CFR §1000.331 Phase Down Adjustments to Moderate Impact of Introduction of New Data Source ³ :	-\$221
24 CFR §1000.340(b) Adjustments to achieve FY 1996 Base Year Amount ⁴	\$562,336
	
Preliminary Current Year Allocation:	\$1,489,882
Adjustments for over- or under-funding in prior years ⁵ :	\$0
Initial Allocation:	\$1,489,882
24 CFR §1000.342 Undisbursed Funds Adjustment ⁶ :	\$838
24 CFR §1000.329 Minimum Allocation Adjustment ⁷ :	\$0
FY 2023 Final Allocation:	\$1,490,720

Component 4: Undisbursed IHBG Funds

Factor [\$1000.342]

- Provides adjustments for tribes with:
 - Initial allocation of \$5 million or more
 - Have undisbursed IHBG funds greater than the sum of their prior 3 years' initial allocation
- Initial allocation will be reduced, and any amounts recovered will be redistributed.
- Applies only to funds in LOCCS.

FY 2023 Allocation

Formula Current Assisted Stock (FCAS) Component ¹ :	\$14,709,661
Needs Component ² :	\$21,599,465
24 CFR §1000.331 Phase Down Adjustments to Moderate Impact of Introduction of New Data Source ³ :	-\$16,086
24 CFR §1000.340(b) Adjustments to achieve FY 1996 Base Year Amount ⁴ :	-\$316,944
Preliminary Current Year Allocation:	\$35,976,097
Adjustments for over- or under-funding in prior years ⁵ :	-\$34,937
Initial Allocation:	\$35,941,160
24 CFR §1000.342 Undisbursed Funds Adjustment ⁶ :	\$978,186
24 CFR §1000.329 Minimum Allocation Adjustment ⁷ :	\$0
FY 2023 Final Allocation:	\$36,919,346

This Tribe benefited

Formula Response Form (FRF)

FRF: Form recipients use to report changes to their FCAS, formula area, and other formula related information before each year's formula allocation [§100.302].

- Sent each year around June 1 – will receive a “Dear Tribal Leader letter.”
<https://ihbgformula.com/fy2025/>
- Should review FRF and Final Allocation/Data Form
- Must report and submit responses by August 1, 2024, to Formula Customer Service Center to be considered for FY2025 IHBG allocation.
- Final Allocations: Completed (60 days) after the budget is appropriated
- [Formula Response Forms – FY 2025 – IHBG Formula Customer Service Center](#)

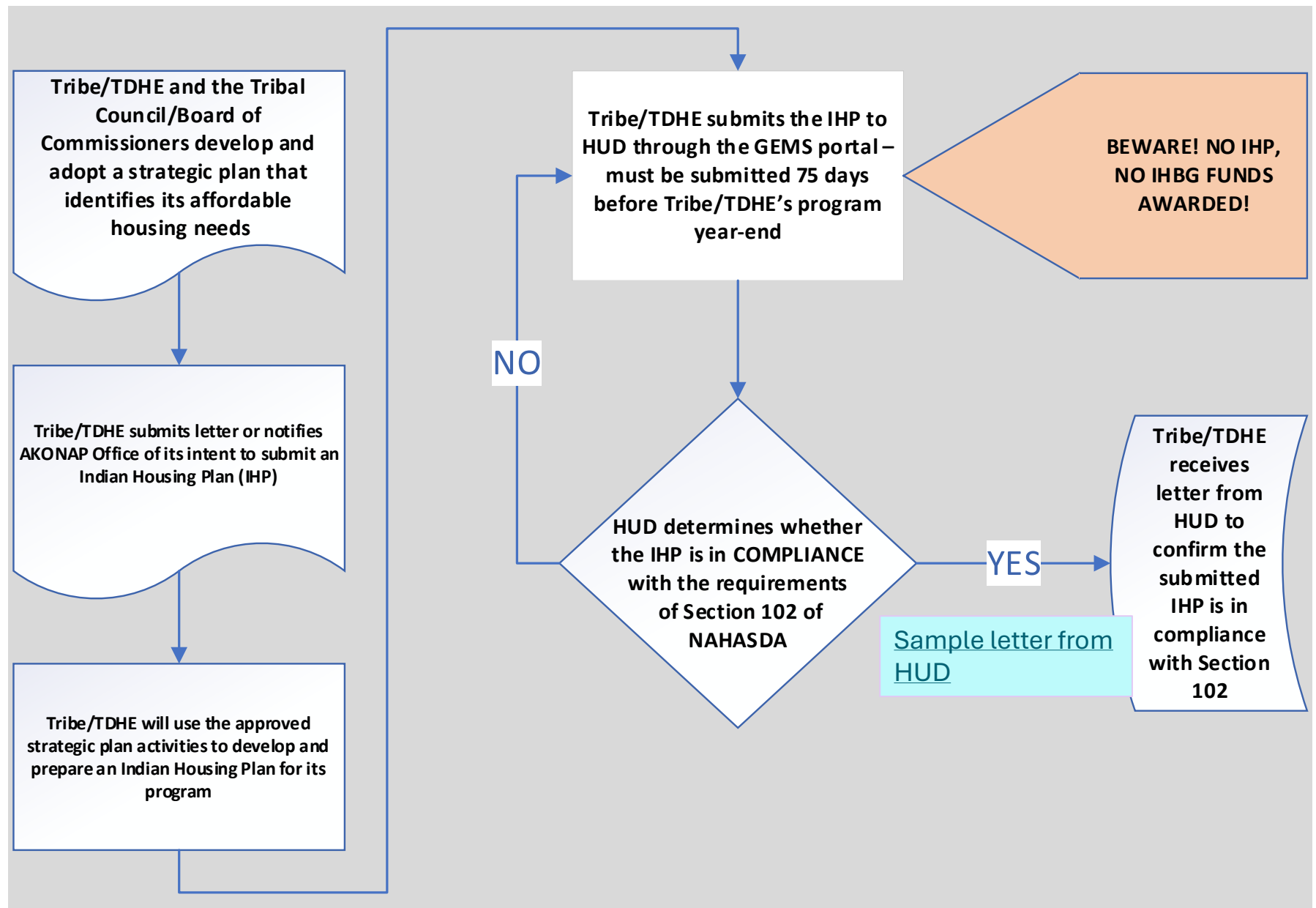


© Ken Graham Photography.com

ACTIVITY: Find your formula amount

- [Formula Response Forms – FY 2025 – IHBG Formula Customer Service Center](#)

Receiving the NAHASDA \$ - The IHP Process



NAHASDA ELIGIBLE ACTIVITIES

**Refer to Program
Guidance PG**

[IHPAPRGuidanceFinal.pdf](#)

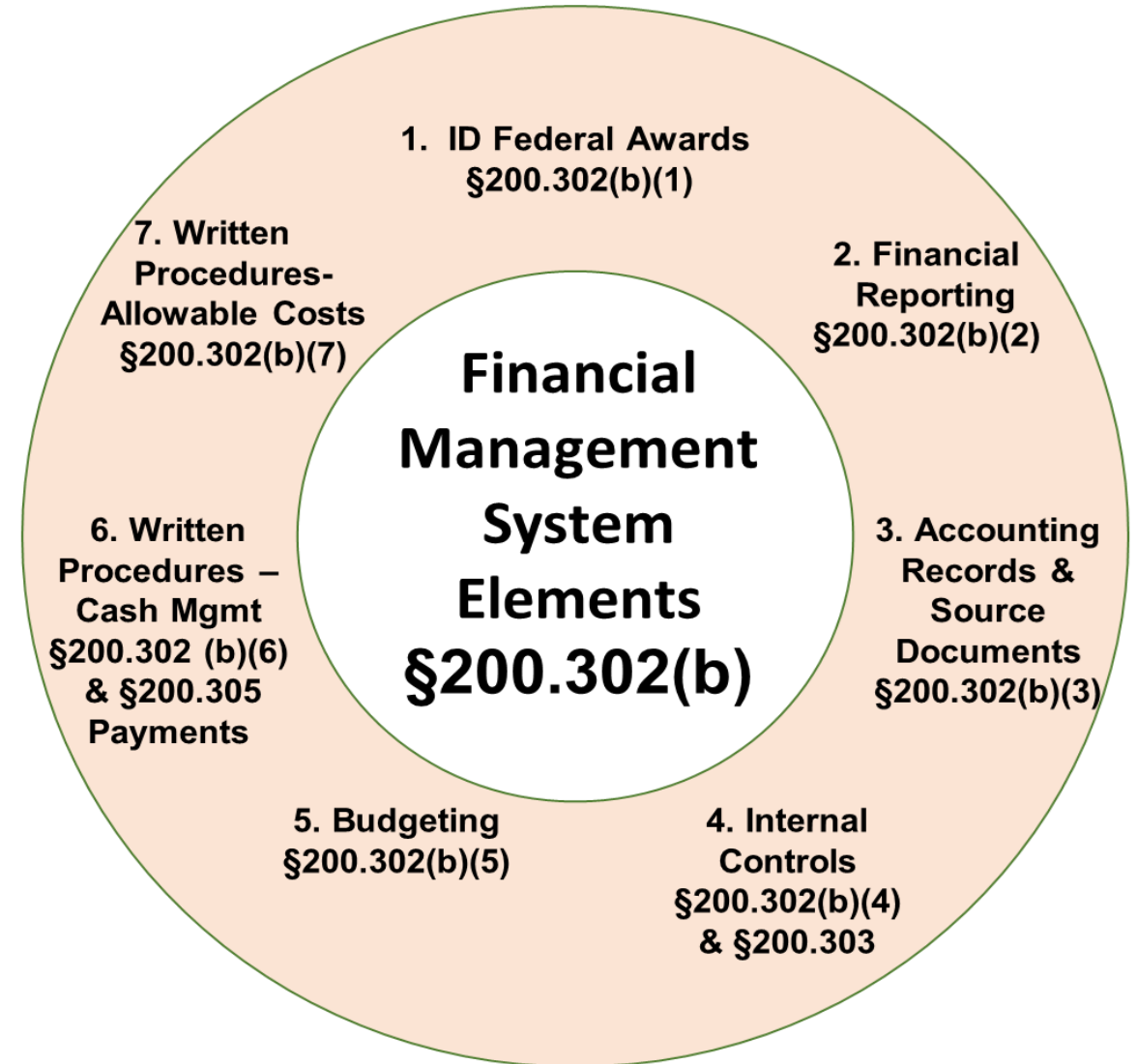
**IHP and APR and
PIH 2023-30 –
Affordable Housing
Activities Under
NAHASDA**

Eligible Activity Number	Activity Title	Output Measure	Output Completion
1	Modernization of 1937 Act Housing [202(1)]	Units	All work completed and unit passed final inspection
2	Operation of 1937 Act Housing [202(1)]	Units	Number of units in inventory at Program Year End (PYE)
3	Acquisition of Rental Housing [202(2)]	Units	When recipient takes title to the unit
4	Construction of Rental Housing [202(2)]	Units	All work completed and unit passed final inspection
5	Rehabilitation of Rental Housing [202(2)]	Units	All work completed and unit passed final inspection
6	Acquisition of Land for Rental Housing Development [202(2)]	Acres	When recipient takes title to the land
7	Development of Emergency Shelters [202(2)]	Households	Number of households served at any one time, based on capacity of the shelter
8	Conversion of Other Structures to Affordable Housing [202(2)]	Units	All work completed and unit passed final inspection
9	Other Rental Housing Development [202(2)]	Units	All work completed and unit passed final inspection
10	Acquisition of Land for Homebuyer Unit Development [202(2)]	Acres	When recipient takes title to the land
11	New Construction of Homebuyer Units [202(2)]	Units	All work completed and unit passed final inspection
12	Acquisition of Homebuyer Units [202(2)]	Units	When recipient takes title to the unit
13	Down Payment/Closing Cost Assistance [202(2)]	Units	When binding commitment signed
14	Lending Subsidies for Homebuyers (Loan) [202(2)]	Units	When binding commitment signed
15	Other Homebuyer Assistance Activities [202(2)]	Units	When binding commitment signed
16	Rehabilitation Assistance to Existing Homeowners [202(2)]	Units	All work completed and unit passed final inspection
17	Tenant Based Rental Assistance [202(3)]	Households	Count each household once per year
18	Other Housing Service [202(3)]	Households	Count each household once per year
19	Housing Management Services [202(4)]	Households	Count each household once per year
20	Operation and Maintenance of NAHASDA-Assisted Units [202(4)]	Units	Number of units in inventory at PYE
21	Crime Prevention and Safety [202(5)]	Dollars	Dollars spent (report in Uses of Funding table only)
22	Model Activities [202(6)]	Dollars	Dollars spent (report in Uses of Funding table only)
23	Expired, No longer available.	N/A	Expired, No longer available.
24	Infrastructure to Support Housing [202(2)]	Dollars	Improved lot
25	Reserve Accounts [202(9)]	N/A	N/A

Accounting for IHP and other grant Activities

Covered in Basic
Financial Mgt
Training

1. **Per 200.305(b)(5): Your Financial Management System (FMS) should provide comparison of expenditures with budget amounts for each Federal award.**
2. Review your reporting requirements and ensure your accounting system's chart of accounts can readily provide you the detailed cost information to report accounting activities of each of your grants in your **quarterly and/or annual SF-425 report?**
3. **Annual Performance Report:** Is your chart of accounts set up to enable you to report IHP activities to report actual costs expended for each IHP activity against budgeted amounts per your IHP?



SECTION 3

Basics of Governmental Accounting


Introduction to the governmental accounting environment regulations and standards for financial reporting that recipients must follow in the accounting and reporting of the NAHASDA program.

Objectives of Governmental Accounting and Financial Reporting

What is GASB?

- Government Accounting Standard Board (GASB)
- Determines accounting principles (governmental GAAP) for state and local (including Tribal) Governments.
- **GASB 34:** Basis of Financial Reporting in 1999 – big change in financial reporting! The main objective of GASB 34 was to bring governmental accounting and financial statements more in line with those of for-profit entities.
 - **Introduced dual reporting:**
 - Government-wide financial statements using accrual accounting [GWFS] and
 - Separate fund financial statements presented for governmental and proprietary funds.

Proprietary Funds

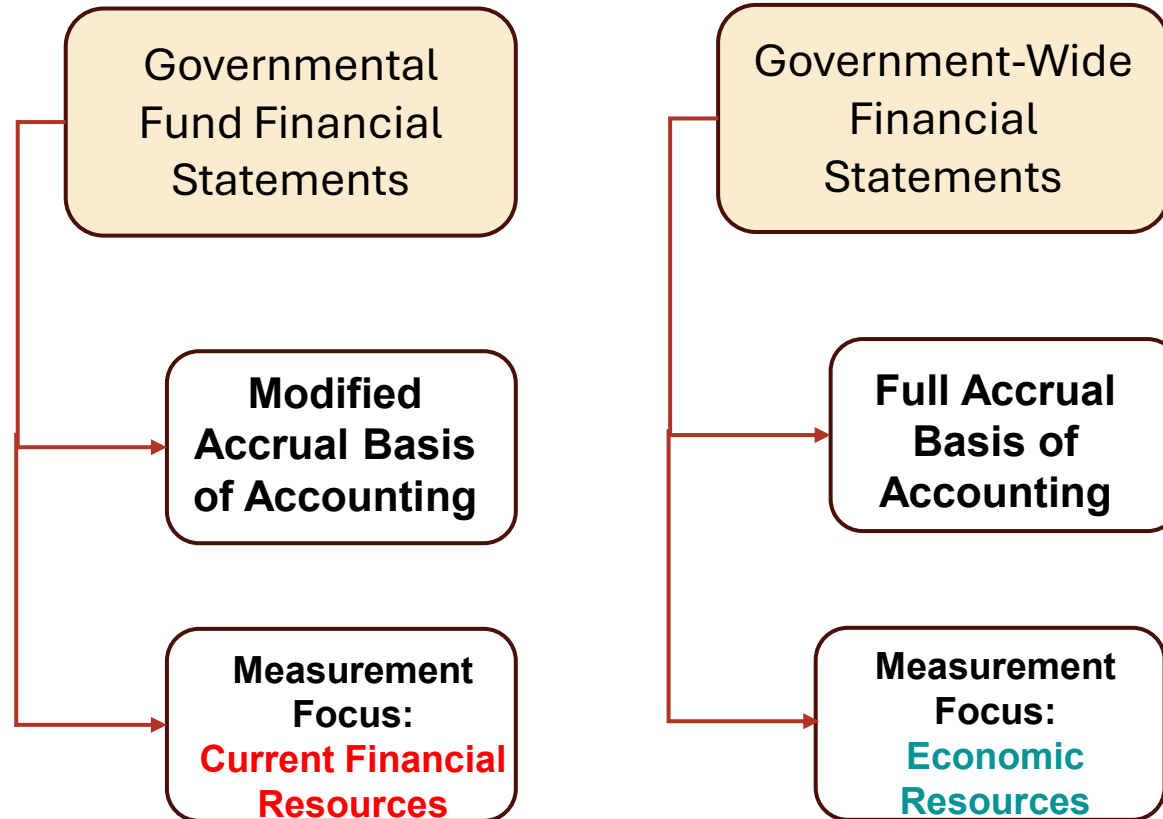


**ARE YOU A TDHE?
YOU HAVE THE
OPTION OF USING
PROPRIETARY
FUND
ACCOUNTING
AND REPORTING**

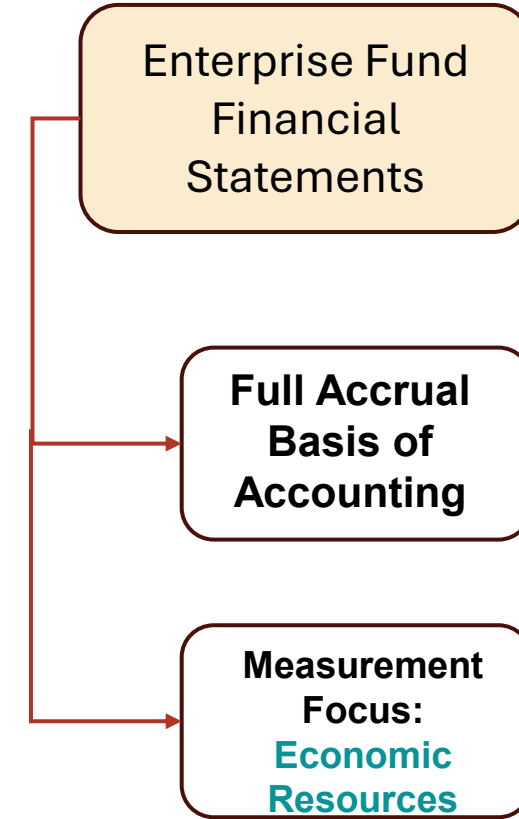
Enterprise fund (of the Proprietary Fund type) is used:

- To account for operations that are financed and operated in a manner similar to private business enterprises (business like activities)
- Law and regulations require that the activity's costs be recovered from fees and charges, rather than taxes or other non-exchange revenue.
- Establish fees that are designed to recover the costs of the activity.
- **Special purpose governments engaged in business type activities (For Example: Housing Authorities).**

GOVERNMENTAL FUND – DUAL REPORTING



PROPRIETARY FUND REPORTING



Governmental Accounting

Key concepts to understand governmental accounting:

1. Fund Accounting

2. Basis of Accounting – Timing of Transactions (*When* to Record)

- Accrual Basis of Accounting
- Modified Accrual Basis of Accounting

3. Measurement Focus– *What* Transactions to be recorded



What Is A Fund?

Defined by GASB as:

- A fiscal and accounting entity.
- Each fund is a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein.
- Each fund is segregated for accounting and financial reporting - used to account for specific activities or to obtain specific objectives.

A fund is a tool for Governments to demonstrate:

- Control and compliance - for tracking and account for use of funds for public purpose.
- Accountability & Inter-period Equity:
 - sources of revenue are expended only on eligible activities, and
 - current revenues used for current costs.

Governmental Fund Types



REQUIRED

- **General fund (GF)**: Primary fund of the Tribe/TDHE. Only one GF used to account for all financial resources EXCEPT those required to be accounted for in another fund.

OPTIONAL



- **Special revenue funds** : account for revenues legally restricted to expenditures for a specific purpose.
- **Capital projects fund**: account for financial resources to be used for acquisition and construction of capital assets and facilities.
- **Debt service fund**: account for accumulation of resources for and payment of long-term debt principal and interest.

BASIS OF ACCOUNTING

About Timing of Transactions

WHEN

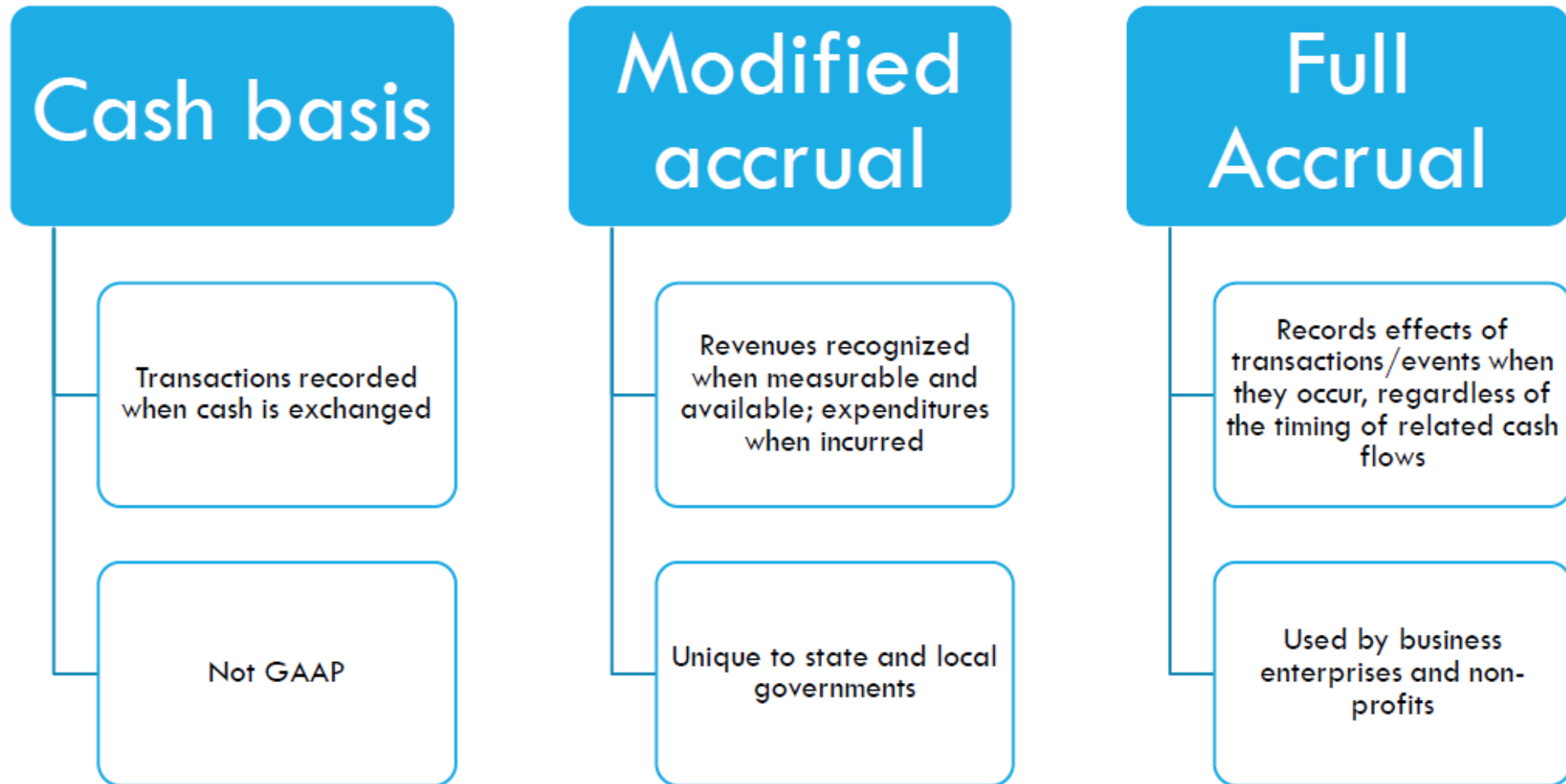
TO RECORD THE TRANSACTION

1. Cash Basis

2. Full Accrual

3. Modified Accrual

Basis of Accounting



Cash Basis of Accounting

CASH BASIS – (not GAAP)

- Record revenue when cash is received.
- Record expenses when you make a payment.

- A checkbook register is an example of cash basis “bookkeeping” as it records only the cash received and any checks written for payments – at the time the event occurred.

Full Accrual Basis of Accounting

- **FULL ACCRUAL BASIS OF ACCOUNTING - GAAP**
- Matches income and expenses in the same fiscal period, regardless of the timing of the receipt of payment or disbursement of actual cash.
 - Recognize an expense when you incur it; not when you pay it.
 - Recognize a revenue when you earn it; not when you receive the payment.
- Focus is on reporting the flow of Economic Resources of the entity.

REVENUE: Is recognized when earned and realized or realizable (expect cash will be received in the future).

EXPENSE: Recognized when incurred.

QUIZ

Accrual Basis Question: Example: Recipient purchases and receives janitorial supplies used for common area cleaning in its rental units on June 15. Tribe/TDHE pays the invoice on July 10.

- Questions:
- 1) What is the accounting entry for June 15?
 - a. Do nothing; wait until payment is made on July 10.
 - b. Debit Supplies; Credit Accounts Payable.
 - 2) What is the accounting entry for July 10?
 - a. Debit Supplies; Credit Cash
 - b. Debit Supplies; Credit Accounts Payable
 - c. Debit Accounts Payable; Credit Cash

Modified Accrual Basis Of Accounting

MODIFIED ACCRUAL BASIS

- Is a combination of cash basis and full accrual basis of accounting.
- Used in governmental accounting. It measures the current resources available.

1. **REVENUES** are recognized when they are both:
 - ☐ **MEASURABLE** (reasonably estimated) and
 - ☐ **AVAILABLE** (do you have assurance you will collect the funds in the current period or shortly thereafter (usually within 60 days)?)
2. **EXPENDITURES** are recognized when incurred (treated the same as full accrual basis of accounting, with some exceptions).

Modified Accrual Basis Of Accounting Grant Revenue Recognition

EXCEPTIONS to revenue recognition under the accrual basis of accounting:

When there is a **Government mandated non-exchange transaction**:

This occurs when one government (federal):

1. provides resources (federal grants) to a government at another level (Tribe) and
2. requires the recipient to use the resources for a specific purpose.

Incur Eligible Expenses? If Yes, Recognize Grant Revenue!

Transaction does not occur until all eligibility requirements are met.

Eligibility requirement: Allowable expenditure **MUST** occur before revenue is recognized – **"EXPENDITURE DRIVEN"**.

For Example: IHBG funds draw from LOCCS for investment purposes:

- Not received to pay for eligible expenditures
- Recorded as a **liability**: **"UNEARNED REVENUE OR REFUNDABLE ADVANCE"**; NOT AS A GRANT REVENUE

QUIZ: True or False?

Revenue in governmental funds include all financial resource inflows - all amounts that increase the equity of the fund such as:

- A. Monthly rents
- B. Homebuyer loan payments
- C. Mutual Help Administrative Fees
- D. Other fees charged by the Tribe/TDHE
- E. Debt proceeds
- F. Late Rental Fee Charges

Measurement Focus for Government Funds

WHAT

Transactions To Record?

Government Fund Expenditures focus is on:

Flow of Current Financial Resources

- Costs that result in a decrease in current financial resources (modified accrual).
- Current financial resources are available to pay for current expenses.
- Focuses on matching current resources to current expenditures.
- Balance sheet and operating statements of governmental funds only reflect transactions that involve current financial resources.

Example: In Governmental Funds, capital assets, which benefit current and future periods, but are purchased using current resources are recorded as expenditures, NOT as assets.

Measurement Focus for Proprietary Fund

What

Transactions To Record?

Proprietary Fund Expenditures focus is on:
Flow of Economic Resources

- Costs that result in a decrease in the economic resources of the fund (full accrual).
- Focus is on the effectiveness of management in using resources.
- Revenues or gains- improve economic condition of the proprietary fund.
- Expenses and losses – diminish economic condition of the proprietary fund.
- Reflect transactions that utilize current AND future resources.

Example: Long term assets and long-term liabilities are reported on the balance sheet, not as expenses.

Basis of Accounting & Measurement Focus

GOVERNMENTAL FUNDS		
General	Current Financial Resources	Modified Accrual
Special Revenue	Current Financial Resources	Modified Accrual
Capital Project	Current Financial Resources	Modified Accrual
Debt Service	Current Financial Resources	Modified Accrual
Permanent	Current Financial Resources	Modified Accrual
PROPRIETARY FUNDS		
Enterprise	Economic Resources	Accrual
Internal Service	Economic Resources	Accrual
FIDUCIARY FUNDS		
Pension & OEB Trust	Economic Resources	Accrual
Fiduciary Funds - contain resources held by the government to belonging to individuals or entities other than government For example, a trust fund for a public employee pension plan.		
GOVERNMENT WIDE FUNDS		
Government-Wide Financial Statements (GWFS)	Economic Resources	Accrual
GWFS does not include Fiduciary activities		

Journal Entries Examples to Highlight the Differences in Accounting

for

**Governmental Fund
vs
Proprietary Fund**

Capital Assets

- Tangible or intangible assets having a useful life of more than one year;
- Capitalized in accordance with GAAP and defined by YOUR policy.
- **Example: Adopt a Capital Asset Policy:**
- **Capitalize** Assets that cost **\$10,000** or more, AND
- With a useful life of more than one year
- Depreciate the asset over the useful life of the asset.

NOTE: Effective for fiscal years beginning on or after October 1, 2024: §200.313: Capitalization threshold for Equipment increased from \$5,000 to \$10,000

Asset Category	Useful Life in years
Land	0
Construction in Progress	0
Building and Improvements	10-40
Infrastructure	40
Furniture and Fixtures	10
Vehicles	10
Equipment	7

Capital Asset Example 1

Governmental Fund vs Proprietary Fund

Tribe/TDHE purchases a \$350,000 duplex for its rental program.

1. **Governmental Fund:** Tribe/TDHE recognizes that current financial resources have decreased by \$350,000 and will record this entry:

	<u>Debit</u>	<u>Credit</u>
Expenditure - Capital Projects	\$350,000	
Cash		\$350,000

To record the purchase of a capital asset.

2. **Proprietary Fund:**

	<u>Debit</u>	<u>Credit</u>
Building (Asset)	\$350,000	
Cash		\$350,000

To record the purchase of a building.

For the Proprietary Fund, there is NO effect on net economic resources because one asset (building) is being substituted for another asset (Cash). There is NO effect on the statement of operations (income statement)

Capital Assets Example 1

Governmental Fund vs Proprietary Fund

Duplex has been in use for one year of its 10-year useful life.

1. **Governmental Fund:** Does not record any depreciation on the duplex since no current financial resources are depleted by the aging of the duplex building.

2. **Proprietary Fund:**

	<u>Debit</u>	<u>Credit</u>
Depreciation Expense	\$35,000	
Accumulated Depreciation-Bldg		\$35,000

To record the first year's depreciation on the duplex building.

Capital Assets Example 1

Governmental Fund vs Proprietary Fund

After 10 years, the Tribe/TDHE sells the \$350,000 duplex with a book value of \$170,000 (Cost of \$350,000 less Accumulated Depreciation of \$180,000) for \$400,000.

1. **Governmental Fund:** Tribe/TDHE recognizes an increase in its financial resources of \$400,000.

	<u>Debit</u>	<u>Credit</u>
Cash	\$400,000	
Other Financing Sources		\$400,000
To record the sale of a capital asset.		

2. **Proprietary Fund:**

	<u>Debit</u>	<u>Credit</u>
Cash	400,000	
Accumulated Depreciation	180,000	
Gain on sale of duplex		\$230,000
Building		\$350,000

To record sale of building

The Proprietary Fund would reflect the net economic gain of \$230,000.

Long Term Debt Example 2

Governmental Fund vs Proprietary Fund

GOVERNMENTAL FUND: Tribe/TDHE financed the purchase of a vehicle for \$100,000 from a local bank.

	<u>Debit</u>	<u>Credit</u>
Cash-from local bank	\$100,000	
Other Financing Sources - Debt Proceeds		\$100,000

To record the debt proceeds from the bank

	<u>Debit</u>	<u>Credit</u>
Expenditure - Capital Outlay	\$100,000	
Cash		\$100,000

Purchase of the vehicle

PROPRIETARY FUND: Tribe/TDHE financed the purchase of a vehicle for \$100,000 from a local bank.

	<u>Debit</u>	<u>Credit</u>
Cash	\$100,000	
Notes Payable		\$100,000

To record the debt proceeds from the bank

	<u>Debit</u>	<u>Credit</u>
Capital Assets - Vehicle	\$100,000	
Cash		\$100,000

Purchase of the vehicle

Accounts Receivables Example 3

Governmental Fund vs Proprietary Fund

For both Governmental Fund and Proprietary Fund, Receivables from rental owned and operated by the Tribe/TDHE is deemed collectible. Tenant has a rent agreement to pay rent of \$250.00 per month. **Therefore, Accounts Receivable recorded at the beginning of the month under each fund is the same:**

Accounts Receivable (debit) \$250.00

Rent Revenue (credit) \$250.00

To record rent receivable for the month.



Is it MEASURABLE
and AVAILABLE?

Treatment of Bad Debt Example 4

Governmental Fund vs Proprietary Fund

Assume tenant's accounts receivable is 60 days overdue and deemed uncollectible:

Government Fund

Rent Revenue (debit)	\$250.00
-----------------------------	-----------------

Allowance for Doubtful Account (credit)	\$250.00
---	----------

To reduce rent revenue for uncollectible rent amount. GASB requires that bad debts be treated as a contra-revenue rather than an expense for financial reporting purposes.

Proprietary Fund

Bad Debt Expense (debit)	\$250.00
---------------------------------	-----------------

Allowance for Doubtful Accounts (credit)	\$250.00
--	----------

To record bad debt expense for uncollectible rent.

Inventories and Prepaid Items

1. MODIFIED ACCRUAL BASIS:

GAAP allows option to use either:

- a. PURCHASE METHOD or**
- b. CONSUMPTION METHOD**

2. FULL ACCRUAL:

USE CONSUMPTION METHOD

Inventory

- The value of the physical inventory is used to adjust the balance of the inventory asset. **Therefore, the value of the inventory must be verified with counts at or near the fiscal period end date.**
- This count supports the cost of inventory reported in this classification.
- The inventory amounts are reconciled to the trial balance and supporting documentation must be maintained (auditable).

Inventories and Prepaid Expenses

The **Purchase Method** of expenditure recognition (modified accrual) records the materials and services as expenses when they are procured. This is the most common method of accounting for government entities with grant funding.

Annual Insurance of \$24,000 is paid in June. Recipient's fiscal year end is December 31, 20X2			
Description	Debit	Credit	
Insurance Expense	\$24,000		Record the entire amount of insurance paid as an expense.
Cash		\$24,000	
Adjustment at December 31 to record the amount of insurance attributable to the following fiscal year (prepaid insurance):			
Prepaid Expense-Insurance	\$12,000		Record 6 months of insurance that has not been "consumed".
Insurance Expense		\$12,000	



Inventories and Prepaid Expenses

The Consumption Method

- Records the purchase of inventory materials and prepaid expense as assets when they are procured.
- The assets are then consumed over the accounting period, with the ending valuations considered the cost of the remaining asset.



Proprietary
Fund &
Governmental
Fund

(Annual Insurance paid on June 30 for calendar year 20X2.
Recipient's year end is December 31, 20X2)

Description	Debit	Credit	
Prepaid Expense	\$24,000		Record prepaid expense as an asset at time of purchase
Cash		\$24,000	
Recognize insurance expense each month			
Insurance Expense	\$2,000		To record monthly insurance expense (1/12th of \$24,000)
Prepaid Insurance		\$2,000	

SECTION 4

Leases

GASB 87 – LEASES

GASB 96 – SBITA

Leases

GASB 62

Classified all leases
as EITHER

OPERATING
LEASE
OR
CAPITAL LEASE



GASB 87

Classifies all leases as
FINANCE LEASES

Leases – per GASB 87

Definition of Leases under GASB 87, paragraph 4:

- A lease is defined as a contract that conveys control of the right to use another entity's nonfinancial asset (the underlying asset) as specified in the contract for a period of time in an exchange or exchange-like transaction.
- Examples of nonfinancial assets (physical assets) include **buildings, land, vehicles, and equipment.**
- Any contract that meets this definition should be accounted for under the lease guidance (GASB 87), unless specifically excluded in this Statement.

GASB 87: Leases



CONSIDERATIONS FOR GASB 87 IMPLEMENTATION

- 1. What materiality threshold should be applied to leases?**
 - Example: \$10,000 per lease or immaterial aggregate to a total value of \$10,000 or more.
- 2. Lease Terms if lease has options to renew?**
 - For example: a copier lease term is 36 months; option to renew for two additional 12-month period:
 - Renewal is likely: Term of lease is for 60 months
 - Renewal is unlikely: Term of lease is for 36 months
- 3. What discount rate should be used?**
 - Explicit rate provided in the lease should always be used when available.
 - If not, GASB 87 provides for both the use of implicit rate or an estimated borrowing rate as acceptable alternatives. Examples:
 - Tribe/TDHE bank borrowing rate
 - Risk Free rate – US Treasury
 - If long term lease: 30-year bond rate

Accounting for Leases

GASB 87 provides for three accounting treatments:

- A. Short-term leases
- B. Contracts that transfer ownership, and
- C. Contracts that do not transfer ownership — a catchall for all remaining leases of nonfinancial assets (example – Land, buildings, vehicles, equipment).

A. Example: Short-Term Lease

A. Short-term Leases

- 12 months or less.
- Conveys no ownership; no cancellation options; no potential extensions to the term.
- Treated as a short-term lease under GASB 87.
- **Example:** Tribe/TDHE leases equipment for 12 months, monthly payment of \$2,000 at end of each month.
 - Reported as Expenditures – Rent or Rent Expense

1. Governmental Fund (Modified Accrual Accounting):

DR Expenditure – Rent	\$2,000
CR Cash	\$2,000

To record rent expenditure under short-term lease

2. Proprietary Fund (Full Accrual Accounting):

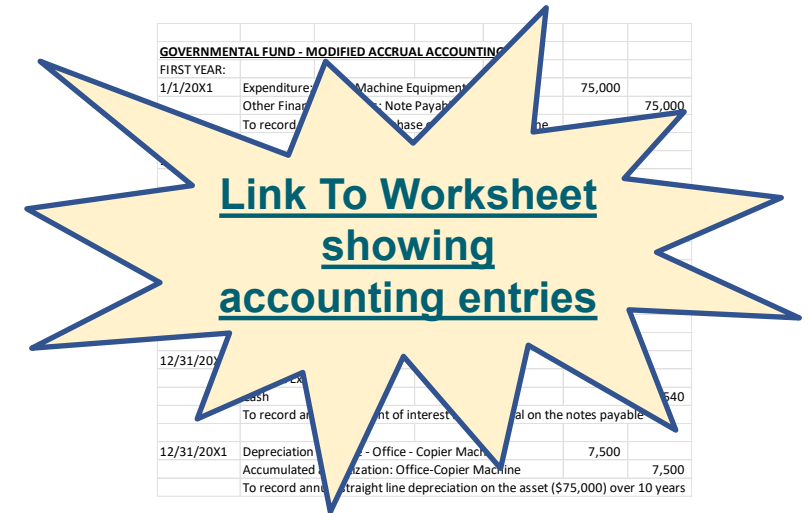
DR Rent Expense	\$2,000
CR Cash	\$2,000

To record rent payment under short-term lease

B. Example: Long-Term Lease – Convey Ownership at end of Lease

B. Long Term (>one year) Lease Contracts **that transfer Ownership at the end of the lease term; no termination options.**

- Paragraph 19 of GASB 87 requires this transaction to be recorded as a **FINANCED PURCHASE**.
- GASB's Implementation Guide No. 2019-3 (Q&A item 4-21) clarified leases that convey ownership: If title to the equipment transfers to the lessee by the end of the contract, **the transaction is NOT ACCOUNTED for as a LEASE for financial reporting purposes.**
- Record as an asset and the liability is recorded simply as a debt obligation.



[Link To Worksheet showing accounting entries](#)

GOVERNMENTAL FUND - MODIFIED ACCRUAL ACCOUNTING				
FIRST YEAR:				
1/1/20X1	Expenditure	Machine Equipment	75,000	
	Other Financial Assets	Note Payable		75,000
	To record	purchase		
12/31/20X1	Cash			640
	To record annual	interest		
		on the notes payable		
12/31/20X1	Depreciation	Office - Copier Machine	7,500	
	Accumulated	Depreciation: Office-Copier Machine		7,500
	To record annual	straight line depreciation on the asset (\$75,000) over 10 years		

C. Example: Long-Term Lease: Does Not Transfer Ownership

C. Long term Lease contracts that do NOT transfer Ownership at the end of the lease term, contains no purchase option, and requires no guarantee of residual value.

Paragraph 20 of GASB 87 requires the lessee to:

- Record intangible right-of use-asset and a lease liability

TRIBE/TDHE			
Statement of Net Position [NON- TRANSFER OWNERSHIP]			
December 31, 20X1			
CAPITAL ASSETS			
	RIGHT-OF-USE ASSET		27,232
	Less Accumulated amortization: Right-Of-Use Asset		9,077
	RIGHT-OF-USE-ASSET, NET		18,155
CURRENT LIABILITIES			
	Lease Liability		9,070
			Lease Liability at 12/31/20X1
			18,594
LONG-TERM LIABILITIES			
			9,524
Statement of Activities			
For the Year Ended 12/31/20X1			
Operating Expenses:			
	Interest Expense		1,362
	Amortization Expense: Right-Of-Use Asset		9,077

Accounting Summary of Lease Types

SUMMARY: Example - Lease of Copier Machine Equipment

LEASE TYPE	ACCOUNTING TREATMENT
A. Short Term Lease	Rent Expense
B. Long term lease - Transfers ownership at end of Lease	Treated as a financed purchase of copier machine; debt obligation
C. Long term lease - Does not transfer ownership at end of lease	Recognize an intangible Right-to-use asset and a lease liability for period of lease

IT'S A
LEASE
UNDER
GASB 87

(SBITA) Subscription-Based Information Technology Arrangement

GASB 96, paragraph 6 definition:

- A SBITA is a contract that conveys control of the right to use another party's (a SBITA vendor's) IT software, alone or in combination with tangible capital assets (with underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction.
- **Accounting for SBITA is the same as accounting treatment for Leases (GASB 87) but limited to Software.**
- Does not apply to licensing arrangements that provide a perpetual license (vs Subscription license - SBITA). [Perpetual License – pay for the software upfront; annual fee only for updates and support].
- **Recorded as an Intangible Asset as part of Capital Assets, and offset with Lease Liability.**

SAMPLE

GASB 87 and 96 FS Reporting of LEASES & SBITA

TRIBE/TDHE NAME - LESSEE				
STATEMENT OF NET POSITION				
AS OF 12/31/20X1				
PROPERTY, PLANT AND EQUIPMENT				
			(If SBITA)	
	Right-of-use Asset	\$ 27,232	or (Intangible Asset)	
	Less: Accumulated amortization:			
	Right-of-use Asset	\$ 9,077		
	Right-of-use Asset (net)	\$ 18,155		
CURRENT LIABILITIES:				
	Lease Liability	\$ 9,070		
			\$ 18,594	
LONG TERM LIABILITIES:				
	Lease Liability	\$ 9,524		
			LIABILITY BAL @ 12/31/20x1	
TRIBE/TDHE NAME - LESSOR				
STATEMENT OF NET POSITION				
AS OF 12/31/20X1				
CURRENT ASSETS				
	Lease Receivable	\$ 9,070		
			\$ 18,594	
NON-CURRENT ASSETS				
		\$ 9,524		
DEFERRED INFLOW OR RESOURCES				
	Lease Related	\$ 18,155		

Assets and Deferred Outflows	
Current assets:	
Cash and cash equivalents	\$ 50,790,136
Investments	709,899
Accounts receivable, net	9,750,486
Leases receivable - current portion	540,605
Grants receivable	1,164,319
Prepaid items	393,292
	▼
Total current assets	75,182,171
Noncurrent assets:	
Investments	4,681,610
Restricted investments	1,959,741
Deposits and reserves	4,251,714
Interest receivable	65,167
Notes receivable, net of current portion	19,030,738
Leases receivable	1,626,401
	▼
Total noncurrent assets	55,699,427
Capital assets:	
Land	58,024,328
Buildings	390,151,629
Equipment	23,818,544
Construction in progress	13,811,688
Right of use asset	1,359,951
Intangible assets	1,176,634
	▼
Less accumulated depreciation	535,020,425
Total capital assets	(168,870,699)
Total noncurrent assets	366,149,726
Deferred outflows:	
Pension related	421,849,153
OPEB related	3,700,799
	888,315
Total deferred outflows	4,589,114
Total assets and deferred outflows	\$ 501,620,438

GASB 87 and 96 FS FS
Reporting of LEASES &
SBITA
Example of Entity that is
both a Lessee and a
Lessor

Liabilities, Deferred Inflows, and Net	
Current liabilities:	
Accounts payable	\$ 1,473,718
Accrued liabilities	4,656,823
Lease liability - current portion	115,025
Accrued interest	-
Construction retainage	663,470
Compensated absences	865,615
Unearned rent revenue	591,508
Deferred Revenue	42,055,710
Construction loan payable	4,650,940
Notes payable - current portion	2,190,694
Total current liabilities	57,263,503
Noncurrent liabilities:	
Accrued interest	606,489
Lease liability - net of current portion	1,897,379
Notes payable - net of current portion	73,709,773
Trust and deposit liabilities	1,362,931
Net pension liability	22,210,784
Total noncurrent liabilities	99,787,356
Deferred inflows:	
Pension related	-
OPEB related	830,991
Leases related	2,140,755
Total deferred inflows	2,971,746
Total liabilities and deferred inflows	160,022,605
Net Position:	
Net Investment in Capital Assets	182,182,967
Unrestricted	151,918,561
Restricted	7,486,305
Total Net Position	341,587,833
Total Liabilities, deferred inflow, and net position	501,610,438

Questions: What Type of Lease?

For each of the questions below, indicate which type of lease it is: A,B, C or D?

- A. Short-term lease
- B. Finances Purchase
- C. It's a Lease!
- D. It's a Lease - SBITA

1. Provide rent to tenants in your 1937 Housing Act units.
2. TDHE leases vehicle for 3 years, not cancellable; will trade it in for a new one at the end of the 3-year lease.
3. Signed a 5-year lease for an office building. Not cancellable.
4. TDHE has a lease-to-purchase program offered to tribal members. At the end of the lease term, or once the homebuyer completes the payment, the home is conveyed to the homebuyer.
5. TDHE leases a vehicle for 3 years and has an option to purchase the vehicle after the lease term.
6. Annual subscription for ZOOM and Microsoft Products.
7. A 3-year non-cancellable contract for the use of a Property Management Software.

SECTION 5

Compensated Absences GASB 101

Compensated Absences

GASB 101 - Definition

Provides guidance on how to account for and report compensated absences under GASB 101 – replaced GASB 16.

It is Compensated Absences if it meet any of these 3 criteria:

- 1. Leave for which employees are entitled to cash payments.**
 - Cash payments when the leave is used for time off - Normal usage of leave or PTO
- 2. Other cash payments leave that accumulates but has not been used:**
 - For example: Cash Payments of unused leave upon termination of employment
- 3. Accumulated leave that employee opts to have a noncash settlement**
 - Converting leave to a defined benefit postemployment benefits
- 4. Effective fiscal years after December 31, 2023.**

When to Record Compensated Absences Liability

Record liability when the leave has not been used and if ALL the following are present:

1. Leave is attributable to services **ALREADY RENDERED**.
2. The leave **ACCUMULATES** from period the leave was earned and carries forward to the next fiscal year end
3. The leave is **MORE LIKELY THAN NOT (>50%)** to be used for:
 - Time off
 - Paid in cash, or
 - Through non-cash means.
 - **Note: USE IT OR LOSE IT POLICY DOES NOT COUNT TOWARDS YOUR COMPENSATED LIABILITY**

Compensated Absences Considerations

- Review and understand your leave policy!
- Evaluate if the earned leave will become eligible for use or payment in the future.
- Evaluate your historical information about the use and payment of compensated absences – to predict future trends to determine and record compensated liabilities
 - Do you have categories of employees with similar benefits? Part time and Seasonal employees, and full-time employees
 - Recommend go back 5 years on leave trend
 - No one size fits all
 - Will require Professional judgement on your part – and DOCUMENT your rationale
- Review for any items that would show that the historical information may not be representative of future trends of patterns.

Include Direct and Incremental Salary Related Payments

Salary-related payments are additional costs that an employer incurs directly due to the payment of an employee's salary or wages. These payments are tied to the amount of salary paid to employees and are often mandatory or automatically triggered when salaries are paid.

Examples include the following:

- Social Security
- Medicare taxes
- Defined contribution amounts

Accrue these salary-related amounts (both for unused and used leave) in compensated absences if they are directly and incrementally associated.

- *Directly* means the payment is *directly associated* with the salary paid.
- *Incrementally* means amounts paid in addition to the salary. In some cases, *incrementally associated* amounts relate to a portion of the leave. For example, defined contribution payments might be paid for leave used for time off but not for leave related to termination.

Leave NOT subject to GASB 101 – Do Not Accrue

Do not recognize the liability until it happens.

- Parental leave
- Bereavement leave
- Military leave
- Jury Duty
- Holiday Leave – required to be taken on a specific date (Thanksgiving Day).
- Unlimited PTO – should only be recognized when taken.
- Leave more than likely to be settled through **conversion to defined benefit pension** or other postemployment benefits.

QUESTION: If Employee takes 10 days of bereavement leave that started the last day of the current fiscal year and 9 days into the next year, do you recognize a liability for the leave?

Let's Look at Some Examples

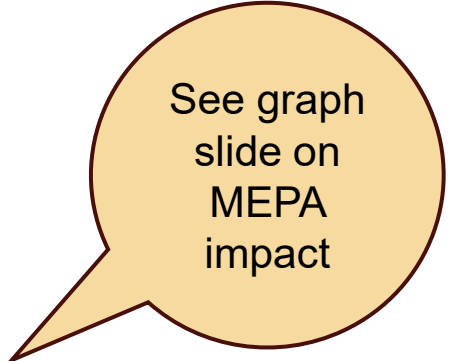
SECTION 6

ACCOUNTING FOR MUTUAL HELP HOMEOWNERSHIP PROGRAM INCOME

Mutual Help Homeownership Units

Payments made by homebuyers are comprised of two parts:

- The Administrative Fee portion and
 - The Homebuyer's Equity (Mutual Equity Payment Account or MEPA) – balance is tracked in a Liability account).
- Monthly payments exceeding the Administrative Fee portion is credited to the homebuyer's MEPA account.
 - When the homebuyer's MEPA account balance is equal to the amortized balance of the purchase price, the home is considered paid off and is conveyed to the homebuyer.
 - The homebuyer may choose to pay off the amortized balance of the home with a cash payment to accelerate the conveyance of the home.



See graph
slide on
MEPA
impact

Mutual Help Activities and Associated Accounts

• Reconcile the following
accounts to the Trial
Balance:

- A/R
- CCR
- CCU
- MEPA Liability

TRIBAL HOUSING AUTHORITY Statement of Operations

9/1/202X through 9/30/202X

New Mutual Help Detail

Account	Opening	Type of Activity	Activity	Closing	
A/R	85,957.80		464.00	86,421.80	TB
A/R Admin	-1,094.00		381.00	-713.00	
		Admin Charge	2,200.00		
		Payment	-1,819.00		
A/R MepaChrg	0.00		68.00	68.00	
		MEPA Charge	2,290.00		
		Payment	-2,222.00		
A/R Other	0.00		15.00	15.00	
		Late Fee's	15.00		
A/R W/O	87,051.80		0.00	87,051.80	
Bad Debt	280,886.22		0.00	280,886.22	
CCR	-15,000.00		0.00	-15,000.00	TB
CCU	-15,000.00		0.00	-15,000.00	TB
MEPA	-58,059.22		-2,304.70	-60,363.92	TB
		MEPA Earned-Auto	-2,290.00		
		MEPA Interest Income	-14.70		
Principal	1,888,659.72		-407,425.49	1,481,234.23	
		Other Principal Adjustmnt	-401,266.30		
		Principal Reduction	-6,159.19		
Repayment	0.00		0.00	0.00	

\$ 86,421.80

ADJUSTING JOURNAL ENTRY			
		Debit	Credit
1123-00	A/R - Admin Charge	2,200.00	
1123-00	A/R - MEPA Charge	2,290.00	
1123-00	A/R - Other - Late Fee	15.00	
2230-00	MEPA		2,290.00
3110-00	MH Administrative Fees		2,200.00
3600-00	Other Revenues		15.00
1163-00	MH MEPA Investment	14.70	
2230-00	MEPA Interest Income		14.70
1111-00	General Cash	4,041.00	
1123-00	A/R Payment		4,041.00
	Total	8,560.70	8,560.70

		Beginning Trial Balance	Debit	Credit	Ending Trial Balance
1123-00	Accounts I	85,957.80	4,505.00	(4,041.00)	86,421.80
1163-00	MH MEPA	42,985.30	14.70		43,000.00
2230-00	MEPA	(58,059.22)	-	(2,304.70)	(60,363.92)
3110-00	MH Admir	(35,800.00)		(2,200.00)	(38,000.00)
3600-00	Other Rev	(5,000.00)		(15.00)	(5,015.00)

Trial Balance Accounts for Mutual Help1937 Housing Act Homeownership Program

Account	Description	Debit	Credit
ASSETS:			
1123-00	Accounts Receivable-MH	86,421.80	
1123-01	Allowance for Doubtful Account (Contra Account)	45,000.00	
1163-00	MH MEPA Investment Account	43,000.00	
LIABILITIES:			
2230-00	MEPA (Monthly Equity Payments Account)		60,363.92
2290-00	Refundable MH Reserves		15,000.00
2291-00	Unrefundable MH Reserves (land acquisition)		15,000.00
REVENUES:			
3110-00	MH Administrative Fees		38,000.00

Financial Statement Reporting of Mutual Help and NAHASDA Units

- **1937 MUTUAL HELP AND NAHASDA MH UNITS**
- Mutual Help (MH) units do not meet the definition of fixed assets because they were purchased or constructed for sale to eligible homebuyers.
- MH homes are **not subject** to depreciation; instead, they are amortized over the amortization period (usually 25 years).
- The MH homes are classified under “**other assets**” until the unit is conveyed to the homebuyer.
- The carrying value of the MH unit is the **amortized value** of the unit based on the amortization schedule of the unit.
- Accounting for NAHASDA units that are structured like the MH units will be treated in the same manner as the 1937 Housing Act MH units.

1937 Housing Act Mutual Help Monthly Equity Payment Account (MEPA)

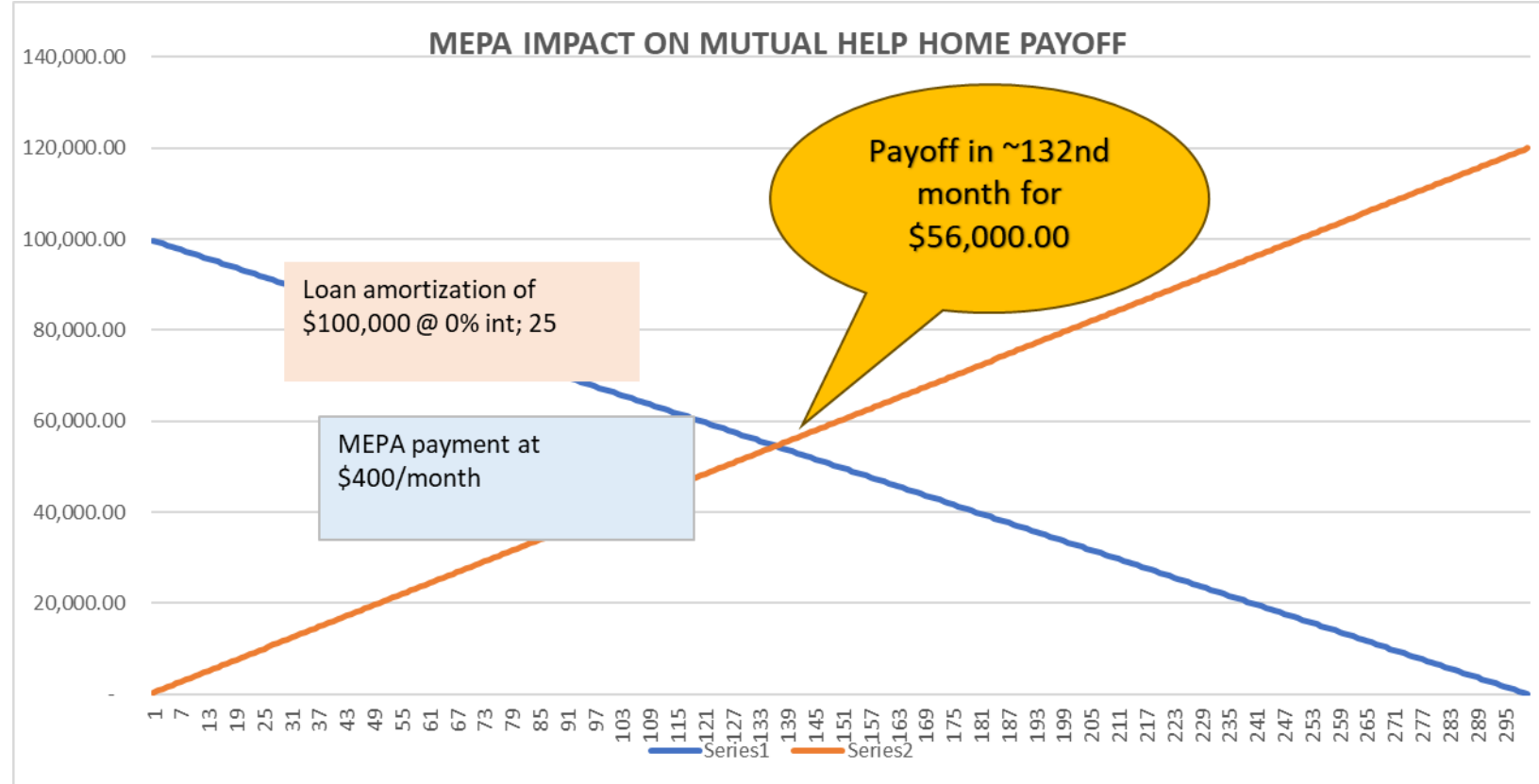
Monthly Equity Payment Account (MEPA):

- **NOT PROGRAM INCOME.**
- These are Homebuyer monthly contributions above the Administrative Fee that is used to pay off the unit.
 - Homebuyer monthly payment is based on up to 30% of adjusted income.
 - Monthly amount of homebuyer payment above the administrative fee established and maintained by the Tribe/TDHE for the MH Homeownership program is accumulated in an account (MEPA) that will be used towards the payoff of the purchase price of the home.
 - For example:
 - Monthly Homebuyer Payment based on 30% of Adjusted Income = \$500.00
 - Monthly Administrative Fee established by Tribe/TDHE = \$100.00
 - MEPA payment = \$400.00

Mutual Help Homeownership Payoff – MEPA Impact

Loan Amount	\$100,000
Interest Rate	0%
Amortization (25 x 12 = 300 months)	300
Monthly Admin Fee	\$100.00
Monthly MEPA Fee	\$400

AMORTIZATION SCHEDULE SAMPLE



Sample - MH Presentation on Financial Statement

Mutual Help housing units are considered a noncurrent restricted capital asset because units are not available to help finance the TDHE's operations and cannot be mortgaged, sold, or disposed of in any manner that would violate terms of the MHOA.

Noncurrent Assets:

Notes receivable, less current portion	60,134
Investment in Subsidiary	50,000
Capital Assets, net of accumulated depreciation	17,325,827
Restricted Asset – Mutual Help Housing Inventory	656,057
Net Other Postemployment Benefits Asset	474,008
Total Non-Current Assets	18,566,026

Net Position:

Net Investment in Capital Assets	17,325,827
Restricted for Mutual Help Housing Inventory	656,057
Unrestricted	3,314,651
Total Net Position	21,296,535

SECTION 7

Title VI Loan Guarantee Program Funds

[subpart e §1000.401-436]

Applying for a Title VI loan guaranteed loan involves...

- **Tribe/TDHE** - Plan and Implement the Project.
- **Lender** - assists with application, performs underwriting and servicing and distributes loan proceeds to the borrower.
- **ONAP's Office of Loan Guarantee**- collaborates with area office staff to review the Title VI application package, provides a preliminary letter of acceptance, issues the firm commitment and loan guarantee.

Program Features	Program Requirements
Eligible Borrowers	Tribes, Alaska Native Villages, and their tribally designated housing entities that are Indian Housing Block Grant (IHBG) recipients, and that demonstrate administrative and financial capacity
Uses of Funds	<p>Funds must be used for affordable housing activities under NAHASDA, including:</p> <ul style="list-style-type: none"> ▶ Purchasing land and housing ▶ Designing building and site plans ▶ Constructing and rehabilitating housing ▶ Constructing infrastructure (roads, sidewalks, water, sewer, electric, gas) ▶ Financing loan costs ▶ Financing other activities approved by the Area Office of Native American Programs
Maximum Loan Amount	The maximum is five times the annual need portion of the tribe's or TDHE's annual Indian Housing Block Grant (IHBG). There is no minimum loan size.
Collateral	<p>Pledge of annual IHBG to HUD</p> <ul style="list-style-type: none"> ▶ Pledged funds are the collateral to HUD for issuing the guarantee ▶ Pledged funds may be used by the tribe/TDHE unless there is a payment default ▶ Title VI loan guarantee is the collateral for the lender's loan ▶ No land or improvements are used as collateral
HUD Guarantee	95% of the outstanding principal and interest owed on each Title VI loan
Guarantee Fees	No guarantee fees are assessed.

BENEFITS	DESCRIPTION
1. Create more housing now by leveraging	<ul style="list-style-type: none"> Title VI enables tribes/TDHEs to increase funding to 5X the “need portion” of their annual IHBG allocation. Title VI expands the number of units or sites that can be developed at today’s costs, lowers the unit costs, and increases the opportunities for additional funding sources.
2. Continued availability of pledged funds	<ul style="list-style-type: none"> The NEED portion of Tribe/TDHE’s annual IHBG is pledged to HUD for the guarantee but remains available to use for affordable housing activities. The need portion is only obligated if the loan goes into default.
3. Unencumbered land	<ul style="list-style-type: none"> The NEED portion of the IHBG funds is the loan guarantee instead of land. Lender’s collateral – HUD’s 95% guarantee on the o/s P&I of loan.
4. Improved financial services	<ul style="list-style-type: none"> Creates banking relationship; encourages lenders to offer a range of financial products and expertise to Tribes and TDHEs.
5. Flexible financing terms	<ul style="list-style-type: none"> A Title VI loan guarantee assures the lender that the loan will be repaid. This assurance enables the lender to structure the repayment terms to fit the needs of the project and preferences of the tribe/TDHE.
6. Rules are the same!	<ul style="list-style-type: none"> Title VI LGP has the same rules and requirements as IHBG program.

Title VI LGP

2-Step Application Process

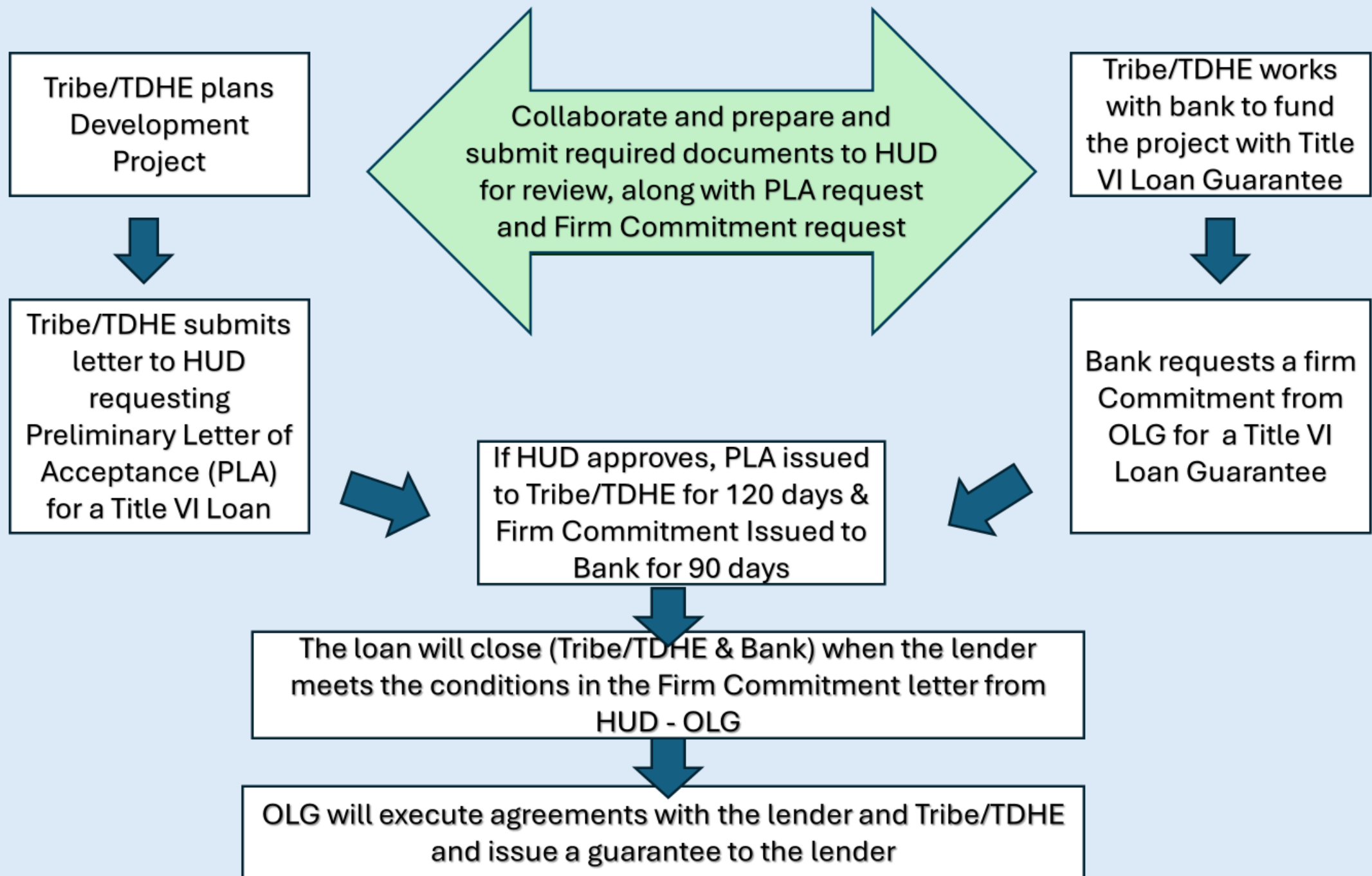
The Title VI Loan Guarantee Program has a two-step application process.

1. The first step is the Tribe/TDHE requesting a **preliminary letter of acceptance (PLA)** from HUD.
2. The second step is the **TRIBE/TDHE'S SELECTED LENDER** requesting the **firm commitment for a guarantee** from HUD.

NOTE: There are no application forms. However, HUD does provide a checklist of documents needed to qualify. The checklist generally follows the documentation requirements that lenders have for commercial development financing.

Let's review HUD's Title VI Loan Guarantee Checklist:

<https://www.hud.gov/sites/documents/TITLEVILOANGUARAPP-CHKLIST.PDF>



Title VI LGP

Loan Servicing

Does the lender need to monitor construction?

Yes, loan advances that pay for construction costs need to be based on completed work.

What loan reports must the lender provide to HUD?

- quarterly payment reports that include the current principal balance and current interest rate, as well as the amount of principal and interest payments.
- lender must report any payment delinquencies that are more than 30 days late.



May a Title VI guaranteed loan be modified to change one or more terms?

Yes, the loan terms may be modified with HUD's written approval of the changes.

Title VI Loan Debt Service – Not To Exceed Need Balance

Annual Debt Service Example:

The annual debt service - Principal and Interest loan payment for the program - must not exceed the annual allocation of need or need balance (our example = \$500k).

Amortization Period	Debt Service	% of Need Allocation	Need Balance
5 Years *	\$573,035	115%	(\$73,035)
10 Years	\$325,579	65%	\$174,421
15 Years	\$246,125	49%	\$254,875
20 Years	\$206,366	41%	\$293,634

*In this example, a 5-year amortization period is not an acceptable option. The annual debt service must not exceed the annual allocation of need.

Example:

Loan Amount: \$.5 million

Interest rate: 5.5%

Annual Need allocation = \$500K

Title VI LGP – Reporting

Indian Housing Plan and the Annual Performance Report:

a. First Year IHP and APR Reporting:

- **Source of Funds:** Title VI – For the total amount of loan funds guaranteed under Title VI program.
- **Uses of Funds: Identify Activity:**
 - Project funded with Title VI Loan Guarantee Program (e.g. Community Building)
 - Enter amount of Title VI loan fund in column “Total all other funds...”

b. Subsequent years after project has been completed and Title VI loan payment begins – APR Reporting:

- **Uses of Funds:** **Loan Repayment** – Report the total loan payments (principal and interest) on the Title VI loan made in the Program Year using IHBG funds.

Accounting and Reporting for Title VI LGP

- Record the loan amount from the bank as a long-term liability.
- Charge principal and interest loan payment to IHBG grant.
- Make monthly payments (Principal and Interest) on Title VI loan to lender.

- Provide Title VI Loan Information in Notes to FS— for example:

NOTE 7: LONG-TERM OBLIGATIONS AND CONTINGENCIES:

Available line of credit in the amount of \$2,500,000 to local financial institution payable in annual payments of \$246,125, including interest at 5.5%, maturity date of June 2040.

- Note:
Bank may require Tribe/TDHE to maintain an account with the equivalent amount of 5% of the “unguaranteed” Title VI loan amount as part of Title VI loan guarantee negotiations.

Sample Reporting of Title VI Loan Guarantee

Schedule of Expenditures of Federal Award

SCHEDULE OF EXPENDITURES OF FEDERAL AWARD							
YEAR END DECEMBER 31, 2024							
		Federal Grant Title	Grant Number	Assistance Listing Number	Award Amount	Federal Expenditure	Passed through to Subrecipients
		Department of Housing and Urban Development					
		HUD-IHBG	55IHXXXXXXX	14.867	1,515,000.00	1,487,150.00	-
		HUD-IHBG ARP		14.867	950,000.00	160,864.00	-
		Total Department of Housing and Urban Development			2,465,000.00	1,648,014.00	-
		Department of the Treasury					
		COVID 19 HAF	XX123456789	21.026	1,130,000.00	605,754.00	-
				Total Federal Grants	3,595,000.00	2,253,768.00	-
				14.869	Loan Outstanding at the beginning of the Period	Loans disbursed during the Period	
		Title VI Federal Guarantee for Financing Tribal Housing Activities			200,000	305,000	
		Notes:					
1		Expenditures are reported on the Accrual Basis of Accounting					
2		No amounts were passed through to Subrecipients					
3		The Housing Authority has elected NOT to use the 10% (NOW 15%) de minimis indirect cost rate					
4		The Housing Authority has received a U.S. HUD Loan guarantee under Title VI.					
		The beginning balance of the Loan Guarantee		\$ 200,000			
		Advances on the Title VI loan in the current period		\$ 305,000			
		Balance of the loan guarantee outstanding at FYE		\$ 505,000			

SECTION 8

Program Income

PIH 2025-01

What is Program Income?

§ 1000.62 What is considered program income?

- Is defined as **any income that is realized from the disbursement of grant funds.**
- Does not include any amounts generated from the operation of 1937 Act units **unless the units are assisted with grant amounts and the income is attributable to such assistance.**
- Includes income from:
 - fees for services performed from the use of real property
 - rental of real or personal property acquired with grant funds
 - the sale of commodities or items developed or acquired with grant funds
 - payments of principal and interest earned on grant funds
 - proportional share of income generated from a project that includes both IHBG and other funds (grants and non-grant funds).
- Costs incident to the generation of program income shall be deducted from gross income to determine program income.

Uniform Guidance on Program Income Does Not Apply

UG [§200.305(b)(5) Payments(5)]

- The non-Federal entity must disburse funds available from program income...before requesting additional cash payments.

IHBG [24 CFR 1000.26(a)(3)]

- HUD shall **NOT** require a recipient to expend retained program income before drawing down or expending IHBG funds.
- Also refer to **PIH 2025-01**.

Program Income

From Sale of Real Property, Equipment and Supplies

- The sale proceeds from the disposition of any housing unit **are program income** under NAHASDA and must be used in accordance with the requirements of NAHASDA and IHBG program regulations (24 CFR § 1000.134(c)).
- In all cases in which equipment and supplies are sold, proceeds shall be program income (24 CFR § 1000.26).



Program Income From Dwelling Units Are...

- Rent or homebuyer payments collected on units constructed, acquired, and/or rehabilitated with IHBG funds that are owned by the recipient or its sub-recipient.
- Rents collected on units developed under the 1937 Housing Act that have been substantially rehabilitated with IHBG funds.
- A calculated portion of rents collected on units developed under the 1937 Housing Act that have not been substantially rehabilitated using IHBG funds but are otherwise assisted.
- Proceeds from the sale of homeownership units developed under the 1937 Housing Act if those units have been substantially rehabilitated using IHBG funds.

Program Income generated From 1937 Housing Act Units

The amount of Program Income or Non-Program Income generated from rental income collected from 1937 Housing Act rental unit depends on whether:

1. Substantial Rehab was performed on the unit?
2. Is the cumulative Substantial Rehab cost of the unit under or below 40% of the DC&E of the unit size for the cost area as defined by HUD (See [Appendix](#) to [PIH Notice 2022-28/PIH Notice 2025-01](#))?
3. As long as a rental unit's substantial rehab does not exceed 40% of the DCE for the unit, a calculated portion of the rental income is not Program Income.

When To Recognize Program Income?



Cash
Basis

What does it mean? **“Program Income is defined as any income that is realized from the disbursement of grant funds.”**

IT IS PROGRAM INCOME

- Receipt of cash (or equivalent) for rent, proceeds received from sale of properties and equipment purchased with IHBG funds.
- You can deposit the proceeds in your bank account!

IT IS NOT PROGRAM INCOME

- Revenues generated from rental housing but has not yet been paid.

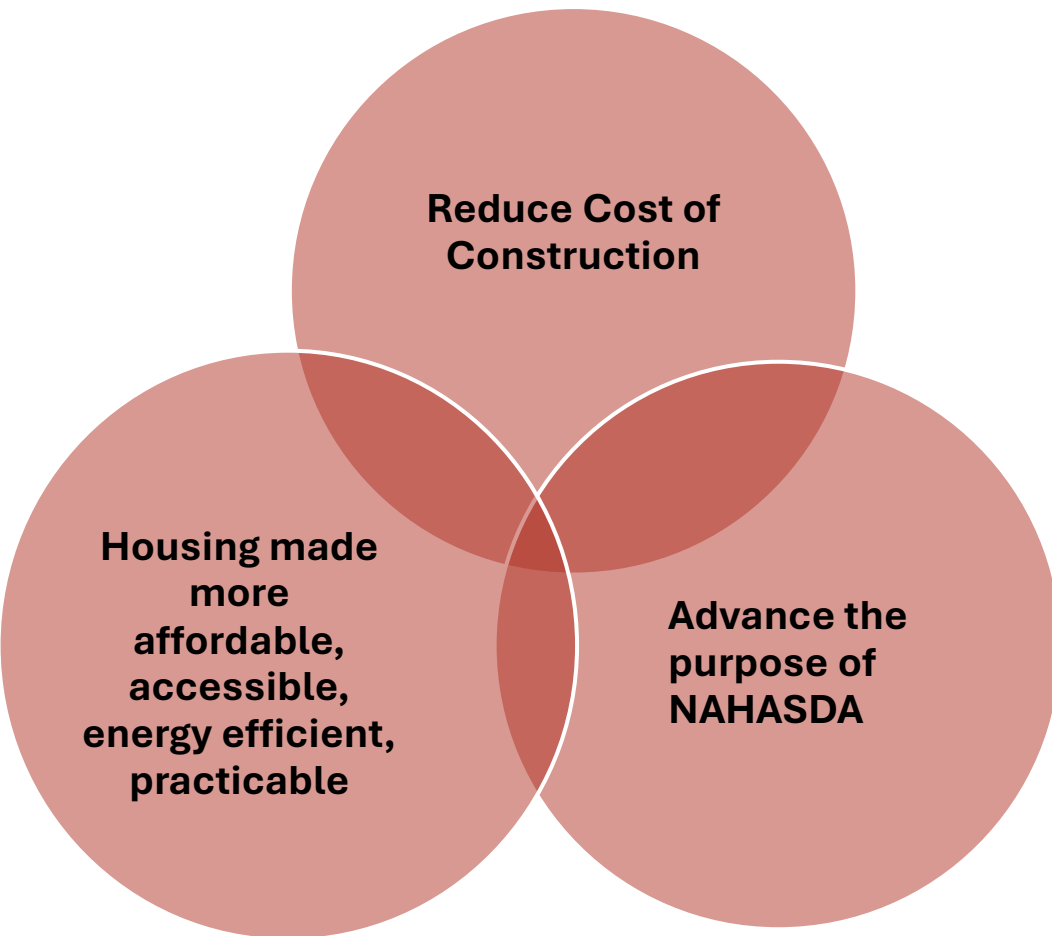
Program Income: Permissible Use

HOUSING-RELATED ACTIVITIES [§1000.10(b)(3)] & § 1000.64 :

Any facility, community building, infrastructure, business, program, or activity, including any community development or economic development activity that:

1. Is determined by the recipient to be beneficial to the provision of housing in an Indian area, **AND**
2. Meets at least one of the following conditions:
 - Reduces the cost of construction of Indian housing.
 - Makes housing more affordable, energy efficient, accessible, or practicable in an Indian area.
 - Would otherwise advance the purposes of NAHASDA.

Program Income: Housing Related Activities Examples



- Develop or support tribally-owned housing manufacturing business – IF this business makes housing more affordable, energy efficient, accessible or practicable in the Indian area to be served.
- Construction of a community center that will house various services and/or resources aimed at advancing the economic conditions of affordable housing residents, such as career counseling, training and/or job placement (to advance the purposes of NAHASDA related to self-sufficiency).
- Retrofitting of a community center - replace inaccessible features with accessible ones for individuals with disabilities.
- New construction, rehabilitation, acquisition, or subsidized rental or purchase of housing intended to decrease the isolation and increase the integration of individuals with disabilities.
- Off-site infrastructure related to housing development.
- Funding in a Low-Income Housing Tax Credit development.
- Providing housing services to resident families, including crime prevention and safety for residents.

Program Income: Other Requirements

Not subject to other Federal requirements if Program Income is spent on HOUSING RELATED ACTIVITIES..

However, recipient must:

- Ensure compliance with all other administrative requirements related to the IHBG Program, including recording, reporting, financial management, and other requirements discussed in [PIH 2025-01](#).
- Must have a system for accounting and tracking program income for net proceeds exceeding \$25,000:
 - Required to be reported on Form SF 425 and the APR
- If you don't track Program Income:
 - Cannot claim the first \$25,000 program income exclusion and ALL proceeds would be considered program income – [Q&A in PIH 2022-28].

Program Income: Other Requirements



- Cannot use Program Income to pay for the costs of prosecuting claims against the Federal Government, including appeals of final Federal agency decisions. **Such costs are not housing-related activities.**
- A recipient may reimburse itself with IHBG funds:
 - If, the program or nonprogram income was used for eligible affordable housing activities under Title II of NAHASDA.
 - Reimbursements of this nature should take place within the program year that the costs were incurred or reflected as a loan repayment on the IHP/APR Uses of Funding Table if the costs being reimbursed were incurred in a prior program year.
- IHBG funds must not be used for ineligible purposes with the intention of reimbursing those costs later using program or non-program income.
- If program income is used for an activity that does not fall within the definition of Housing Related Activities (24 CFR § 1000.10) it must be reimbursed from a non-Federal source.

Two Types of Program Income

Must Track Separately

“Regular” Program Income per 1000.62 Definition

- Use on Housing Related Activities
- Not subject to Federal Requirements

Earned from Investment of IHBG Funds

- Use on Affordable Housing Activities
- Subject to all Federal requirements applicable to the IHBG Program.

Program Income: Interest Earned on Investments Using IHBG Funds

24 CFR § 1000.58(g) restricts investment period to five years, therefore:

Interest earned under the following conditions are unlawfully earned:

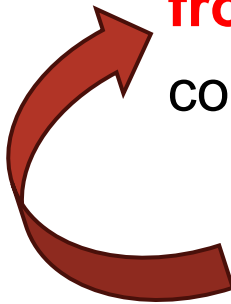
- a. Any interest earned on IHBG funds invested in violation of IHBG Program requirement.
- b. Any interest earned beyond the 5-year maximum investment period.

2. ALL UNLAWFUL AMOUNTS ABOVE \$500 (PIH 2022-23) must be remitted to the U.S. Department of Health and Human Services Payment Management System, as provided in 2 CFR § 200.305(b)(9).

Refer to <https://pms.psc.gov/grant-recipients/returning-funds-interest.html> or can be obtained from your local Area ONAP.

What is Not Program Income?

- **Program income received** in a single year by a recipient and all its subrecipients – **from all sources, including interest income from approved IHBG invested funds** - which would otherwise be considered program income, does not exceed \$25,000.



[NEW reference: PIH 2025-05: Administrative Requirements for investing IHBG Funds]

- A portion of program income realized from an eligible activity funded with both grant funds as well as other non-grant funds then the amount of program income realized will be based on a percentage calculation that represents the proportional share of funds provided for the activity generating the program income.



See
Example

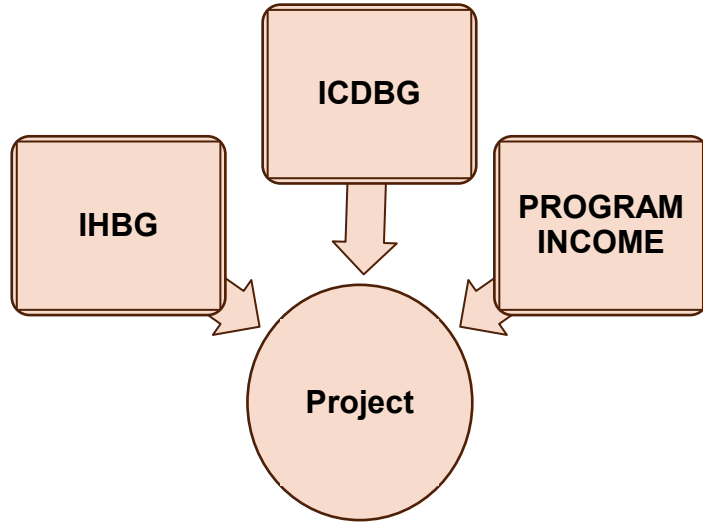
What is not Program Income?

- Any income realized from sources **other** than the disbursement or use of IHBG funds.
- Interest earned on planning and administration reserves. *It can only be used for affordable housing activities – specifically, for planning and admin expenses. [PG 2014-10(R)]*
- Mutual Help (MH) unit payoff proceeds **UNLESS** MH home was substantially rehabbed with IHBG funds.
- LIHTC developer fees earned by the recipient when acting as the developer [**Section 104(4) of NAHASDA**].
- Credits, such as purchase discounts, refunds, insurance proceeds.



For a complete list,
refer to PIH 2022-
28, Appendix A

Program Income from Activities Funded With IHBG and Other Funds



If program income is realized from an eligible activity that was funded with both IHBG funds and other funds, the amount of income to the IHBG program will be based on a percentage calculation that represents the proportional share of IHBG funds provided for the activity generating the program income.

1	4 HOMES DEVELOPED WITH ICDBG, IHBG and PROGRAM INCOME		
	FUNDING SOURCE	GRANT AMOUNT	% OF TOTAL
	ICDBG	\$100,000	12%
	IHBG	\$500,000	63%
	PROGRAM INCOME	\$200,000	25%
	TOTAL PROJECT COST	\$800,000	100%
2	SALES PROCEEDS RECEIVED FOR ALL 4 UNITS		\$600,000
3	SHARE OF PROCEEDS FROM FUNDING SOURCES		
	ICDB	$\$600,000 \times 12\%$	\$72,000
	IHBG	$\$600,000 \times 63\%$	\$378,000
	PROGRAM INCOME	$\$600,000 \times 25\%$	\$150,000
		TOTAL	\$600,000
4	TOTAL IHBG PROGRAM GENERATED:		\$378,000

Substantial Rehabilitation of 1937 Housing Act Rental Units

- If No Substantial Rehabilitation costs accumulated for the unit, then all rents collected from that unit is split between Program Income and Non-Program Income – see example slide
- Substantial Rehabilitation costs accumulate towards the 40% of DC&E of the unit.
 - Once the total cumulative cost of a unit EXCEED THE 40% OF DC&E OF THE UNIT, 100% of RENT PROCEEDS FROM THAT UNIT BECOME PROGRAM INCOME.
- What is Substantial Rehab?
 - PIH Notice PIH Notice 2025-01 provides some examples but does not define substantial rehab costs. Instead, it refers to CPD 16-02 for Tribes/TDHEs for guidance on what would be considered Substantial Rehab.

Substantial Rehabilitation of 1937 Housing Act Rental Units

Best Practices:

- Review and update written Maintenance Policy and Procedures to define Maintenance Costs versus Substantial Rehabilitation Costs.
- Items to consider:
 - Is the rehab work considered substantial that it will result in extending the useful life of the property and therefore, must be capitalized?
 - Will the cost exceed the amount Tribe/TDHE establish for maintenance costs?

SECTION 9

INVESTING IHBG FUNDS

Investing IHBG Funds

1. NAHASDA Program allows for investment of IHBG funds in securities and other obligations as approved by the Secretary of HUD. [Sect. 204 of NAHASDA, §1000.58(c) and **PIH 2025-05**]:
2. Investment period cannot exceed five (5) years. [§1000.58(g)]. The 5-year period starts on the date the funds were drawn from eLOCCS for investment purposes.
3. Grant monies invested are for the purpose of and **ARE TO BE EXPENDED ON ELIGIBLE AFFORDABLE HOUSING ACTIVITIES**, per a grantee's approved Indian Housing Plan (IHP).
4. Interest earned within the five-year timeframe is considered program income earned by the investment(s) and therefore **MUST ONLY BE SPENT ON ELIGIBLE AFFORDABLE HOUSING ACTIVITIES**.
NEW PIH 2025-05 – NOT PROGRAM INCOME IN A PROGRAM YEAR:
 - **IF INVESTMENT INCOME EARNED <\$25,000**
5. Can invest up to the annual formula amount. [§1000.58(g)]

Investment - Eligibility Determination

To receive HUD approval to invest IHBG Funds: Self-Governance Tribe must provide the following documents:

1. Self Governance Tribe – if Tribe is the Recipient:
 - A certification from the Tribe that it is a self-governance Tribe, or
 - A copy of the Federal designation as a self-governance Tribe
2. If the Tribe designates a Tribally Designated Housing Entity (TDHE) as a Recipient:
 - The TDHE must demonstrate the administrative capacity and internal controls to responsibly manage the investment [Area ONAP will rely on requirements in §1000.6 to evaluate recipient's administrative capacity and internal controls.

Capacity to Invest IHBG Funds?

YES, if Tribe/TDHE meet eligibility requirements consistent with 24 CFR §1000.58(b) and demonstrate to HUD (Reference: **PIH 2025-05**)

1. Recent independent audit (Single Audit or Financial Statement Audit)

- No unresolved significant and material audit findings related to financial management, accounting, and internal controls or exceptions.
- Unmodified/Unqualified Opinion with no Disclaimers related to financial management systems and or records.
- Timely completion of audits and timely submission of report to the Federal Audit Clearinghouse in accordance with the Single Audit Act and 2 CFR Part 200, Subpart F.

2. Requirements for Tribes:

- Must be a self-governance Indian tribe (certification required) or
- A tribe that has demonstrated the administrative capacity and controls to responsibly manage the investment.

3. HUD monitoring review (including Inspector General Audits):

- No outstanding findings that affect the administrative capacity and controls to responsibly manage the investment.

Investing IHBG Funds

- Accounts must be insured by an agency or instrumentality of the United States or **fully collateralized** to ensure protection of the funds, even in the event of bank failure.
- Recipients MAY use brokers or dealers to invest IHBG funds if the brokers or dealers invest grant funds exclusively in approved financial instruments outlined at 24 CFR § 1000.58.
- Each broker/dealer must be a member of the Securities Investor Protection Corporation (SIPC).
- **Selection of a broker or dealer must be procured** [24 CFR § 200.318 and 24 CFR § 1000.52.]

Investment Accounts

Depository Agreement

Form HUD-52736-A	Depository Agreement (.pdf) (.doc) - Banking Accounts https://www.hud.gov/sites/documents/52736-A.PDF
Form HUD-52736-B	Depository Agreement (.pdf) (.doc)- Brokers/Dealers https://www.hud.gov/sites/documents/52736-B.PDF

Depository Agreement Requirements:

- Each investment account must have its own depository agreement (must use above form – NOTE: **HUD forms above CANNOT BE ALTERED!**)
- Tribe/TDHE must maintain a copy and submit a copy of the depository agreement to HUD area ONAP within 30 business days.
- **Reference: PIH 2025-05: Administrative Requirements for Investing in IHBG funds**

Accounting for NAHASDA Investment

- A Tribe/TDHE has been approved to invest its annual allocation of IHBG grant.
- Entire IHBG funds drawn from eLOCCS is recorded in a **separate** Investment Account in the general ledger with an offset liability (Refundable Advance) in the general ledger account.

Account	Description	Debit	Credit
1112	IHBG Investment	4,500,000	
2500	Unearned Revenue/Refundable Advances		4,500,000
To record draw of 202X annual allocation of approved IHBG grant for investment			

Accounting for IHBG

Reimbursement From Investment Fund



ACCOUNTING ENTRY - FUNDS ARE IN AN APPROVED INVESTMENT ACCOUNT			
1111	General Checking	35,000.00	
1112	IHBG Investment		35,000.00
(1) To transfer NAHASDA grant funds from the IHBG Investment account to the general checking account.			
2500	Unearned Revenue.Refundable Advanc	35,000.00	
4300	Federal Grant Revenue-IHBG		35,000.00
(2) To recognize NAHASDA funds expended for 06/30/202X			

Accounting For IHBG Reimbursement from eLOCCS



**NON-
INVESTED
IHBG FUNDS**

(1) RECORD IHBG REVENUE FOR ALLOWABLE IHBG EXPENSES INCURRED

ACCT	DESCRIPTION	DEBIT	CREDIT
1400	GRANTS RECEIVABLE-HUD	35,000.00	
4300	FEDERAL GRANT REVENUE-NAHASDA		35,000.00

(2) RECORD RECEIPT OF IHBG FUNDS FROM ELOCCS TO REIMBURSE FOR ALLOWABLE IHBG EXPENSES

ACCT	DESCRIPTION	DEBIT	CREDIT
1111	BANK-OPERATING	35,000.00	
1400	GRANTS RECEIVABLE-HUD		35,000.00

Investment - Financial Statement Reporting

- **Statement of Net Position (Balance Sheet)**
 - Reports the Balance of Investment at **Fair Value**
 - **ASSET:**
 - **Restricted Investments: \$1,400,000**
 - **LIABILITY:**
 - **Unearned Revenue/Refundable Advance: \$1,400,000**
- **Statement of Revenues, Expenses, and Changes in Net Position (Income Statement):**
 - Reports the changes in **Fair Value** comprised of:
 - ☐ Interest
 - ☐ Dividends
 - ☐ Realized Gains and Losses
 - ☐ Unrealized Gains and Losses

Investment
Income

SECTION 10

Subrecipient vs Contractor

2 CFR 200.331-333

2 CFR 200.1 DEFINITIONS

PASS-THROUGH ENTITY: means a recipient or subrecipient that provides a subaward to a subrecipient (including lower tier subrecipients) to carry out part of a Federal program. The authority of the pass-through entity under this part flows through the subaward agreement between the pass-through entity and subrecipient.

SUBRECIPIENT: An entity that receives a subaward from a pass-through entity to carry out part of a Federal award. A subrecipient may also be a recipient of other Federal awards directly from a Federal agency.

SUBAWARD: An award provided by a pass-through entity to a subrecipient for the subrecipient to contribute to the goals and objectives of the project by carrying out part of a Federal award received by the pass-through entity. It does not include payments to a contractor, beneficiary, or participant.

Characteristics of Contractor vs Subrecipient

CONTRACTOR – SOLICITED FOR GOODS OR SERVICES	SUBRECIPIENT – PROVIDED SUBAWARD
Provides Good and Services within normal business operations to many different purchasers.	Receives Subaward - carries out the programmatic objectives and performs activities that would normally be carried out by the Pass-thru entity.
Normally operates in a competitive environment and goods and services are received through a procurement process.	Responsible for programmatic decision making and must perform activities in compliance with the requirements of the program.
Contractor is paid for goods delivered, or for completed services. ancillary to the operation of the federal program.	Uses funds for a public purpose per the program rather than providing goods or services.

§ 200.332(a)

Requirements For Pass-through Entities



**Significant
requirements.**

Pass-through entity must ensure subrecipient is not excluded or disqualified, to include confirming in SAM.gov that subrecipient is not suspended, debarred, or excluded from receiving federal funds.

§ 200.332(b)

Requirements For Pass-through Entities

b) Recipients must ensure every subaward is clearly identified to the subrecipient at the time of award including:

1. Federal Award Identification:

- I. Subrecipient's unique entity identifier - UEI
- II. Federal Award ID Number (FAIN)
- III. Federal Award Date
- IV. Subaward Period of Performance (Start/End)
- V. Subaward Budget Period Start & End Date
- VI. Amount of Federal Funds Obligated per Agreement
- VII. Total Amount of the Federal Funds Obligated to Subrecipient
- VIII. Total amount of the Federal Award Committed to the Subrecipient
- IX. Project description – to be responsive to FFATA reporting
- X. Name of Federal awarding agency, pass-through entity and contact for awarding official
- XI. Assistance Listing Number and Title with value of each award
- XII. Identification of whether the award is R&D and
- XIII. Indirect cost rate (including if the de minimis rate is charged per §200.414

Create agreement about terms of agreement with the subrecipient and provide the subrecipient with required information in the agreement outlined in the description.

§ 200.332(c)

Requirements For Pass-through Entities

Evaluate each subrecipient's risk of noncompliance with the program and prior experience with similar subawards, and results of previous audits and findings

Consider imposing specific subaward conditions, if appropriate. This may include:

- Providing subrecipient with training and technical assistance.
- Performing on-site reviews of the subrecipient's program operations

§ 200.332 Cont'd

Requirements For Pass-through Entities

Monitor the activities of the subrecipient.

- Communicate performance expectations in writing and develop a reporting schedule.
- Monitor activities of subrecipient to ensure that subaward is used for authorized purposes; complies with the NAHASDA program.
- Monitoring of the subrecipient must include:
 - Review submitted financial and performance reports
 - Track subrecipient's corrective actions on past deficiencies found through risk assessment o Issue a management decision for audit findings pertaining to the award provided to the subrecipient as required by 2 CFR 200.521.
- Ensure subrecipient has a Single Audit conducted if they meet the threshold.
- Take action to compel subrecipient compliance.

Pass-Through Reporting of Funds to Subrecipients

Schedule of Expenditures of Federal Financial Awards							
Year Ended December 31, 2024							
	Federal /g/rant Title	Grant Year	Award Number	AL Number	Total Grant Award	Total Federal Expenditures	Pass Through to Subrecipients
	US Department of Housing and Urban Development						
	Community Developmernt Block Grant, passthrough from State of Alaska	2023	19-CDBGDR-08	14.228	625,000	400,000	-
	Indian Housing Block Grant	2022	55-IH-02-03100	14.867	9,700,000	3,500,000	100,000
	Indian Housing Block Grant, NAHASDA Competitive	2022	22-IC-AK-03100	14.867	5,000,000	2,500,000	
	Total 14.867				14,700,000	6,000,000	100,000
	HUD Resident Opportunity and Supportive Services Coordfinators (ROSS)	2022	ROSS221794-01-01	14.87	250,000	40,000	
	Indian Housing Block Grant-VASH	2022	22-HV-02-3100	14899	340,000	30,000	
	Total U.S. Department of Housing and Urban Development (HUD)				15,915,000	6,470,000	100,000
	United States Department of Treasury						
	Hoeowners Assistance Fund-ARP	2021	HAF-0210	21.025	5,000,000	1,500,000	1,000,000
	State and Local Fiscal Recovery Fund, ARP - pass through from the City	2022	ARPA-AR2022-123	21.027	3,500,000	400,000	
	Total Unite States Department of Treasury				8,500,000	1,900,000	1,000,000
	Total Federal Grant Funds				\$ 24,415,000	\$ 8,370,000	\$ 1,100,000

Contractor Or Subrecipient ?

The Elk Hill Housing Program is constructing their first rental housing project. They think having maintenance performed by another entity would be the best approach to maintain the project.

The First People's Housing Department is expanding their operation by providing housing in the remote region of their service area. In order to reduce administrative costs associated with travel they think it would be more cost effective to have another entity located near the project manage the lease up and occupancy of the housing development.

SECTION 11

Self-Monitoring and HUD Monitoring

§ 200.329(a) Monitoring And Reporting Program Performance



Applies to IHBG
Program

**§200.329 (a)... Recipient/Subrecipient must
monitor its activities under Federal awards**

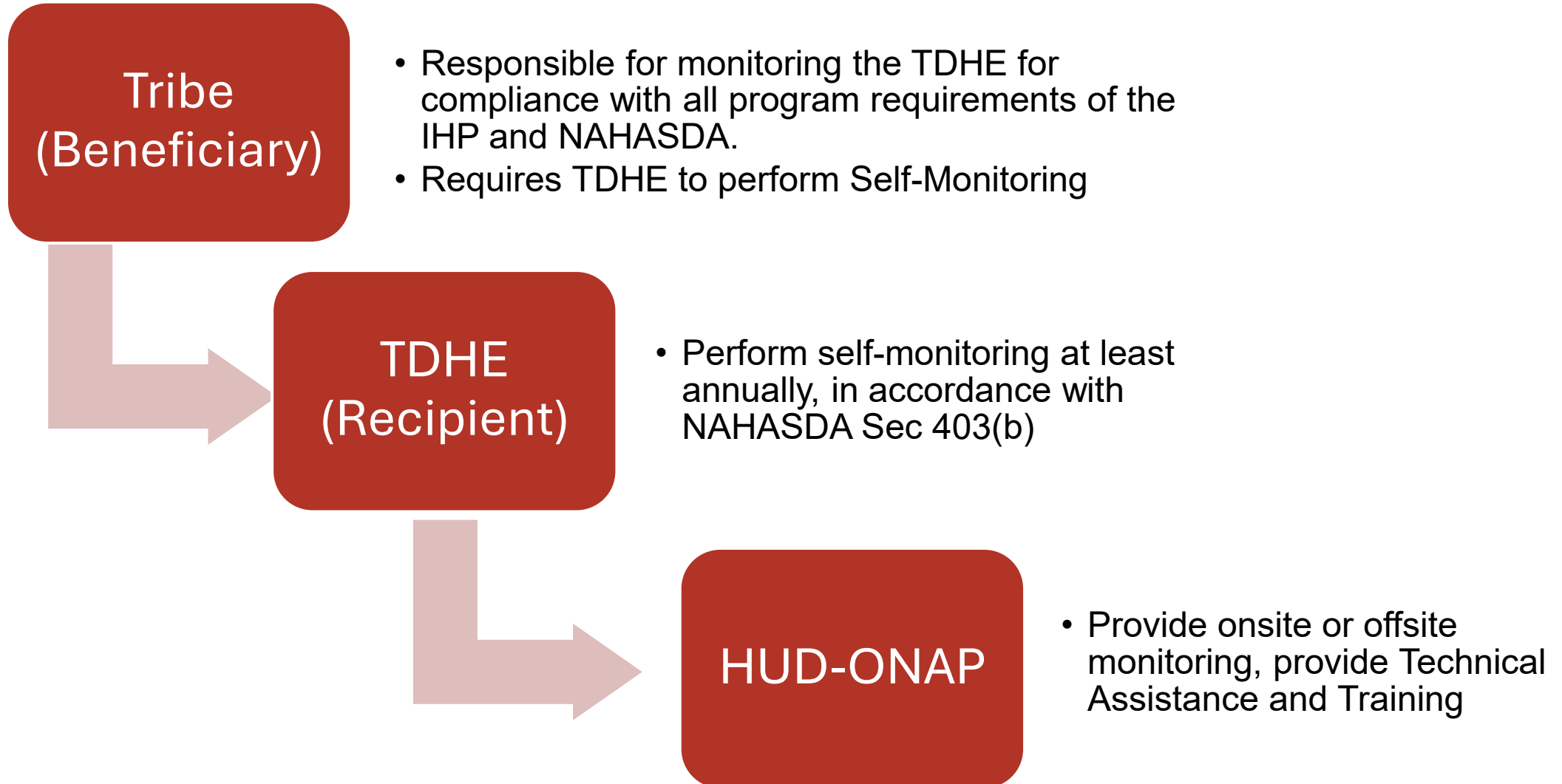
NAHASDA: Section 403(b), Periodic Monitoring

- Not less frequently than **annually**, each recipient **shall review the activities conducted** and housing assisted under this act to **assess compliance** with the requirements of this act.
- Review shall include **on-site inspection of housing** to determine compliance with applicable requirements.
- Include results in the APR submitted to the secretary under section 404 and made available to the public.

24 CFR 1000.502(a)

The recipient is responsible for monitoring grant activities to ensure compliance with the applicable federal requirements and monitoring performance goals under the IHP.

NAHASDA Self-Monitoring §1000.502



Monitoring Responsibilities

HUD Monitoring

- Oversight Role; makes Federal awards to recipients
- Monitors recipients' activities and compliance
- Conducts risk analysis to determine which recipients, programs s to monitor, including the recipient's management of subrecipients

Tribe/TDHE Monitoring of Subrecipients

- Makes subawards to subrecipients, which include requirements
- Evaluates each subrecipient's risk of non-compliance to determine the appropriate level of subrecipient monitoring
- Monitors subrecipient's activities and compliance with the federal statute, regulations, and terms and conditions of the subaward

Self-Monitoring Process

1. Tribe/TDHEs are required to conduct a periodic assessment of its program to ensure:
 - a. operating effectively and efficiently
 - b. follow all program guidelines
 - c. achieve the goals established for the programs and activities
2. No due date imposed but must complete at least annually.
3. HUD does not mandate how the self-monitoring process is to be done (provides checklist tools).
4. Report the Self-monitoring results in the Annual Performance Report (APR).
5. Recipient is ALSO responsible for monitoring its **subrecipients** to ensure NAHASDA funds are:
 - a. Used for authorized purposes;
 - b. In compliance with the program requirements;
 - c. Performance goals are achieved.



• **§403(b) and 24 CFR §1000.502**

QUESTION

Who conducts your self-monitoring?

1. The Tribe, if you are a TDHE?
2. Internally within the Housing Department or TDHE?
3. Contract out the Self-Monitoring?

Self-monitoring Overview



Observe/review
activities over the
course of a year



Detect
deficiencies and
take steps to
correct them



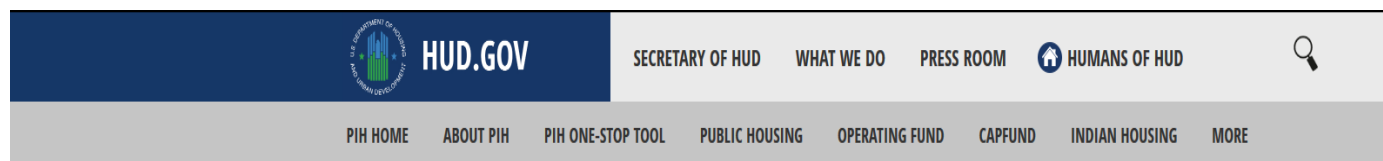
Record/report
through the
annual
compliance
assessment and
APR



Assess
compliance with
the IHP and
NAHASDA
statutes and
regulations

Self-monitoring Tools

- Self-Monitoring tools are available at: [HUD.GOV](https://www.hud.gov)



Home / Program Offices / Public and Indian Housing / Indian Housing's Office of Native American Programs (ONAP) / Grants - Indian Housing / Grant Oversight and Monitoring- Indian Housing

GRANT OVERSIGHT AND MONITORING

Overview

Through oversight and monitoring, the Office of Native American Programs (ONAP) Grants Evaluation Division:

- ensures that programs are implemented in a timely manner in compliance with all applicable requirements;
- identifies instances and trends that indicate superior, satisfactory, or deficient performance;
- develops and implement actions to reinforce, improve, correct, or supplement recipient performance, as appropriate; and
- identifies technical assistance needs and provide pro-active support.

Monitoring

HUD reviews the performance of recipients to determine whether they:

- have carried out their eligible activities in a timely manner,
- have eligible activities and certifications in accordance with the individual program requirements and with other applicable laws, and
- have a continuing capacity to carry out those activities in a timely manner.

HUD monitoring consists of on-site review and off-site (or remote) review of records, reports, and audits. On-site reviews are conducted at the grant recipients' offices and may include visits to housing sites. Grant recipients may be requested to provide additional information to the Area ONAP after completion of the on-site visit and before completion of HUD's review. Unusual situations aside, the Area ONAP will provide written notice and details of the monitoring visit at least 30 days in advance. A remote review consists of a thorough review of all information available in the Area ONAP's files concerning a grant recipient. The Area ONAP may request submission of information from the grant recipient to supplement information available in HUD's records prior to the completion of the review.

Upon completion of either type of review, a draft report will be provided to the grant recipient for comment, per 24 CFR § 1000.528. Once the comment period has expired, HUD will issue a final report that addresses any comments received.

[Current Year Monitoring and Technical Assistance Schedule](#)

Jump to...

- Overview
- Monitoring
- Guidebooks
- Monitoring Plans for Recipients
- Reporting Requirements
- Available Report Forms

Monitoring Plans for Recipients

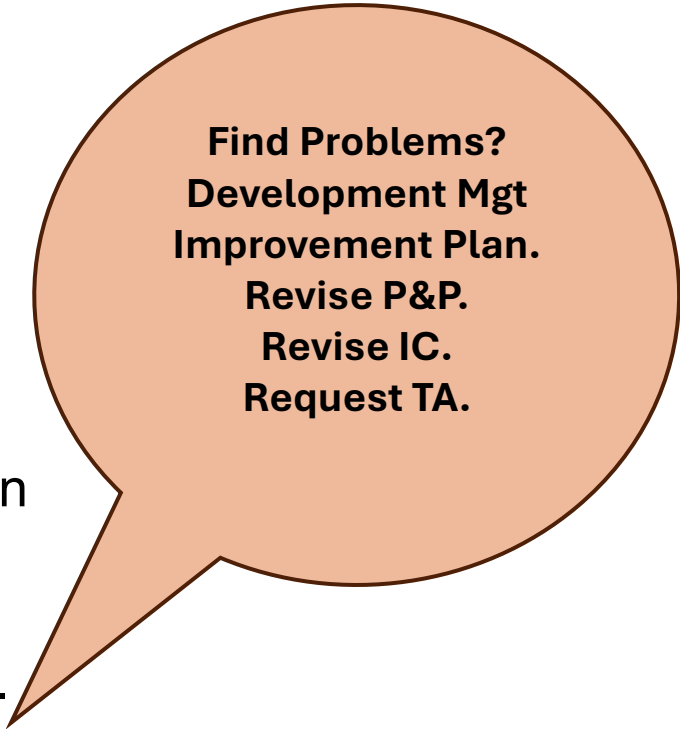
ONAP [APR and IHP Compliance Monitoring Plan](#)

- [Lead-Based Paint Monitoring Plan](#)
- [Environmental Review Compliance Monitoring Plan](#)
- [General Instructions to Monitoring Plans](#)
- [Labor Standards Monitoring Plan](#)
- [Maintenance and Inspection Monitoring Plan](#)
- [Organization and Structure Monitoring Plan](#)
- [Other Programs \(ICDBG, ROSS & RHED/RIF\) Monitoring Plan](#)
- [Procurement and Contract Administration Monitoring Plan](#)
- [Relocation and Real Property Acquisition Monitoring Plan](#)
- [Section 504 Accessibility Monitoring Plan](#)
- [Self-Monitoring Plan](#)
- [Subrecipient Agreements Monitoring Plan](#)
- [Admissions and Occupancy Monitoring Plan](#)
- [Occupancy Review Form](#)-Appendix 1
- [Occupancy Tenant Files Review Forms](#)-Appendix 2
- [Financial and Fiscal Management Monitoring Plan](#)
- [Financial and Fiscal Management: Appendix 1 - Finance System Controls](#)
- [Financial and Fiscal Management: Appendix 2 - Cash Management](#)
- [Financial and Fiscal Management: Appendix 3 - Indirect Costs Cost Allocation](#)
- [Financial and Fiscal Management: Appendix 4 - Reserve Balances](#)
- [Financial and Fiscal Management: Appendix 5 - TDCs](#)
- [Financial and Fiscal Management: Appendix 6 - Program Income](#)
- [Financial and Fiscal Management: Appendix 7 - Investments](#)
- [Financial and Fiscal Management: Appendix 8 - Insurance](#)
- [Title VI Monitoring Plan](#)
- [Tribal HUD VASH Monitoring Plan](#)

Self-monitoring Tools [HUD.GOV](https://www.hud.gov)

Strategies for preparing your own Self-Monitoring Tools:

1. Have a written policy and procedures
 - If you conduct your own self-monitoring, have different departments monitor other areas so they are not monitoring their own work/activity.
 - Designate the monitoring responsibility to a department (Compliance) so that it is structured and carried out as part of the Tribe/TDHE's annual activity.
2. Select prepared sample checklists from the HUD site of all relevant areas of your IHBG Program; review and amend the checklists to include your policies and procedures for how you conduct your activities.
3. Remember, you do not have to monitor ALL activities annually; you can rotate monitoring of program activities each year, or select activities based on risk and or high IHBG dollar program (Development).
4. Prepare a report and results of self-monitoring and include in the APR.
5. Areas of deficiencies or processes needing improvements should be addressed as soon as is feasible.



**Find Problems?
Development Mgt
Improvement Plan.
Revise P&P.
Revise IC.
Request TA.**

Report Self-Monitoring in APR

SECTION 10: SELF-MONITORING

(NAHASDA § 403(b), 24 CFR § 1000.502)

(1) Do you have a procedure and/or policy for self-monitoring?

Yes ☐ No ☐

(2) Pursuant to 24 CFR § 1000.502 (b) where the recipient is a TDHE, did the TDHE provide periodic progress reports including the self-monitoring report, Annual Performance Report, and audit reports to the Tribe?

Yes ☐ No ☐ Not Applicable ☐

(3) Did you conduct self-monitoring, including monitoring sub-recipients?

Yes ☐ No ☐

(4) **Self-Monitoring Results.** *(Describe the results of the monitoring activities, including inspections for this program year.):*

**Or you can opt to attach your self-monitoring report
to the APR**

HUD Monitoring

HUD monitors to determine whether the Tribes:

- Have carried out their eligible activities in a timely manner.
- Have eligible activities and certifications in accordance with the individual program requirements and with other applicable laws.
- Have a continuing capacity to carry out those activities in a timely manner.

HUD's Monitoring List
for 2025 found at:

https://www.hud.gov/sites/dfiles/PIH/documents/GE_Monitoring-TA_Schedule.pdf

FY 2025 Monitoring and TA Schedule

HUD Monitoring

- Review will cover current year and 2 prior years unless sampling reveals non-compliance.
- Monitoring will include sampling methods. For Examples:
 - Sample –
 - Inspection – greater of 10 dwelling units or 10% of all units
 - Client files – greater of 10 files or 10% of all files
- Tribes/TDHE's may want to consider a Self-Monitoring Mutual Agreements (SMMA) with HUD.

HUD Determination to Monitor Tribe/TDHE?

§ 1000.503 What is an appropriate extent of HUD monitoring?

.....the frequency of HUD monitoring of a particular recipient will be determined by application of the HUD standard risk assessment factors, provided that when a recipient requests to be monitored, HUD shall conduct such monitoring as soon as practicable.

The HUD standard risk assessment factors may be but are not limited to.....

- (1) Annual grant amount;
- (2) Disbursed amounts - all open grants;
- (3) Months since last on-site monitoring;
- (4) Delinquent audits under [2 CFR part 200, subpart F](#);
- (5) Open [2 CFR part 200, subpart F](#), or Inspector General audit findings;
- (6) Conclusions of [2 CFR part 200, subpart F](#), auditor;
- (7) Open monitoring findings;
- (8) Delinquent Annual Performance Reports or Annual Status and Evaluation Reports;
- (9) Status of Corrective Action Plan (CAP) or Performance Agreement (PA).....

What Is A Self-Monitoring Mutual Agreements (SMMA)?

- The Self- Monitoring Mutual Agreement (SMMA) is intended to reduce the frequency of HUD's onsite monitoring of a Tribe/TDHE as long as the Tribe/TDHE demonstrates its capacity to provide on-going and effective self-monitoring.
- One of the requirements of the SMMA is for the Tribe/TDHE to conduct an independent self-monitoring assessment each year that the SMMA remains in effect, and to include the results of the independent assessment in the APR.

Candidate for SMMA:

- recipients that have well-established systems
- are interested in improving their self-monitoring efforts
- and accept the terms of the SMMA.

Benefits of entering into such an SMMA:

- ONAP's pledge to conduct on-site monitoring of the recipient less frequently.

- **Reference: PG 2007-08**

How Does SMMA Work?

Tribe/TDHE: Adopt a written Self-Monitoring procedure that outlines the roles and responsibilities:

- Coordinator – Manages the self- monitoring process, sets up interviews with concern departments, as well as conducting interview with departments about their program areas.
- Program Reviewer – Serves as Program Reviewer and conducts the requisite interviews with the departments concerned.
- Program Approver – Serves as Program Approver and reviews the completed reports.
- Independent Reviewer – Engage the services of an independent reviewer to provide an independent assessment of the self-monitoring conducted by the Tribe/TDHE.

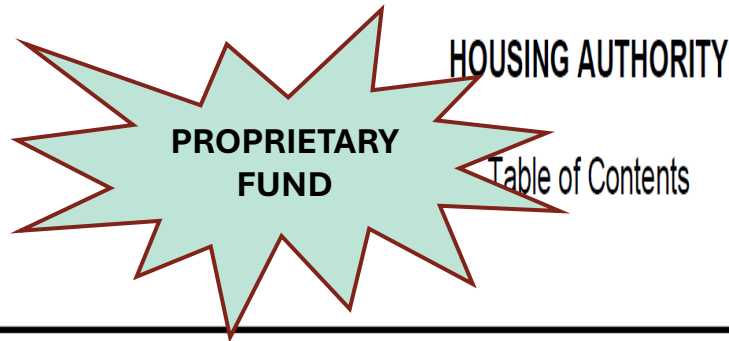
How Does SMMA Work?

Independent Reviewer performs the following:

- Review the program self-monitoring process.
- Interview the Program Coordinator and Reviewer as needed.
- Review relevant NAHASDA statutes and regulations, relevant HUD guidelines, and 2 CFR Part 200, Uniform Guidance.
- Review updated policies and procedures.
- Review program monitoring checklists and ensure they are updated and include the current P&P.
- Review previous year's Independent Review Reports – the status of findings or areas of concerns noted and the Tribe/TDHE's progress towards resolution of those concerns.
- Evaluate assessments noted by the Tribe/TDHE Coordinator and Reviewer; and
- Prepares an independent assessment report to the Board of Commissioners or Tribal Council.

SECTION 12

Basic Financial Statements



INDEPENDENT AUDITOR'S REPORT

MANAGEMENT DISCUSSION AND ANALYSIS

BASIC FINANCIAL STATEMENTS

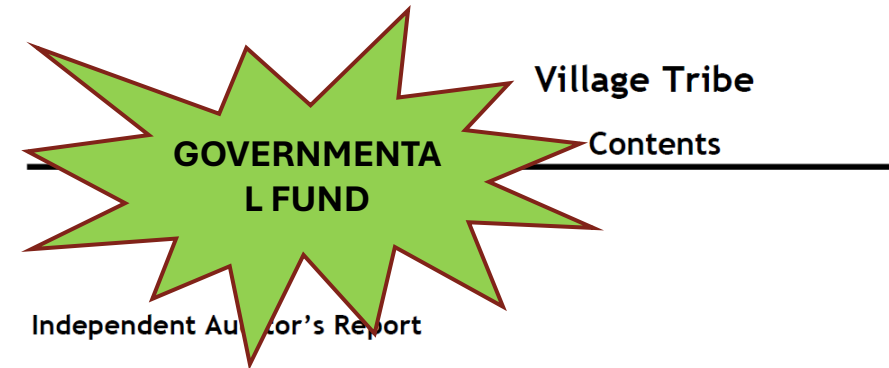
Primary Government:

Statements of Net Position

Statements of Revenues, Expenses, and Changes in Net Position

Statements of Cash Flows

Notes to Basic Financial Statements



Independent Auditor's Report

Management's Discussion and Analysis

Basic Financial Statements

Government-wide Financial Statements:

Statement of Net Position

Statement of Activities

Fund Financial Statements:

Governmental Funds:

Balance Sheet

Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position

Statement of Revenues, Expenditures, and Changes in Fund Balances

Reconciliation of the Changes in Fund Balances of Governmental Funds to the Statement of Activities

Enterprise Funds:

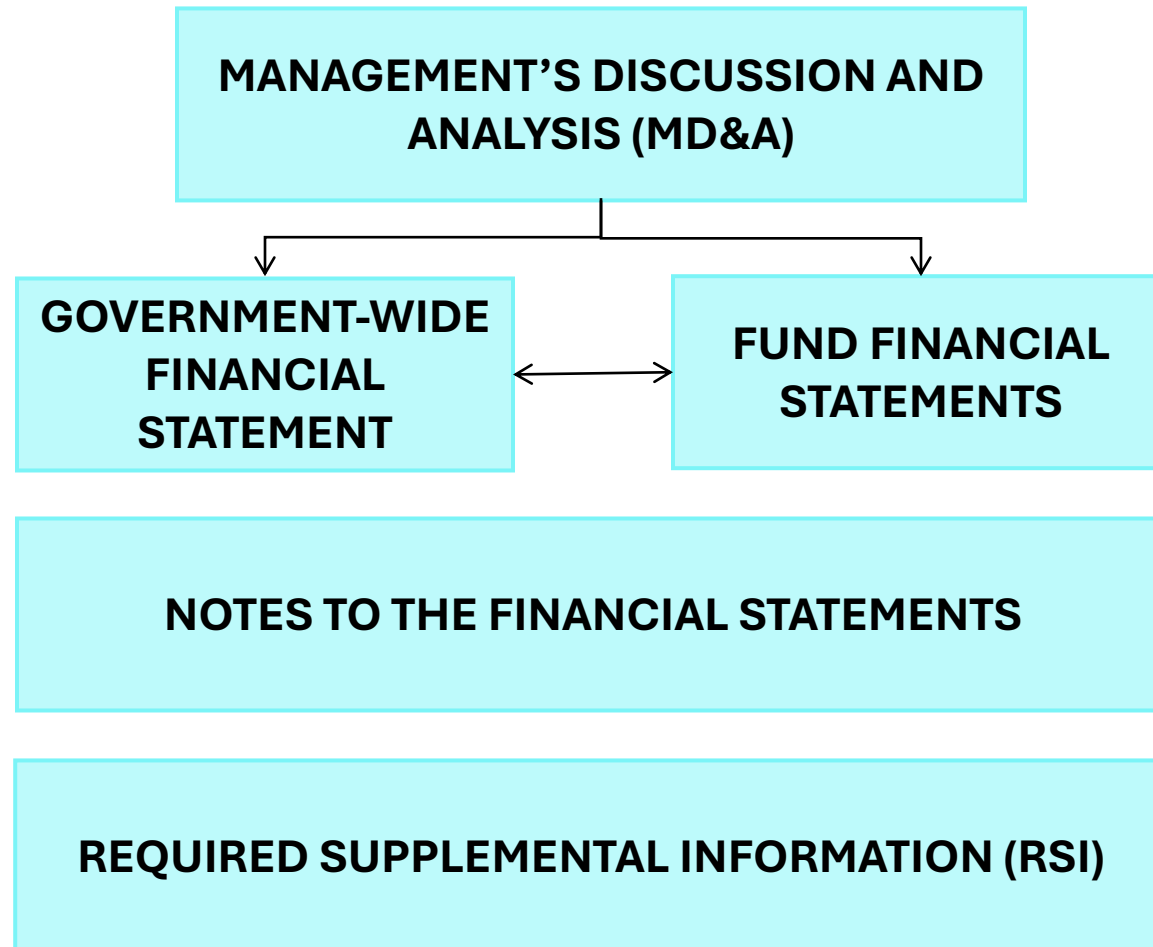
Statement of Net Position

Statement of Revenues, Expenses, and Changes in Net Position

Statement of Cash Flows

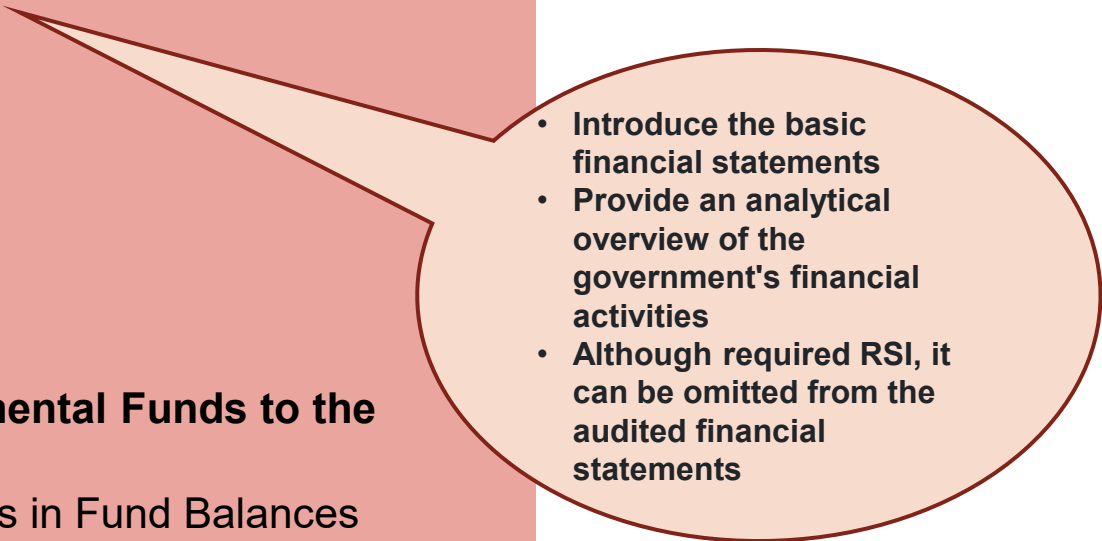
Notes to Basic Financial Statements

Governmental Reporting Basic Financial Statements



Basic (Governmental) Financial Statements Report Elements

1. Management Discussion & Analysis (MD&A)
2. Government-Wide Financial Statement
 - Statement of Net Position
 - Statement of Activities
3. Governmental Funds Financial Statements
 - Balance Sheet
 - **Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position**
 - Statement of Revenues, Expenditures and Changes in Fund Balances
 - **Reconciliation of the Statement of Revenues, Expenditures and Changes on Fund Balance of Governmental Funds to the Statement of Activities**
 - Statement of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual
4. Proprietary Funds (if any)
5. Required Supplemental Information (RSI)
6. Compliance Reports (Single Audit)

- 
- Introduce the basic financial statements
 - Provide an analytical overview of the government's financial activities
 - Although required RSI, it can be omitted from the audited financial statements

Statement of Net Position

December 31, 202X

Government-Wide Financial Statement

	Governmental Activities	Business-type Activities	Total
<u>Assets and deferred outflows of resources</u>			
Current:			
Cash and cash equivalents		-	10,132,091
Investments		-	7,764,636
Receivables, net		418,620	949,413
Internal balances		(613,097)	-
Inventories		-	12,659
Prepaid items		-	347,034
Total current		(194,477)	19,205,833
Non-current:			
Capital assets		290,920	61,637,127
Accumulated depreciation		(108,417)	(23,398,552)
Total non-current	38,056,072	182,503	38,238,575
Total assets	57,456,382	(11,974)	57,444,408
Deferred outflows of resources - pension and OPEB deferrals	314,550	-	314,550
Total assets and deferred outflows of resources	\$ 57,770,932	(11,974)	57,758,958

**Statement of Net Position
(Balance Sheet) – presented on
the economic resources'
measurement focus and full
accrual basis of accounting,
therefore, includes Capital
Assets and long-term liabilities**

TDHE HOUSING AUTHORITY

Balance Sheet - Governmental Funds

December 31, 202X

Balance Sheet of a Governmental Fund – presented on the current financial resources measurement focus and modified accrual basis of accounting, therefore, does NOT include long term assets (capital) and long- term liabilities

	General Fund	NAHASDA Program Special Revenue Fund	NAHASDA Development Capital Project Fund	
<u>Assets</u>				
Cash and cash equivalents	\$ 9,853,242	-	-	
Investments	7,764,636	-	-	
Receivables (net)	345,657	-	-	
Due from other funds	1,127,912	13,577,254	121,004	
Inventories	12,659	-	-	
Prepaid items	347,034	-	-	
Total assets	<u>\$ 19,451,140</u>	<u>13,577,254</u>	<u>121,004</u>	:
<u>Liabilities, Deferred Inflows of Resources and Fund Balances</u>				
Liabilities:				
Accounts payable	109,705	9,725	85,893	

Present Balance Sheet by Major Funds

The concept of major fund reporting was introduced and defined in GASB Statement 34:

- To simplify the presentation of fund information
- To focus attention on the major activities of the reporting entity.
- Rather than requiring each type of fund to be individually presented, **Statement 34 requires the individual presentation of *only* major funds, with all other funds combined into a single column.**
- This reduces the number of funds presented on the face of the financial statement and directs the focus to the significant funds of the reporting entity.

Major Funds



Applies to
Governmental and
Enterprise Funds

Governmental Financial Statement reporting is by Major Fund:

- **Major funds** are those funds that meet certain criteria (guidance is provided by GASB 34) and are reported in their own columns in the financial statements.
- General Fund is always a **Major Fund**.
- Non-major funds may also be included as major funds if it is important to the reader of financial statements (and not lumped in with the the non-major funds).
- All non-major funds are aggregated in a single column on the financial statements.
- The non-major funds are reported by fund in the supplemental information to the financial statements.

Tribe/TDHE						
Balance Sheet - Governmental Funds						
September 30, 2022						
	General Fund	ERAP Special Revenue Fund	HAF Special Revenue Fund	Tribal Needs Capital Project Fund	Other Governmental Funds	Total Governmental Funds
ASSETS						
Cash and investments	\$ 19,274,995	\$ 77,596	\$ 3,125,154	\$ -	\$ -	\$ 22,477,745
Accounts receivable, net	5,613	-	-	-	-	5,613
Grants receivable	-	-	-	-	2,465	2,465
Due from other funds	3,008,256	-	-	21,179	22,534	3,051,969
Prepaid items	30,803	-	-	-	-	30,803
Insurance deposits	28,879	-	-	-	-	28,879
Inventory	443,637	-	-	-	-	443,637
Total Assets	\$ 22,792,183	\$ 77,596	\$ 3,125,154	\$ 21,179	\$ 24,999	\$ 26,041,111

LIABILITIES AND FUND BALANCES
Liabilities:

Statement of Activities
(Exhibit B-2)

Year Ended September 30, 2021

Government-Wide Financial Statement

		Program Revenues		Net Change in Net Position – Governmental
		Fees, Fines, and Charges for Services	Operating Grants and Contributions	
Activities:	Expenses			Activities
Primary government:				
Administration	\$ 333,552	-	116,101	(217,451)
Community services	1,219,842	-	1,495,349	275,507
Environmental	205,868	92	194,768	(11,008)
Housing	4,603	-	4,603	-
Roads	19,946	-	19,946	-
Total primary government activities	\$ 1,783,811	92	1,830,767	47,048
General revenues:				
Charges for services – rent income				256,219
Other				88,402
Total general revenues				344,621
Change in net position				391,669
Net position at beginning of year				9,656,519
Net position at end of year				\$ 10,048,188

**Statement of Activities – Income
Statement– presented on the economic
resources' measurement focus and full
accrual basis of accounting.**

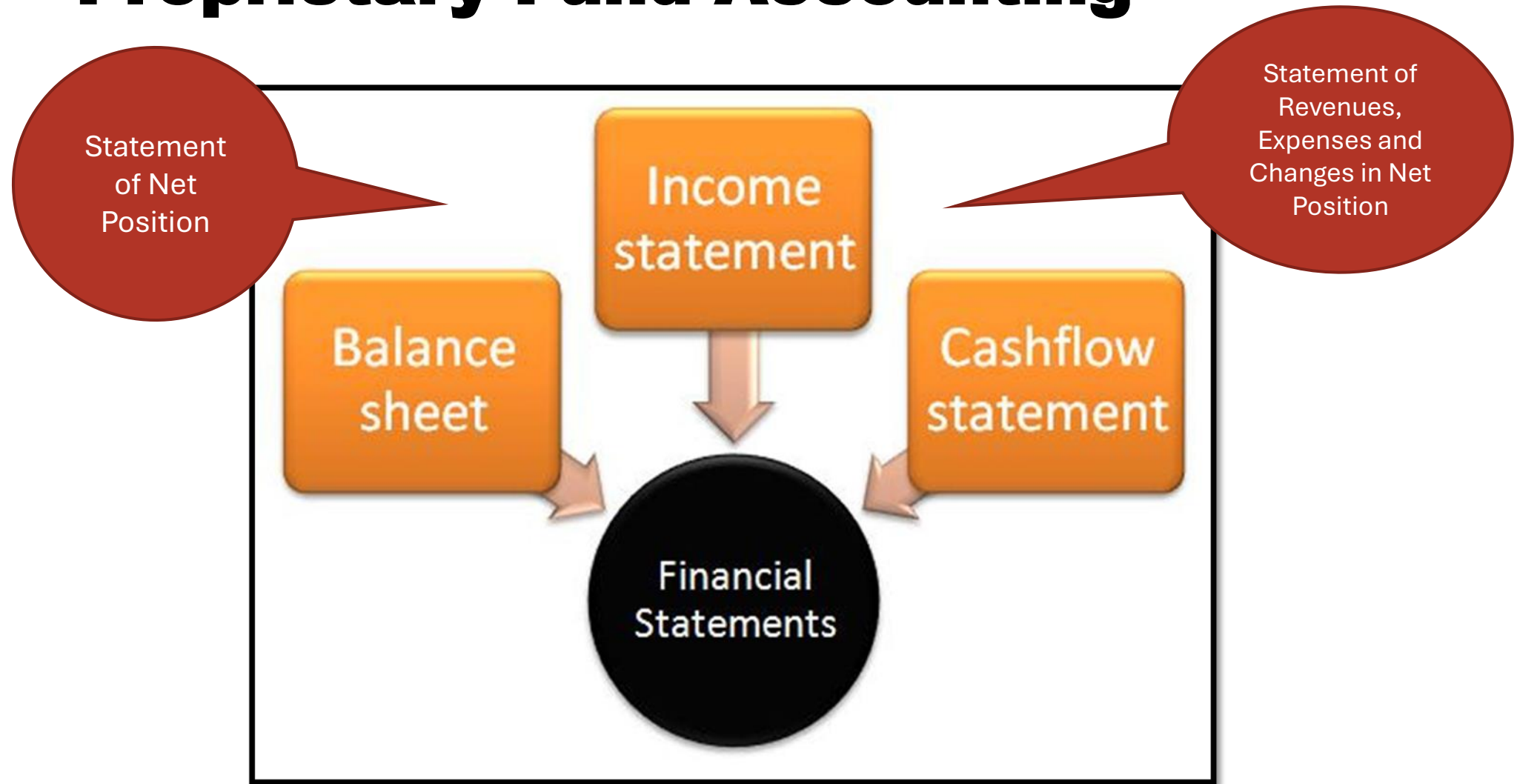
Year Ended September 30, 2023

Governmental Funds – Statement of Revenues, Expenses, and Change in Fund Balance – “Income Statement”.

Presented on the
current financial
resources’
measurement focus
and modified accrual
basis of accounting

	General Fund	NAHASDA Special Revenue Fund	Development Capital Project Fund	Emergency Rental Assistance Capital Project Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:						
Intergovernmental:						
Federal sources	\$ -	3,411,717	1,810,501	96,674	83,933	5,402,825
State sources	46,676	-	1,973	-	3,736	52,385
Local sources:						
Lease income - charges for services	470,506	-	-	-	-	470,506
Administration fees - charges for services	90,577	-	-	-	-	90,577
Mooring/tariff fees - charges for services	-	-	-	-	14,040	14,040
Maintenance income	13,062	-	-	-	-	13,062
Interest income	126,866	-	-	-	-	126,866
Other	64,590	-	-	-	1,888	66,478
Total revenues	812,277	3,411,717	1,812,474	96,674	103,597	6,236,739
Expenditures:						
Current:						
Administration	1,309,968	36,339	-	96,674	-	1,442,981
Housing services	479,482	15,854	58,818	-	-	554,154
Operations	1,464,409	-	-	-	-	1,464,409
Modernization and repairs	-	-	-	-	295,692	295,692
Capital outlay	-	-	2,172,395	-	319,544	2,491,939
Debt service:						
Principal	3,615	-	-	-	-	3,615
Interest	5,314	-	-	-	-	5,314
Total expenditures	3,262,788	52,193	2,231,213	96,674	615,236	6,258,104
Excess (deficiency) of revenues over expenditures	(2,450,511)	3,359,524	(418,739)	-	(511,639)	(21,365)
Other financing sources (uses):						
Transfers in	2,455,682	-	646,391	-	499,239	3,601,312
Transfers out	-	(3,359,524)	(227,652)	-	(14,136)	(3,601,312)
Net other financing sources (uses)	2,455,682	(3,359,524)	418,739	-	485,103	-
Net change in fund balances	5,171	-	-	-	(26,536)	(21,365)
Fund balances, beginning of year	1,548,310	-	-	-	71,273	1,619,583
Fund balances, end of year	\$ 1,553,481	-	-	-	44,737	1,598,218

Proprietary Fund Accounting



Basic Financial Statements - Proprietary

1. **Statement of Net Position (Balance Sheet) – Stated for point in time.**
 - Presented on the economic resources' measurement focus and full accrual basis of accounting, therefore, includes Capital Assets and long-term liabilities.
2. **Statement of Revenues, Expenses, and Changes in Net Position: Income Statement.**
 - Presented on the economic resources' measurement focus and full accrual basis of accounting.
3. **Cash Flow: Tracks inflow and outflow of cash in and out of the organization and management of cash during a specific period.**
 - *What were the sources of cash?*
 - *How was cash used?*

Cash Flow prepared using the Direct Method provides cash activities from:

- *Operating Activities*
- *Capital and Financing Activities*
- *Investing Activities*

The Statement Of Net Position (“The Balance Sheet”)

ASSETS
PLUS
DEFERRED OUTFLOW OF RESOURCES
MINUS
LIABILITIES
MINUS
DEFERRED INFLOWS OF RESOURCES
EQUALS
NET POSITION

THE 3 CATEGORIES OF NET
POSITION ARE:

- 1.Net Investment in Capital Assets
- 2.Restricted
- 3.Unrestricted

Deferred Outflows and Deferred Inflows of Resources

- **Deferred Outflows and Inflows: Presented only on the Statement of Net Position.**
 - Deferred outflows of resources:
 - Represents a consumption of net position that applies to a future periods(s) and so will not be recognized as an outflow of resources (expense/expenditure) in the current period.
 - Has a positive effect on Net Position, similar to assets.
 - **Examples include pension related items.**
 - These items are amortized resulting in **additional** expense in future periods.
 - Deferred inflows of resources:
 - Represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.
 - Has a negative effect on Net Position, similar to liabilities.
 - **Examples include pension related items AND Leases.**
 - These items are amortized resulting in a **reduction** of expense at a later date.
- Refer to GASB 63 & 65

Net Investment In Capital Assets

The net investment in capital assets component includes:

- Capital assets less accumulated depreciation and outstanding balances of bonds, mortgages, notes or other borrowings attributable to the acquisition, construction, or improvement of those assets.
- Deferred outflows of resources and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets, or related debt.

[SEE ACCOUNTING
FOR FIXED ASSETS
AND REPORTING
SAMPLES FOR
GOVERNMENTAL
FUND AND
PROPRIETARY FUND](#)

Components of Net Position

THE 3 CATEGORIES OF NET POSITION ARE:

- 1.Net Investment in Capital Assets
- 2.Restricted
- 3.Unrestricted

NET POSITION

Net Investment in Capital Assets	8,416,614
Restricted - Non Conveyed Mutual Help Units (Note 12)	397,568
Restricted - Joint Venture (Note 12)	1,710,631
Unrestricted	1,633,226
Total Net Position	<u>12,158,039</u>
Total Liabilities and Net Position	<u><u>\$ 16,507,802</u></u>

Statement Of Revenues, Expenses, And Changes In Net Position ("The Income Statement")

OPERATING REVENUES
LESS
OPERATING EXPENSES
PLUS
NET NON-OPERATING REVENUES & EXPENSES
EQUALS
CHANGE IN NET POSITION

SECTION 13

Financial Management Reports

What is a Financial **Management** Report?

- Unlike Financial Statements/Reports, management reports allows analysis of the financial data provided.
- Tells a financial story of the financial information in an easy-to-understand format.
- Makes reports clear and elevates the audience from the financial data minutiae.
- “Less is More” and a management report takes the “noise” out of the financial reports.

Think About.....

- Your audience will determine what types of financial and management reports to prepare and present. Audience range from:
 - Tribal Council or Board of Commissioners
 - Executive Director or Housing Manager
 - Program staff
- Typical questions that would be best explained with management reports and specific data:
 - Are we operating within budgets for each of our programs?
 - How much cash do we have and how much is restricted/unrestricted?
 - How much program income did we earn to-date?
 - What category of expenses are the highest?
- How do you communicate the information in a manner that respects their time and allows for quick analysis and invites robust discussions?

Financial Information Presentation

Ask:

What is important to those that are receiving the information?

What information is needed to make business decisions?

What do you want them to “see” and how do you present it in an informing way?

What is important and what does it mean?

Tell your story:

Total Assets, Liabilities, Net Position

Cash, and other short-term assets

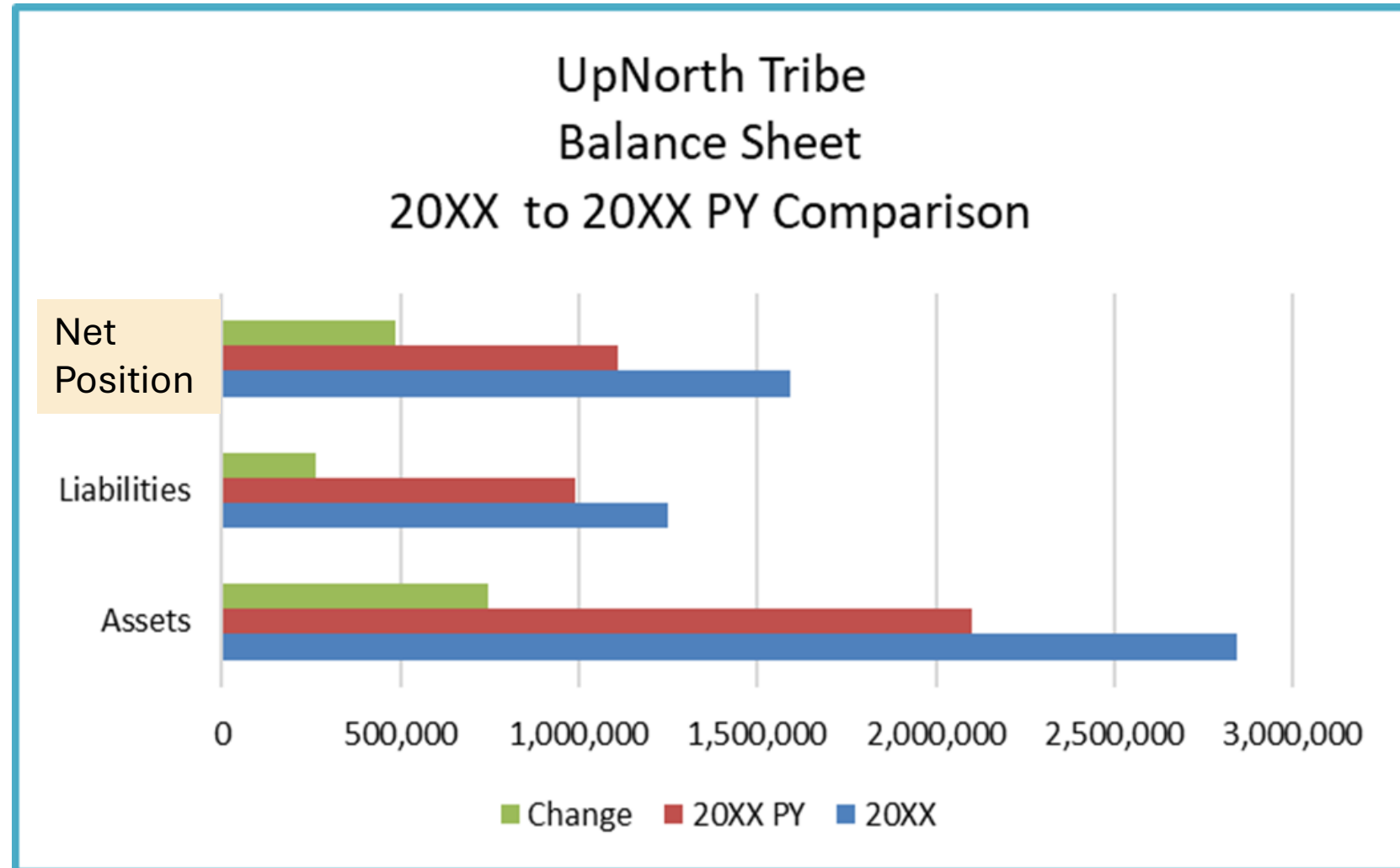
Total Liabilities

Growth in net position

UpNorth Tribal Housing		
Statement of Net Position		
as of December 31, 20XX		
		20XX
ASSETS		
Current Assets:		
Cash		170,729
Investments	\$	372,355
Accounts Receivable		1,920
Grants Receivable		113,031
Prepaid Expenses		12,000
Total Current Assets		670,035
Noncurrent assets:		
Investments		0
Security Deposits		1,200
Deposits and Reserves		47,920
Total Noncurrent assets		49,120
Capital Assets		
Land		120,000
Land Improvements		188,500
Buildings		2,174,775
Furniture Fixtures Equipment		67,445
Construction Work In Progress		429,060
Depreciation		-853,376
Total Capital Assets, net		2,126,404
Total Noncurrent Assets		2,175,524
Deferred outflows -		0
TOTAL ASSETS	\$	2,845,559
LIABILITIES & NET POSITION		
Liabilities		
Current Liabilities		
Accounts Payable	\$	18,180
Accrued Liabilities		17,676
Compensated Absences		6,964
Security Deposits		1,200
Refundable Advances		324,784
Notes payable - current portion		0
Total Current Liabilities		368,803
Noncurrent Liabilities		
MEPA Liability		50,000
Notes Payable net of current portion		832,614
Total Noncurrent Liabilities		882,614
Total Liabilities		1,251,418
Deferred inflows -		0
Net position		
Invested in capital assets, net		2,126,404
Unrestricted		-532,263
Total Net Position		1,594,141
TOTAL LIABILITIES & NET POSITION	\$	2,845,559

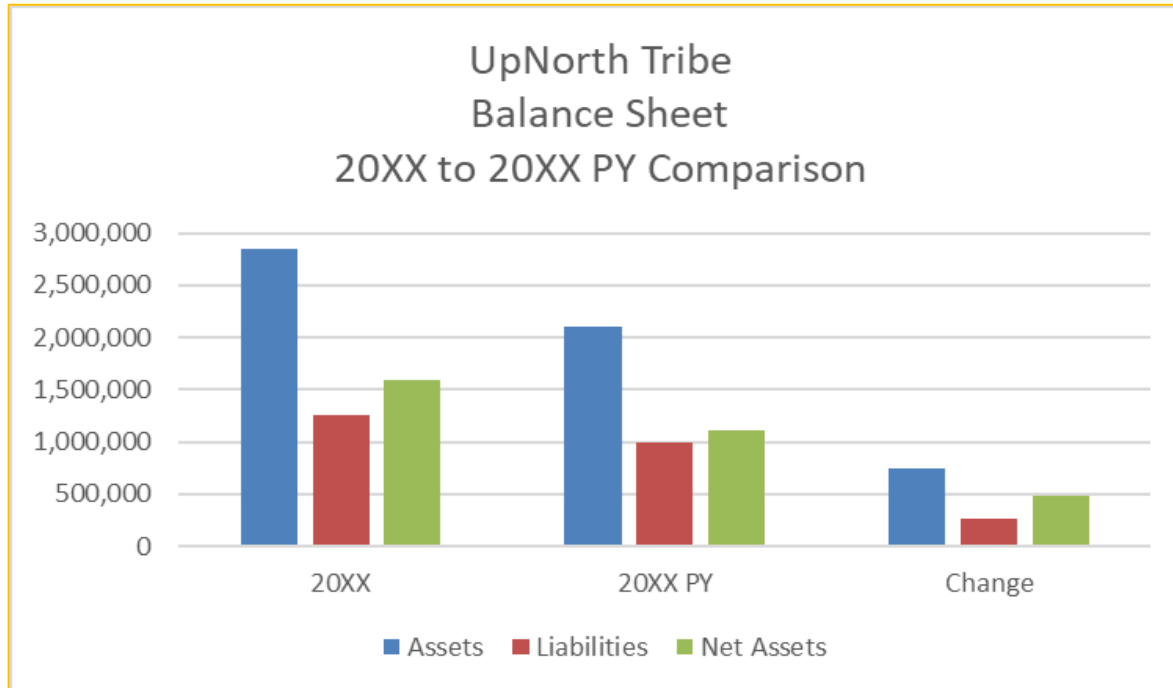
Summarize the Balance Sheet

- Net Position current year, prior Year and change (shows increase or decrease)
- Easy to visualize
- Starts the Conversation
- Allows you to “tell the story” about the changes:
 - a) Why assets increased
 - b) Overall net assets increase
 - c) What is the strength of your organization

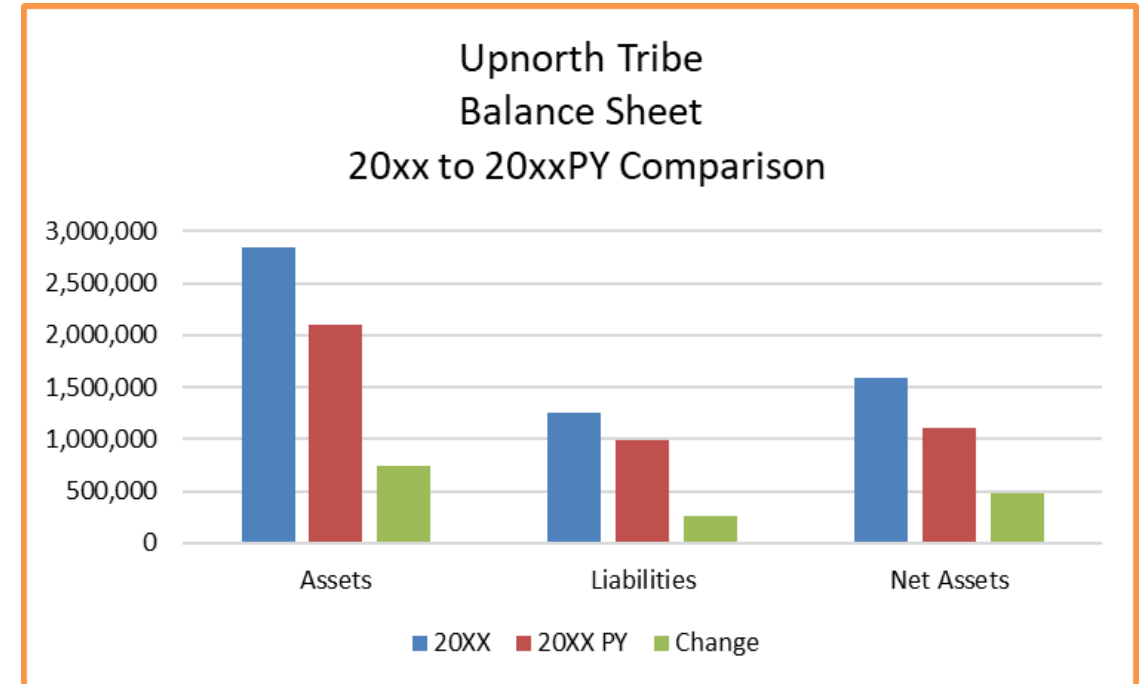


Financial Information Presentation

Balance Sheet Classes by Year



Balance Sheet Classes Comparative

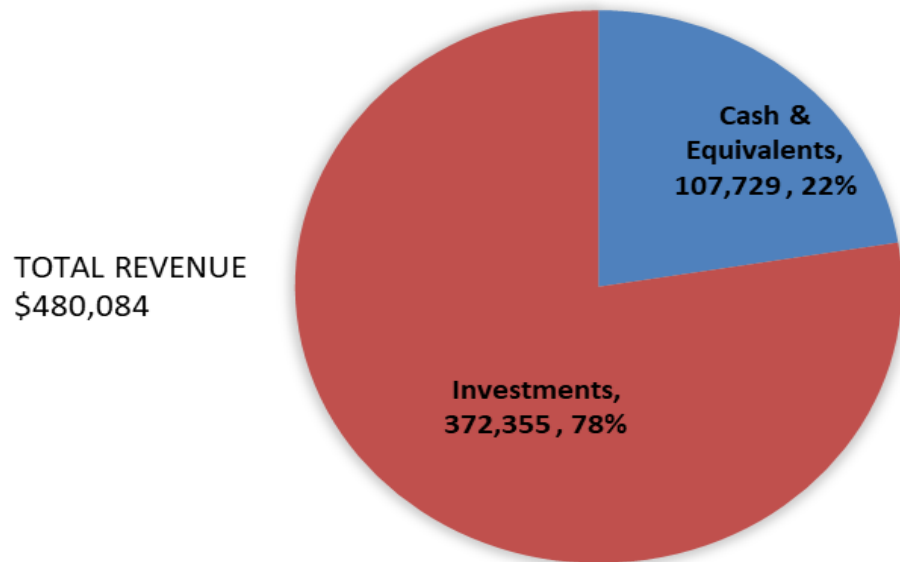


Financial Information Presentation

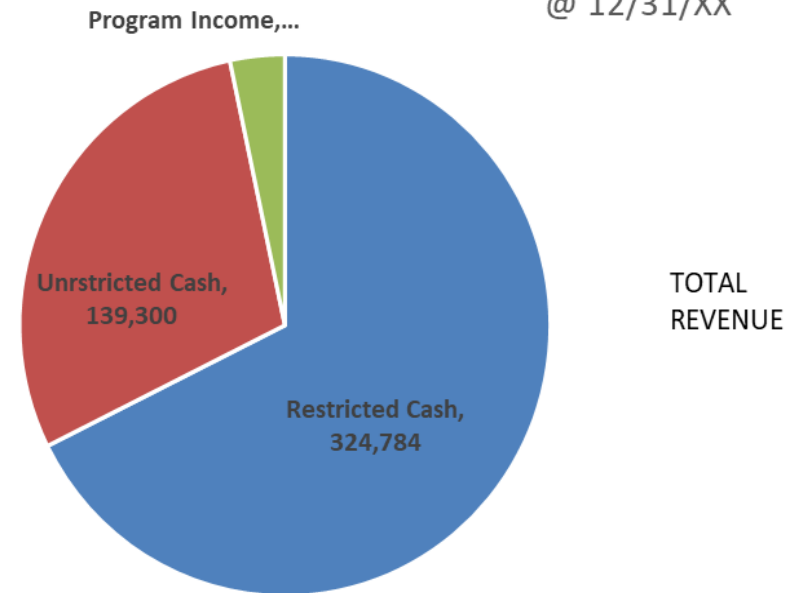
Present Cash:

a) how much cash? b) restricted/unrestricted? c) Operating reserves?

UPNORTH TRIBE
CASH AND EQUIVALENTS
@ 12/31/XX



UpNorth Tribe
Restricted and Unrestricted Cash
@ 12/31/XX



Financial Information Presentation

Present your Statement of Activities:

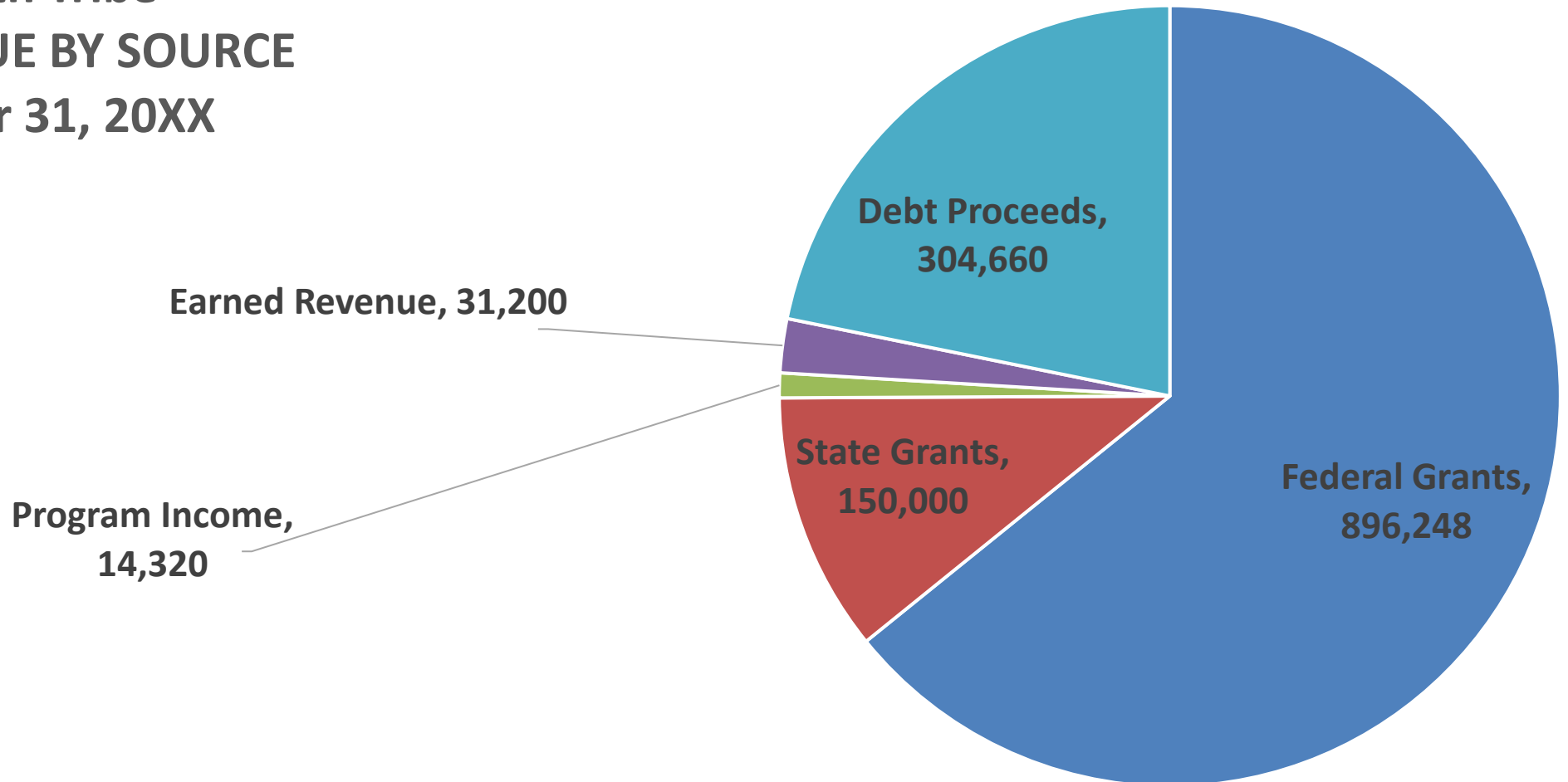
(Profit and Loss Statement)

- Revenue
 - Expenses
 - Net Income
 - Again, what are you presenting to your audience?
- a) Summary PL
 - b) PL by Class

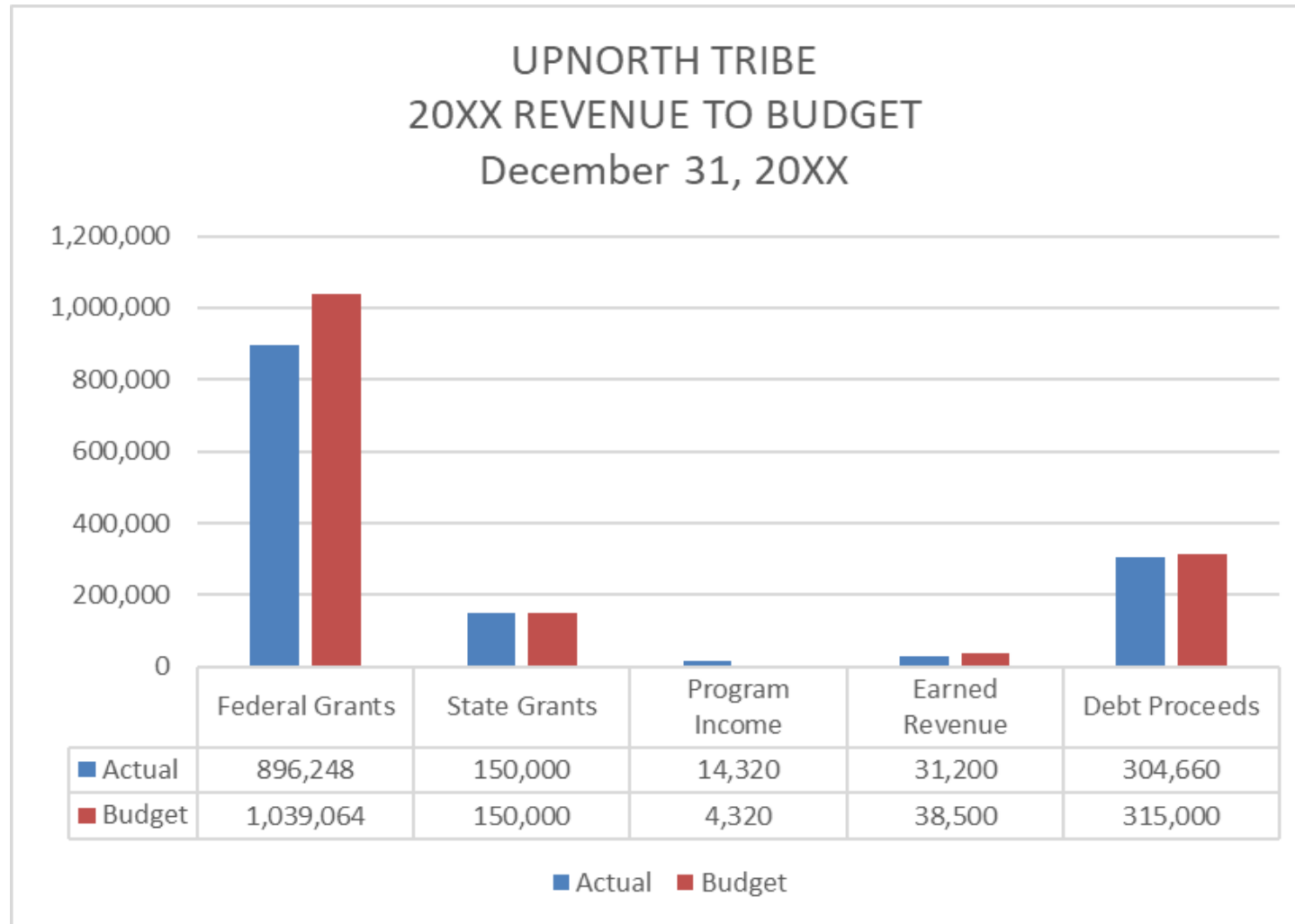
UPNORTH TRIBE			
STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN FUND BALANCE			
DECEMBER 31, 20XX			
	TOTAL ACTUAL	TOTAL BUDGET	VARIANCE
Income			
4000 · Rental Income	31,200	38,500	7,300
4010 · Administrative Exp - MH	4,320	4,320	0
4300 · Federal Grants	1,046,248	1,189,064	142,816
4500 · Proceeds from Debt	314,660	315,000	340
48801 · Interest Income	0	0	0
Total Income	1,396,428	1,546,884	150,456
Expense			
5000 · Salaries & Wages-Tribe Paid	410,443	466,570	56,127
5005 · Benefits	72,308	83,983	11,675
5130 · Legal	37,500	36,000	-1,500
5135 · Accounting/Auditing	30,000	36,301	6,301
5200 · Travel	3,946	16,200	12,254
5406 · Utilities - Fuel	14,700	15,200	500
5407 · Utilities - Water/Sewer	12,100	12,600	500
5408 · Utilities - Electri	13,708	17,033	3,325
5505 · Telephone & Communications	11,800	10,960	-840
5550 · Insurance-general liability	6,322	7,200	878
5600 · Supplies	10,837	35,453	24,616
5605 · Fuel Operations	426	250	-176
5610 · R&M Buildings	8,484	6,100	-2,384
5615 · Groundskeeping/snow removal	4,700	5,000	300
5700 · Program Assistance-Emergency	1,700	8,850	7,150
5710 · Child Care Assistance	14,400	16,000	1,600
5780 · Interest Expense	36,365	36,000	-365
5800 · Capital Assets-Building	429,060	454,784	25,724
5800.99 · Contra Exp-Buildings	0	0	0
5803 · Land Improvements	150,000	150,000	0
5803.99 · Contra Exp-Land	0	0	0
5804 · Capital Infrastructure	38,500	38,500	0
5804.99 · Contra Exp-Infrastructure	0	0	0
5805 · Capital Assets - Equipment	11,506	15,000	3,494
5805.99 · Contra Exp - Equipment	0	0	0
5890 · Principal Payments on Loan	69,824	70,500	676
5890.99 · Contra Exp-Principal Payments	0	0	0
5900 · Depreciation Exp-Buildings	0	0	0
5905 · Depreciation Exp - Equipment	0	0	0
5910 · Depreciation-Land Infrastructur	0	0	0
66000 · Payroll Expenses	0	0	0
Total Expense	1,388,628	1,538,484	149,856
Net Income	7,800	8,400	600

Financial Statement Presentation

UpNorth Tribe
20XX REVENUE BY SOURCE
December 31, 20XX

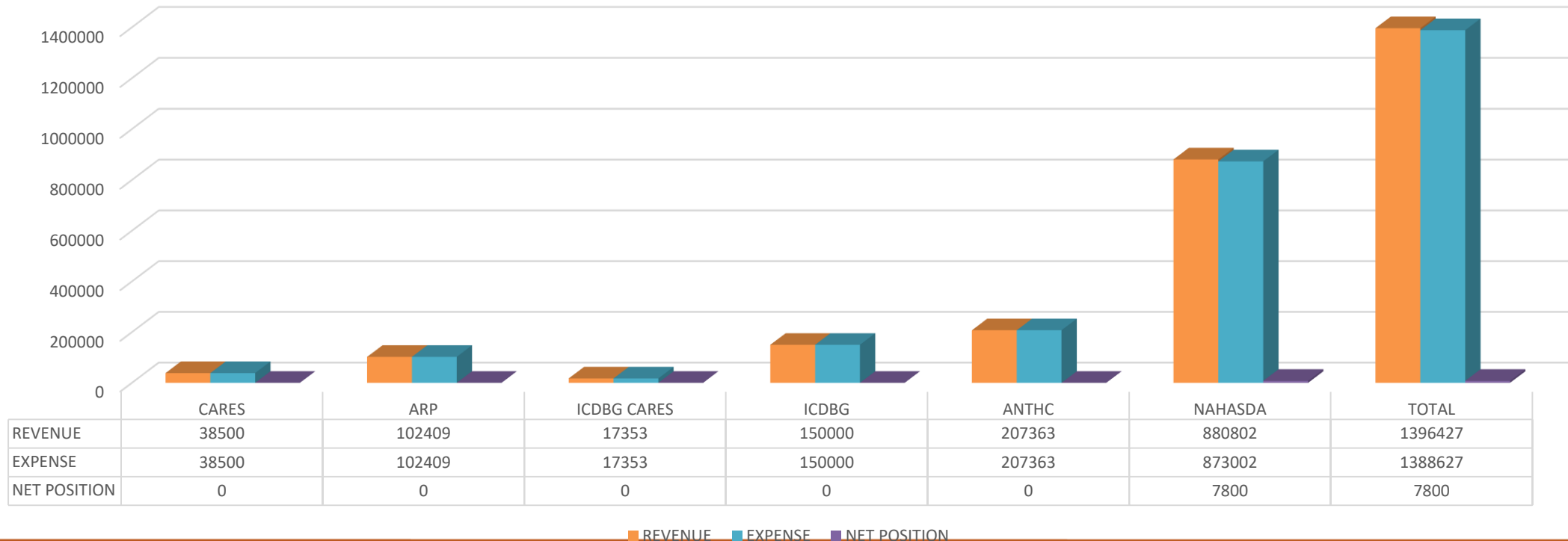


Financial Statement Presentation



Financial Statement Presentation by Grant

UpNorth Tribe
Revenue Expense Report
for the Period Ended 12/31/XX



UPNORTH TRIBAL HOUSING

Budget to Actual by Program

at December 31, 20XX

	CARES Actual	Cares Budget	ARP Actual	ARP Budget	ICDBG CARES Actual	ICDBG CARES Budget	ICDBG Actual	ICDBG Budget	ANTHC Actual	ANTHC Budget	Total NAHASDA Actual	Total NAHASDA Budget	TOTAL ACTUAL	TOTAL BUDGET	VARIANCE
Income															
4000 · Rental Income	0		0		0		0		0		31,200	38,500	31,200	38,500	7,300
4010 · Administrative Exp - MH	0		0		0		0		0		4,320	4,320	4,320	4,320	0
4300 · Federal Grants	38,500	38,500	102,409	125,000	17,353	20,000	150,000	150,000	207,363	265,000	530,622	590,564	1,046,248	1,189,064	142,816
4500 · Proceeds from Debt	0		0		0		0		0		314,660	315,000	314,660	315,000	340
48801 · Interest Income	0		0		0		0		0		0	0	0	0	0
Total Income	38,500	38,500	102,409	125,000	17,353	20,000	150,000	150,000	207,363	265,000	880,802	948,384	1,396,428	1,546,884	150,456
Expense															
5000 · Salaries & Wages-Tribe Paid	0		74,880	80,000	0		0		117,218	145,350	218,345	241,220	410,443	466,570	56,127
5005 · Benefits	0		13,358	14,400	0		0		20,397	26,163	38,552	43,420	72,308	83,983	11,675
5130 · Legal	0		0	6,000	0		0		37,500	30,000	0	0	37,500	36,000	-1,500
5135 · Accounting/Auditing	0		4,720	4,720	967	967	0		10,250	10,250	14,063	20,364	30,000	36,301	6,301
5200 · Travel	0		1,202	5,500	0		0		1,202	5,700	1,542	5,000	3,946	16,200	12,254
5406 · Utilities - Fuel	0		565	1,000	141	200	0		565	800	13,429	13,200	14,700	15,200	500
5407 · Utilities - Water/Sewer	0		830	1,000	208	200	0		831	800	10,232	10,600	12,100	12,600	500
5408 · Utilities - Electri	0		1,047	1,500	262	200	0		1,047	800	11,352	14,533	13,708	17,033	3,325
5505 · Telephone & Communications	0		2,776	2,500	694	700	0		2,776	2,500	5,553	5,260	11,800	10,960	-840
5550 · Insurance-general liability	0		995	1,500	204	200	0		2,161	2,500	2,963	3,000	6,322	7,200	878
5600 · Supplies	0		1,910	2,780	478	1,533	0		1,910	25,137	6,539	6,003	10,837	35,453	24,616
5605 · Fuel Operations	0		126	250	0		0		0		300	0	426	250	-176
5610 · R&M Buildings	0										6,100		8,484	6,100	-2,384
5615 · Groundskeeping/snow removal	0										5,000		4,700	5,000	300
5700 · Program Assistance-Emergency	0										5,000		1,700	8,850	7,150
5710 · Child Care Assistance	0		0		14,400	16,000	0		0		0		14,400	16,000	1,600
5780 · Interest Expense	0		0		0		0		0		36,365	36,000	36,365	36,000	-365
5800 · Capital Assets-Building	0		0		0		0		0		429,060	454,784	429,060	454,784	25,724
5800.99 · Contra Exp-Buildings	0		0		0		0		0		0	0	0	0	0
5803 · Land Improvements	0		0		0		150,000	150,000	0		0	0	150,000	150,000	0
5803.99 · Contra Exp-Land	0		0		0		0		0		0	0	0	0	0
5804 · Capital Infrastructure	38,500	38,500	0		0		0		0		0	0	38,500	38,500	0
5804.99 · Contra Exp-Infrastructure	0		0		0		0		0		0	0	0	0	0
5805 · Capital Assets - Equipment	0		0		0		0		11,506	15,000	0	0	11,506	15,000	3,494
5805.99 · Contra Exp - Equipment	0		0		0		0		0		0	0	0	0	0
5890 · Principal Payments on Loan	0		0		0		0		0		69,824	70,500	69,824	70,500	676
5890.99 · Contra Exp-Principal Payments	0		0		0		0		0		0	0	0	0	0
5900 · Depreciation Exp-Buildings	0		0		0		0		0		0	0	0	0	0
5905 · Depreciation Exp - Equipment	0		0		0		0		0		0	0	0	0	0
5910 · Depreciation-Land Infrastructur	0		0		0		0		0		0	0	0	0	0
66000 · Payroll Expenses	0		0		0		0		0		0	0	0	0	0
Total Expense	38,500	38,500	102,409	125,000	17,353	20,000	150,000	150,000	207,363	265,000	873,002	939,984	1,388,628	1,538,484	149,856

Budget to Actual Report by Program

UPNORTH TRIBE
REVENUE AND EXPENSES BUDGET TO ACTUAL
at December 31, 20XX

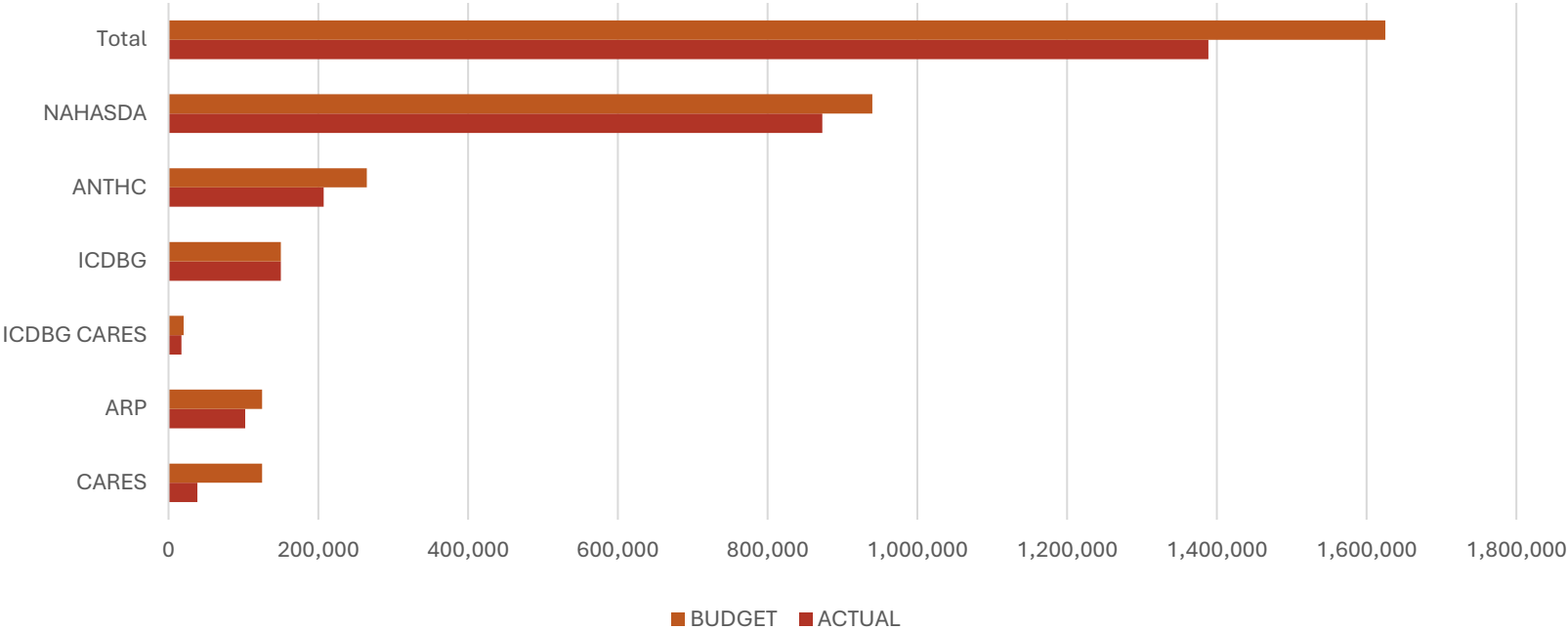
	NAHASDA 1937 Act Housing Actual	1937 Act Budget	NAHASDA Development Actual	Development Budget	NAHASDA Housing Services Actual	Housing Services Budget	NAHASDA Modernization/ Rehab Actual	Modernization Budget	NAHASDA MH Home Program Actual	MH Program Budget	NAHASDA Title VI Actual	Title VI Budget	NAHASDA Admin Actual	Admin Budget	NAHASDA TBRA Actual	TBRA Budget	Total NAHASDA Actual	Total NAHASDA Budget	Variance
Income																			
4000 - Rental Income	7,800	8,400	0		16,800	23,100	0		6,600	7,000	0		0		0		31,200	38,500	7,300
4010 - Administrative Exp - MH	0		0		0		0		4,320	4,320	0		0		0		4,320	4,320	0
4300 - Federal Grants	27,995	40,173	225,628	250,000	11,476	14,250	51,332	51,448	4,259	21,693	97,188	98,000	110,879	110,000	1,865	5,000	530,622	590,564	59,942
4500 - Proceeds from Debt	0		314,660	315,000	0		0		0		0		0		0		314,660	315,000	340
48801 - Interest Income	0		0		0		0		0		0		0		0		0	0	0
Total Income	35,795	48,573	540,288	565,000	28,276	37,350	51,332	51,448	15,179	33,013	97,188	98,000	110,879	110,000	1,865	5,000	880,802	948,384	67,582
Expense																			
5000 - Salaries & Wages-Tribe Paid	0	11,960	86,179	86,200	22,433	22,500	43,600	43,600	0	11,960	0		66,132	65,000	0		218,345	241,220	22,875
5005 - Benefits	0	2,153	15,383	15,516	3,970	4,050	7,732	7,848	0	2,153	0		11,467	11,700	0		38,552	43,420	4,868
5130 - Legal	0		0		0		0		0		0		0		0		0	0	0
5135 - Accounting/Auditing	0		0		0	6,300	0		0		0		14,063	14,064	0		14,063	20,364	6,301
5200 - Travel	0		0		0	2,500	0		0		0		1,542	2,500	0		1,542	5,000	3,458
5406 - Utilities - Fuel	8,400	8,000	0		0		0		3,900	4,000	0		1,129	1,200	0		13,429	13,200	-229
5407 - Utilities - Water/Sewer	6,650	6,000	0		0		0		1,920	3,000	0		1,662	1,600	0		10,232	10,600	368
5408 - Utilities - Electric	4,560	6,000	0		0		0		4,560	6,300	0		2,232	2,233	0		11,352	14,533	3,181
5505 - Telephone & Communications	0	560	0		0		0		0		0		5,553	4,700	0		5,553	5,260	-293
5550 - Insurance-general liability	0		0		0		0		0		0		2,963	3,000	0		2,963	3,000	37
5600 - Supplies	0		515		1,873	2,000	0		0		0		3,986	4,003	165		6,539	6,003	-536
5605 - Fuel Operations	0		150		0		0		0		0		150		0		300	0	-300
5610 - R&M Buildings	5,485	2,500	0		0		0		2,999	3,600	0		0		0		8,484	6,100	-2,384
5615 - Groundskeeping/snowremoval	2,900	3,000	0		0		0		1,800	2,000	0		0		0		4,700	5,000	300
5700 - Program Assistance-Emergency	0		0		0		0		0		0		0		1,700	5,000	1,700	5,000	3,300
5710 - Child Care Assistance	0		0		0		0		0		0		0		0		0	0	0
5780 - Interest Expense	0		510		0		0		0		35,854	36,000	0		0		36,365	36,000	-365
5800 - Capital Assets-Building	0		429,060		0		0		0		0		0		0		429,060	454,784	25,724
5800.99 - Contra Exp-Buildings	0		0		0		0		0		0		0		0		0	0	0
5803 - Land Improvements	0		0		0		0		0		0		0		0		0	0	0
5803.99 - Contra Exp-Land	0		0		0		0		0		0		0		0		0	0	0
5804 - Capital Infrastructure	0		0		0		0		0		0		0		0		0	0	0
5804.99 - Contra Exp-Infrastructure	0		0		0		0		0		0		0		0		0	0	0
5805 - Capital Assets - Equipment	0		0		0		0		0		0		0		0		0	0	0
5805.99 - Contra Exp - Equipment	0		0		0		0		0		0		0		0		0	0	0
5890 - Principal Payments on Loan	0		8,490	8,500	0		0		0		61,333	62,000	0		0		69,824	70,500	676
5890.99 - Contra Exp-Principal Payments	0		0		0		0		0		0		0		0		0	0	0
5900 - Depreciation Exp-Buildings	0		0		0		0		0		0		0		0		0	0	0
5905 - Depreciation Exp - Equipment	0		0		0		0		0		0		0		0		0	0	0
5910 - Depreciation-Land Infrastructure	0		0		0		0		0		0		0		0		0	0	0
66000 - Payroll Expenses	0		0		0		0		0		0		0		0		0	0	0
Total Expense	27,995	40,173	540,288	565,000	28,276	37,350	51,332	51,448	15,179	33,013	97,188	98,000	110,879	110,000	1,865	5,000	873,002	939,984	66,982
Net Income	7,800	8,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,800	8,400	600

**Revenue and Expense Budget to Actual Report by NAHASDA
Activities**

Financial Statement Presentation

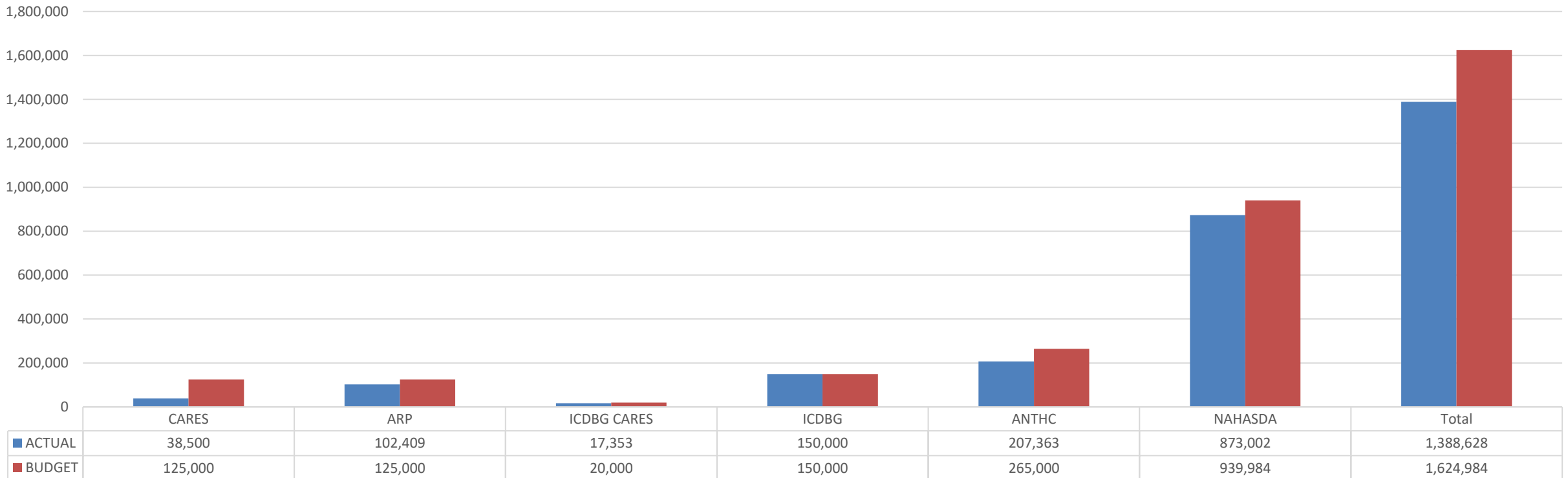
Expenses	ACTUAL	BUDGET
CARES	38,500	125,000
ARP	102,409	125,000
ICDBG CAR	17,353	20,000
ICDBG	150,000	150,000
ANTHC	207,363	265,000
NAHASDA	873,002	939,984
Total	1,388,628	1,624,984

UPNORTH TRIBE
 Budget to Actual Report
 December 32, 20XX



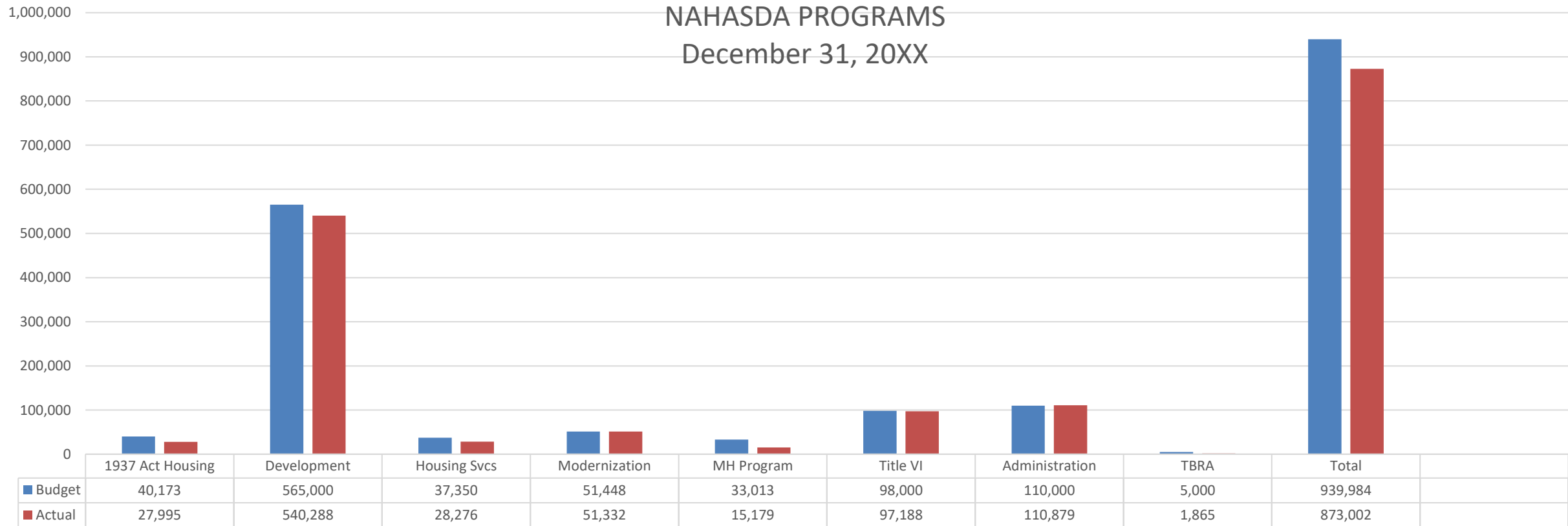
Financial statement Presentation

UPNORTH TRIBE
Budget to Actual Report
December 31, 20XX



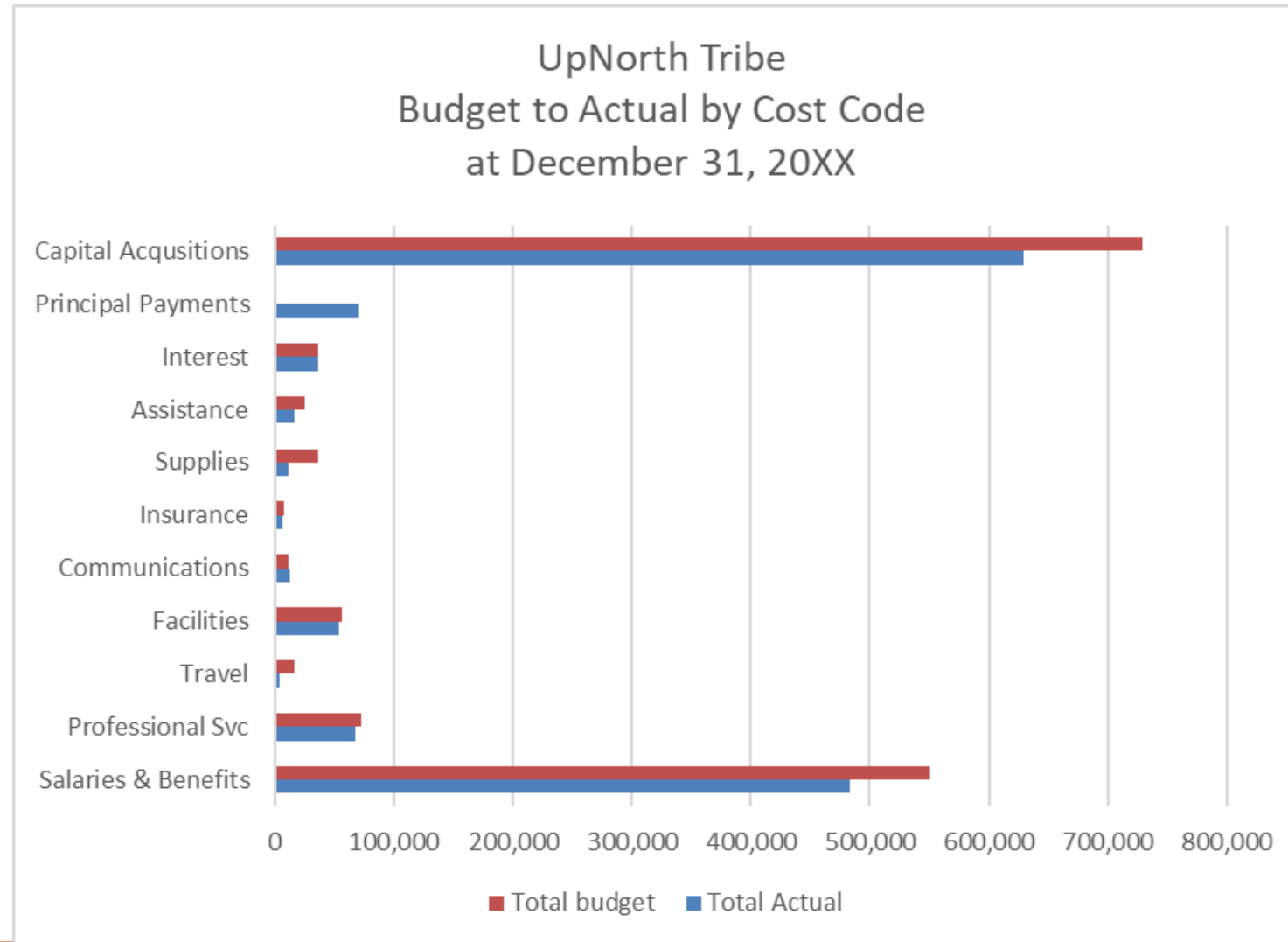
Financial Statement Presentation

UPNORTH TRIBE Budget to Actual Expenses NAHASDA PROGRAMS December 31, 20XX



■ Budget ■ Actual

Financial Statement Presentation



Financial Statement Presentation

- Know your audience
- Present what is meaningful
- Answer “what” and “why”
- Highlight what is important and give the details
- Modify and adjust to answer common questions
- Reconcile to the financial statements
- Supported by the actual financial statements
- Sometimes it is not only about the numbers

**TAKE THE
“NOISE” OUT OF
YOUR FINANCIAL
REPORTS!**

**Revenue and Expense
April 30, 202X**

<u>Account Number & Description</u>	<u>Period to Date Actual</u>	<u>Inception to Date Actual</u>	<u>Grant Budget</u>	<u>% Used</u>	<u>Budget Variance</u>
311000 Detailed revenues	0.00	352,229.00	0.00	0.00	352,229.00
311000 by type and/or	0.00	26,100.27	0.00	0.00	26,100.27
311000 location	593.00	9,634.00	0.00	0.00	9,634.00
311000	6,300.00	382,763.02	0.00	0.00	382,763.02
311000	1,195.00	31,833.76	0.00	0.00	31,833.76
350000	0.00	347,775.74	0.00	0.00	347,775.74
350000	0.00	6,272.64	0.00	0.00	6,272.64
350000	821.06	14,734.08	0.00	0.00	14,734.08
350000	3,943.03	61,658.64	0.00	0.00	61,658.64
361000	253.92	224,960.66	0.00	0.00	224,960.66
362000	0.00	27,687.75	0.00	0.00	27,687.75
369000	0.00	94,698.83	0.00	0.00	94,698.83
369000	0.00	44,276.08	0.00	0.00	44,276.08
369000	0.00	467.99	0.00	0.00	467.99
369000	0.00	174.20	0.00	0.00	174.20
369000	0.00	230.00	0.00	0.00	230.00
369000	0.00	1,303.00	0.00	0.00	1,303.00
369000	70.00	13,673.81	0.00	0.00	13,673.81
369000	0.00	75.79	0.00	0.00	75.79
369000	0.00	495.00	0.00	0.00	495.00
390010	205,959.43	17,598,707.17	0.00	0.00	17,598,707.17
390010	0.00	469,295.00	475,000.00	98.80	(5,705.00)
390010	0.00	340,428.76	346,700.00	98.19	(6,271.24)
390010	0.00	575,862.33	624,000.00	92.29	(48,137.67)
390030	0.00	7,000.00	0.00	0.00	7,000.00
Total Revenue	219,135.44	20,632,337.52	1,445,700.00	1,427.15	19,186,637.52
411000 Detailed expenses	132,549.28	3,177,706.40	0.00	0.00	(3,177,706.40)
411000 for each activity	0.00	4,405.63	0.00	0.00	(4,405.63)
411000	937.51	133,791.62	0.00	0.00	(133,791.62)
411001	52,191.33	1,363,826.11	0.00	0.00	(1,363,826.11)
411001	0.00	1,380.75	0.00	0.00	(1,380.75)
411001	298.42	70,294.47	0.00	0.00	(70,294.47)
413000	0.00	2,829.33	0.00	0.00	(2,829.33)
413000	0.00	2,325.25	0.00	0.00	(2,325.25)

Questions?