

Washington State Auditor's Office
Accountability Audit Report

**Housing Authority of Chelan County and
the City of Wenatchee
(Wenatchee Housing Authority)
Chelan County**

Report Date
February 4, 2014

Report No. 1011368

Issue Date
March 6, 2014



WASHINGTON
TROY KELLEY
STATE AUDITOR



**Washington State Auditor
Troy Kelley**

March 6, 2014

Board of Directors
Wenatchee Housing Authority
Wenatchee, Washington

Report on Accountability

We appreciate the opportunity to work in cooperation with your Housing Authority to promote accountability, integrity and openness in government. The State Auditor's Office takes seriously our role to advocate for government accountability and transparency and to promote positive change.

Please find attached our report on the Wenatchee Housing Authority's accountability and compliance with state laws and regulations and its own policies and procedures. Thank you for working with us to ensure the efficient and effective use of public resources.

Sincerely,

TROY KELLEY
STATE AUDITOR

Table of Contents

**Wenatchee Housing Authority
Chelan County
February 4, 2014**

Audit Summary 1

Related Reports 2

Description of the Housing Authority 3

Audit Summary

**Wenatchee Housing Authority
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ABOUT THE AUDIT

This report contains the results of our independent accountability audit of the Wenatchee Housing Authority from January 1, 2012 through December 31, 2012.

We evaluated internal controls and performed audit procedures on the activities of the Housing Authority. We also determined whether the Housing Authority complied with state laws and regulations and its own policies and procedures.

In keeping with general auditing practices, we do not examine every transaction, activity or area. Instead, the areas examined were those representing the highest risk of noncompliance, misappropriation or misuse. The following areas were examined during this audit period:

- Rent receipting
- Financial condition

RESULTS

In the areas we examined, the Housing Authority's internal controls were adequate to safeguard public assets. The Housing Authority also complied with state laws and regulations and its own policies and procedures in the areas we examined.

Related Reports

**Wenatchee Housing Authority
Chelan County
February 4, 2014**

FINANCIAL

Our opinion on the Housing Authority's financial statements and compliance with federal grant program requirements is provided in a separate report, which includes the Housing Authority's financial statements.

FEDERAL GRANT PROGRAMS

We evaluated internal controls and tested compliance with the federal program requirements, as applicable, for the Housing Authority's major federal program, which is listed in the Federal Summary section of the financial statement and single audit report.

Description of the Housing Authority

Wenatchee Housing Authority Chelan County February 4, 2014

ABOUT THE HOUSING AUTHORITY

The Housing Authority of Chelan County and the City of Wenatchee, doing business as the Wenatchee Housing Authority, was Incorporated in 1981. The Housing Authority provides approximately 300 apartments for low-income families throughout Chelan and Douglas counties.

An 11-member Board of Directors governs the Housing Authority. Board Members are appointed by the Chelan County and Douglas County Commissioners and the Mayors of the cities within Chelan and Douglas counties. The Board appoints management to oversee the Housing Authority's daily operations as well as its 22 full-time and six part-time employees. During fiscal year 2012, the Housing Authority operated on a \$5.8 million annual budget.

APPOINTED OFFICIALS

These officials served during the audit period:

Board of Directors:

Jesse Lane, Chelan County
John Bryant, Chelan County
Hal Porter, Chelan County
Bill Dronen, City of Cashmere
Lalla Przespolewski, City of Entiat
Lisa Romine, City of Leavenworth
Alan Beidler, City of Wenatchee
Carolyn Case, City of Wenatchee
Sandra McCourt, City of East Wenatchee
Al Schuster, Douglas County

APPOINTED MANAGEMENT

Executive Director
Development Director
Finance Director
Housing Programs Manager
Accounting Specialist

Alicia McRae
Marty Stierlen
Kori Riblett
Chris Whitely
Toni Peterson

HOUSING AUTHORITY CONTACT INFORMATION

Address: Wenatchee Housing Authority
1555 S. Methow Street
Wenatchee, WA 98801

Phone: (509) 663-7421

Website: www.ccwha.com

AUDIT HISTORY

We audit the Housing Authority annually. The Housing Authority has been free of findings for the last 30 years.



ABOUT THE STATE AUDITOR'S OFFICE

The State Auditor's Office is established in the state's Constitution and is part of the executive branch of state government. The State Auditor is elected by the citizens of Washington and serves four-year terms.

We work with our audit clients and citizens as an advocate for government accountability. As an elected agency, the State Auditor's Office has the independence necessary to objectively perform audits and investigations. Our audits are designed to comply with professional standards as well as to satisfy the requirements of federal, state, and local laws.

The State Auditor's Office employees are located around the state to deliver services effectively and efficiently.

Our audits look at financial information and compliance with state, federal and local laws on the part of all local governments, including schools, and all state agencies, including institutions of higher education. In addition, we conduct performance audits of state agencies and local governments and fraud, whistleblower and citizen hotline investigations.

The results of our work are widely distributed through a variety of reports, which are available on our Web site and through our free, electronic subscription service.

We take our role as partners in accountability seriously. We provide training and technical assistance to governments and have an extensive quality assurance program.

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