

Housing Authority of the City of Pittsburgh

Single Audit

December 31, 2016

MaherDuessel
Certified Public Accountants

Pittsburgh | Harrisburg | Butler

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HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SINGLE AUDIT

DECEMBER 31, 2016

DIRECTORY

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**Housing Authority of the
City of Pittsburgh**

Financial Statements and
Required Supplementary and
Supplementary Information

For the Years Ended
December 31, 2016 and 2015

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

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Independent Auditor's Report

Board of Commissioners
Housing Authority of the City of Pittsburgh

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the City of Pittsburgh (Authority), as of and for the years ended December 31, 2016 and 2015, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of December 31, 2016 and 2015, and the changes in financial

position and cash flows thereof for the years then ended, in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The financial data schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.

The financial data schedules and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the financial data schedules and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 26, 2017 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal

control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Maheer Duessel

Pittsburgh, Pennsylvania
July 26, 2017

Housing Authority of the City of Pittsburgh, Pennsylvania Management's Discussion and Analysis Fiscal Year Ended December 31, 2016

Management's Discussion and Analysis

The management of the Housing Authority of the City of Pittsburgh (Authority), Pennsylvania offers the readers of the Authority's financial statements this narrative overview and analysis of the Authority's financial performance during the year ended December 31, 2016.

We have designed this Management's Discussion and Analysis to:

- ◆ Assist the reader in concentrating on particular or significant financial issues.
- ◆ Provide an overview of the Authority's financial activity.
- ◆ Highlight changes in the Authority's financial position and its ability to address the next and subsequent year challenges.
- ◆ Identify particular issues or concerns.

Readers should consider the information presented here in conjunction with the Authority's Financial Data Schedule (FDS), the accompanying Audited Financial Statements and related footnotes to obtain a complete understanding of the Authority's financial position.

The Management's Discussion and Analysis is presented in accordance with the requirements of the Governmental Accounting Standards Board Statement No. 34 (GASB Statement No. 34).

Any questions concerning the information provided in this discussion or requests for additional information should be addressed to the Authority's Chief Financial Officer.

Overview of the Financial Reports

This annual report consists of three parts – Management's Discussion and Analysis (this section), the Basic Financial Statements, and Supplementary Information that further explains and supports the information in the financial statements.

The financial statements in this report are those of a special purpose governmental entity engaged in a business-type activity and include the following:

- ◆ ***Statements of Net Position (Balance Sheet)*** - include all of the Authority's assets and liabilities and provide information about the amounts and investments in assets and the obligations to Authority creditors. It also provides a basis of assessing the liquidity and financial flexibility of the Authority. Over time, increases or decreases in net position will serve as a useful indicator of whether its financial health is improving or deteriorating.
- ◆ ***Statements of Revenues, Expenses and Changes in Net Position*** - reports the Authority's revenues by source and its expenses by category to substantiate the

change in net position for the year. These statements measure the success of the Authority's operations over the past year.

- ◆ **Statements of Cash Flows** - reports the Authority's cash receipts and cash payments during the year and provides information about the Authority's operating, investing and financing activities.
- ◆ **Notes to Financial Statements** - explain some of the information in the Authority's financial statements and provide more detailed data.

Authority Program Overview

Low-Income Public Housing - Under the Low-Income Public Housing Program, the Authority rents apartments that it owns to low-income households. The Low-Income Public Housing Program is operated under an Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD) and HUD provides Operating Subsidy funding to enable the Authority to provide this housing at a rent that is based upon 30% of household income.

Housing Choice Voucher Program - Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own rental property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participating residents' rent at 30% of household income.

Section 8 New Construction - Represents Section 8 Housing Assistance Payments that are administered by the Authority under the New Construction Program.

Section 8 Moderate Rehabilitation Program - Represents Housing Assistance Payments administered by the Authority under the Section 8 Moderate Rehabilitation Programs.

MTW (Moving to Work) Programs - Represents a demonstration program that provides the opportunity to test innovative, locally-designed strategies that use federal dollars more efficiently, help residents find employment, become self-sufficient and increase housing choices for low-income families. This program allows the flexibility to combine funds from the LIPH Program, Capital Fund Program and Section 8 Housing Choice Voucher program into a "block grant" to help better meet the purposes of the demonstration and the needs of the communities.

Capital Program - This program includes the Capital Fund Program and Replacement Housing Factor Program. The Authority receives grant funds, annually, under a formula-based award for the development, financing and modernization of public housing developments and for management improvements. The Capital Program is the primary funding source for physical and management improvements to the Authority's properties.

Business Activities - The Authority utilizes various methods to construct new public housing communities. One method used by the Authority, referred to as "Mixed Finance Development," employs funds from traditional public housing sources such as the Capital Fund Program and uses capital generated from the sale of low-income housing tax credits. For purposes of this

Management's Discussion and Analysis, the non-profit Allies & Ross Management Development Corporation (ARMDC) blended component unit is included as a business activity in Table III on page vii. This is done for ease of view. ARMDC is listed in its own column within the supplementary information beginning on page 28.

Other Programs - The Other Programs operated by the Authority include, but are not limited to, violence protection, homeownership, training and job skills, Resident Opportunity and Supportive Services, the Rental Assistance Demonstration (RAD), Choice Neighborhood Implementation Grants (CNIG), Community Development Block Grants (CDBG), East Liberty Gardens (ELG), and the Clean Slate E3 Program. For purposes of this Management's Discussion and Analysis, the non-profit Clean Slate E3 blended component unit is shown within the other programs column in Table III on page vi. This is done for ease of view. Clean Slate E3 is listed in its own column within the supplementary information beginning on page 28.

Financial Analysis of the Authority

The Authority's Statements of Net Position for the years ending December 31, 2016, 2015 and 2014 are presented in the following Table I.

* -The larger variances found between years 2014 and 2015 are explained on the next page;

♦ -These larger variances found to occur between 2015 and 2016 are then explained next.

Table I

***Housing Authority of the City of Pittsburgh
Statements of Net Position
As of December 31, 2016, 2015 and 2014***

	2016	2015	2014	2014-2015 Total Change	2014-2015 % Change	2015-2016 Total Change	2015-2016 % Change
Current Assets	\$ 160,525,607	\$ 159,364,625	\$ 154,124,629	\$ 5,239,996	3.4%	\$ 1,160,982	0.7%
Cap Assets, net of							
Accumulated Depreciation	82,648,822	81,684,847	86,682,088	(4,997,241)	-5.8%	963,975	1.2%
Other Assets ♦	21,029,419	7,813,866	7,834,764	(20,898)	-0.3%	13,215,553	169.1%
Investment in Mixed Finance Development Activity *	144,802,532	145,725,252	127,295,518	18,429,734	14.5%	(922,720)	-0.6%
Total Assets	\$ 409,006,380	\$ 394,588,590	\$ 375,936,999	\$ 18,651,591	5.0%	\$ 14,417,790	3.7%
Current Liabilities ♦	\$ 17,294,525	\$ 10,129,811	\$ 9,455,878	\$ 673,933	7.1%	\$ 7,164,714	70.7%
Noncurrent Liabilities *	20,116,333	21,476,500	24,253,216	(2,776,716)	-11.4%	(1,360,167)	-6.3%
Total Liabilities ♦	37,410,858	31,606,311	33,709,094	(2,102,783)	-6.2%	5,804,547	18.4%
Net investment in Capital Assets	64,882,646	65,894,686	68,599,007	(2,704,321)	-3.9%	(1,012,040)	-1.5%
Restricted Net Position	214,863,097	209,761,843	208,497,426	1,264,417	0.6%	5,101,254	2.4%
Unrestricted Net Position *	91,849,779	87,325,750	65,131,472	22,194,278	34.1%	4,524,029	5.2%
Total Net Position	371,595,522	362,982,279	342,227,905	20,754,374	6.1%	8,613,243	2.4%
Total Liabilities & Net Position	\$ 409,006,380	\$ 394,588,590	\$ 375,936,999	\$ 18,651,591	5.0%	\$ 14,417,790	3.7%

Financial Analysis of the Authority (continued)

Financial Statements

The Statements of Net Position indicate year-to-year variances of greater than 10% in Investment in Mixed Finance Development Activity, Noncurrent Liabilities and Unrestricted Net Position for the reporting period ended December 31, 2015 (*).

The Authority has undertaken redevelopment of obsolete projects within its portfolio at an unprecedented rate. Coming on the heels of the Addison Phase I closing in late December, 2014, the Authority completed two additional closings in 2015: Addison Phase II and Larimer Phase I. Overall, the Agency's investment in Mixed Finance Developments has increased by 14.5% from \$127,295,518 to \$145,725,252. Amortization of certain loans, and repayments of others have reduced the total amount invested somewhat, but the closing of these two developments have resulted in new investment for 2015 totaling \$21,237,666. To the Authority, this investment represents not only a commitment to future revenue but the contribution of a better quality of life for the residents we serve.

Noncurrent Liabilities fell in 2015 by \$2,776,716 to \$21,476,500, a reduction of 11.4%. Again, several smaller items contributed to the overall change, including a small increase in the Authority's estimate of accrued sick and vacation liability by 7%. But the overall decrease in long-term liability is mostly attributable to a \$2,813,435 reduction in the \$15,790,162 Energy Performance Contract Lease principal that we anticipate repaying in 2016. Of this amount, \$405,867 was intended as prepayment of the total outstanding balance for two properties (Glen Hazel and Murray Towers properties) converting to RAD funding, as mandated by the terms of that program.

The Authority's Unrestricted Net Position had improved 34.1% by the end of 2015, from \$65,131,472 to \$87,325,750, an increase of \$22,194,278. Overall, changes in equity are best viewed as a whole, and the overall increase in equity from the prior year was \$20,754,374 in 2015 and \$19,455,339 in 2014, a difference of just 7%. While expenses rose by \$10,411,392 (9.9%), revenues also increased \$11,710,427 (9.4%). For the two-year period, the change in Net Position has been stable.

The Statements of Net Position indicate year-to-year variances of greater than 10% in Other Assets, Current Liabilities and Total liabilities for the reporting period ended December 31, 2016 (♦).

The balance sheet category "other assets" had a year-to-year increase from 2015 to 2016 of \$13,215,554, or 169.1%, net of roughly \$2.8 million of amortization of non-performing loans in mixed finance and a reduction of \$425,000 that resulted from the cashing in of investments used to collateralize workers compensation risk, during a prior period of self-insurance. The increase results from the issuance of loans for redevelopment and acquisition of existing mixed finance developments. Notable instances include a \$6,000,000 loan to buy into the Crawford Square partnership and a \$4.4 million loan investment in Addison by the ARMDC Guarantee Tax Corporation.

Financial Analysis of the Authority (continued)

Current Liabilities increased from 2015 to 2016 by \$7,164,714, or 70.7%. One single large contributor to the variance, (41%) is a \$2.96 million increase in unearned revenue, 99.9% of which is a HUD HCV Housing Assistance grant payment for January 2017 expenses that the Authority received in December of 2016. Lesser contributors include \$297,356 in contingent legal liabilities, and a \$1.04 million increase in Accounts Payable (AP) less than 90 days. Additionally, a separate accounts payable accrual occurred to properly recognize invoices submitted early in the new year for services performed in the prior year. This number alone was \$5.22 million, a \$4.02 million increase over the prior year, accounting for 56% of the \$7.16 million increase.

The Statements of Net Position reflect the financial position of the Authority, while the Statements of Revenues, Expenses, and Changes in Net Position illustrate the Authority's revenues and expenses for the fiscal year ending December 31, 2016. Table II below provides this statement along with a comparison to the previous two fiscal years 2014 and 2015.

Table II

***Housing Authority of the City of Pittsburgh
Statements of Revenues, Expenses and Changes in Net Position
For the Years Ended December 31, 2016, 2015 and 2014***

	<i>2016</i>	<i>2015</i>	<i>2014</i>	<i>2014-2015 Total Change</i>	<i>2014-2015 % Change</i>	<i>2015-2016 Total Change</i>	<i>2015-2016 % Change</i>
Grant Funding (Including Capital Grant)	\$ 108,198,012	\$ 114,881,623	\$ 109,869,008	\$ 5,012,615	4.56%	\$ (6,683,611)	-5.82%
Tenant Revenue	7,560,468	7,086,954	7,015,628	71,326	1.02%	473,514	6.68%
Other Income	13,352,708	14,207,963	8,982,603	5,225,360	58.17%	(855,255)	-6.02%
Investment Income	268,686	582,260	633,730	(51,470)	-8.12%	(313,574)	-53.85%
Gain (Loss) on Sale of Fixed Assets	4,840	129,236	(1,323,360)	1,452,596	-109.77%	(124,396)	-96.25%
<i>Total Revenues</i>	<i>129,384,714</i>	<i>136,888,036</i>	<i>125,177,609</i>	<i>11,710,427</i>	<i>9.36%</i>	<i>(7,503,322)</i>	<i>-5.48%</i>
Grant Expense	7,564,626	7,301,363	5,025,126	2,276,237	45.30%	263,263	3.61%
Housing Assistance Payments	35,281,532	34,537,438	31,566,109	2,971,329	9.41%	744,094	2.15%
Administrative	19,196,558	18,046,661	17,066,084	980,577	5.75%	1,149,897	6.37%
Demolition Expense	402,631	2,724,005	4,001	2,720,004	67983.10%	(2,321,374)	-85.22%
Depreciation	11,269,898	11,237,215	10,723,110	514,105	4.79%	32,683	0.29%
Amortization	2,680,647	2,663,419	2,672,767	(9,348)	-0.35%	17,228	0.65%
Maintenance	13,754,543	12,451,620	12,652,275	(200,655)	-1.59%	1,302,923	10.46%
Utilities	7,066,468	5,762,371	6,398,617	(636,246)	-9.94%	1,304,097	22.63%
Tenant Services	2,834,169	2,435,483	2,741,429	(305,946)	-11.16%	398,686	16.37%
Protective Services	4,208,491	4,396,066	2,953,280	1,442,786	48.85%	(187,575)	-4.27%
General Expense	14,343,033	12,832,766	11,674,695	1,158,071	9.92%	1,510,267	11.77%
Insurance Expense	1,238,940	1,421,408	1,729,588	(308,180)	-17.82%	(182,468)	-12.84%
Interest Expense	272,499	316,763	358,910	(42,147)	-11.74%	(44,264)	-13.97%
Extraordinary Maintenance	148,716	7,084	156,279	(149,195)	-95.47%	141,632	1999.32%
<i>Total Expenses</i>	<i>120,262,751</i>	<i>116,133,662</i>	<i>105,722,270</i>	<i>10,411,392</i>	<i>9.85%</i>	<i>4,129,089</i>	<i>3.56%</i>
Change in Net Position	9,121,963	20,754,374	19,455,339	1,299,035	6.68%	(11,632,411)	-56.05%
Beginning Net Position	362,982,279	342,227,905	322,772,566	19,455,339	6.03%	20,754,374	6.06%
<i>Ending Net Position</i>	<i>\$ 372,104,242</i>	<i>\$ 362,982,279</i>	<i>\$ 342,227,905</i>	<i>\$ 20,754,374</i>	<i>6.06%</i>	<i>\$ 9,121,963</i>	<i>2.51%</i>

Financial Analysis of the Authority (continued)

Provided below in Table III is further detail by program of Revenues, Expenses and Changes in Net Position during fiscal year 2016.

Table III
Housing Authority of the City of Pittsburgh
Revenues, Expenses and Changes in Net Position - By Program
For The Year Ended December 31, 2016

	Low-Income Public Housing	Capital Fund & Choice Grants	Housing Choice Vouchers	Section 8 New Constr.	S8 MR & HCV FSS	Ross Grant	CDBG	Business Activities	Elimination Entries	Total
Grant Funding	\$ 52,021,612	\$ 7,226,575	\$ 48,150,483	\$ 200,446	\$ 203,143	\$ 391,359	\$ 4,394	\$ -	\$ -	\$ 108,198,012
Tenant Revenue	7,469,989	-	-	-	-	-	-	90,479	-	7,560,468
Other Income	1,449,852	-	923,518	-	-	-	-	10,878,535	-	13,251,905
Investment Income	145,310	-	31,638	151	295	-	-	94,790	-	272,184
Fraud Recovery	66,933	-	30,372	-	-	-	-	-	-	97,305
Fee and Front-line Revenue	19,434,214	-	-	-	-	-	-	-	(19,434,214)	-
Gain (Loss) on Sale of Fixed Assets	4,840	-	-	-	-	-	-	-	-	4,840
Total Revenues	80,592,750	7,226,575	49,136,011	200,597	203,438	391,359	4,394	11,063,804	(19,434,214)	129,384,714
Housing Assistance Payments	-	-	34,773,552	183,059	324,921	-	-	-	-	35,281,532
Administrative	24,374,041	12,040	4,705,044	17,534	26,520	-	-	807,983	(10,746,604)	19,196,558
Asset Mgmt Fee	331,900	-	-	-	-	-	-	-	(331,900)	-
Depreciation & Amortization	11,259,478	-	10,420	-	-	-	-	-	-	11,269,898
Maintenance	21,827,406	-	-	-	-	-	-	40,184	(8,113,047)	13,754,543
Utilities	7,066,153	-	-	-	-	-	-	315	-	7,066,468
Tenant Services	2,373,422	-	240,546	-	-	387,459	4,394	71,011	(242,663)	2,834,169
Protective Services	4,208,491	-	-	-	-	-	-	-	-	4,208,491
General Expense	5,345,721	-	698,477	-	16,577	-	-	10,950,308	-	17,011,083
Insurance Expense	1,185,916	-	3,384	4	11	-	-	49,625	-	1,238,940
Interest Expense	272,499	-	-	-	-	-	-	-	-	272,499
Casualty Losses	12,597	-	-	-	-	-	-	-	-	12,597
Extraordinary Maintenance	516,095	1,591,417	-	-	-	-	-	6,008,461	-	8,115,973
Total Expenses	78,773,719	1,603,457	40,431,423	200,597	368,029	387,459	4,394	17,927,887	(19,434,214)	120,262,751
Operating Transfers In	63,022,335	-	24,952,125	-	-	-	-	-	(87,974,460)	-
Operating Transfers Out	(50,223,737)	(1,974,889)	(29,550,854)	-	-	(3,900)	-	(6,221,080)	87,974,460	-
Operating Transfers to Comp. Unit/Program In (Out)	(4,360,836)	(3,648,229)	(18,268,987)	-	-	-	-	26,278,052	-	-
Total Other Financing Sources (Uses)	8,437,762	(5,623,118)	(22,867,716)	-	-	(3,900)	-	20,056,972	-	-
Change in Net Position	10,256,793	-	(14,163,128)	-	(164,591)	-	-	13,192,889	-	9,121,963
Beginning Net Position	135,856,941	-	19,059,305	13,766	622,326	-	-	207,429,941	-	362,982,279
Transfer of Equity	-	-	258,711	-	(258,711)	-	-	-	-	-
Prior Period Adjustment	-	-	-	-	-	-	-	-	-	-
Ending Net Position	\$ 146,113,734	\$ -	\$ 5,154,888	\$ 13,766	\$ 199,024	\$ -	\$ -	\$ 220,622,830	\$ -	\$ 372,104,242

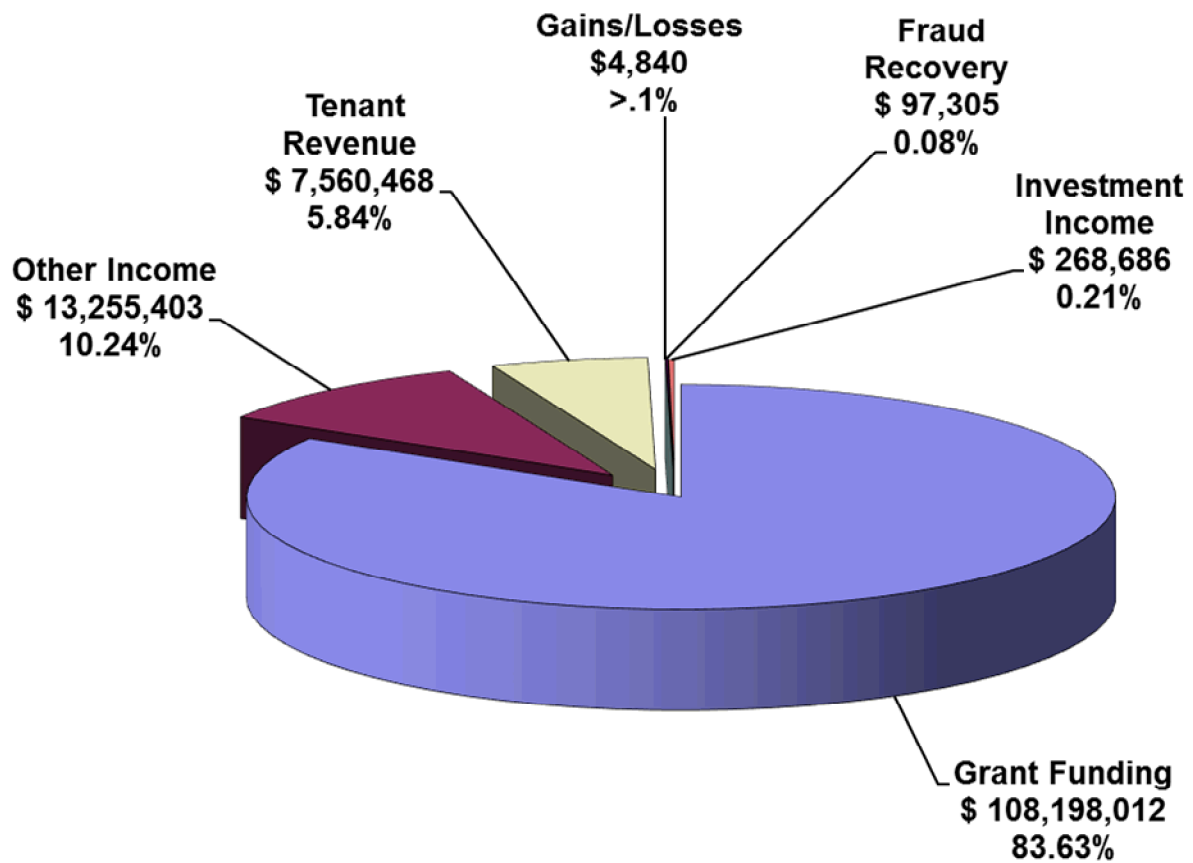
The following commentary is designed to discuss significant operating trends or events occurring in fiscal year 2016 relating to Revenues and Expenses that have been illustrated by the Statements of Revenues, Expenses and Changes in Net Position.

Revenues

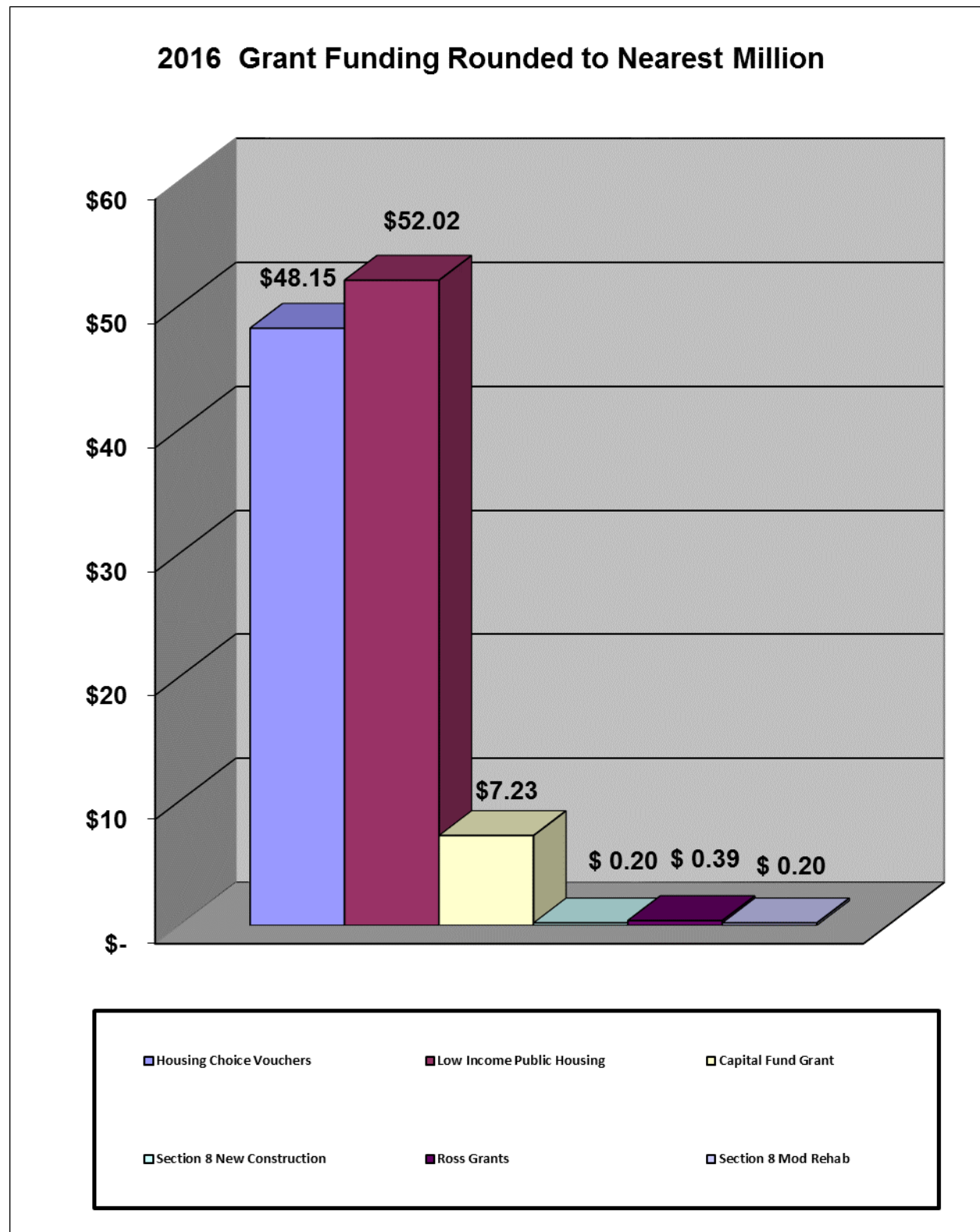
Grants and subsidy payments from HUD are the Authority's main source of funds. The Authority has a very high reliance on HUD and therefore, the federal appropriations process. This creates a certain level of both volatility, in the amount of funds we receive and the security that once funds are committed that they will be received, since they are provided at the discretion of the federal government. Combined, the Authority's 2016 revenues were \$129,384,714 or \$7,503,322 (5.48%) less than 2015 revenue of 136,888,036, but still \$4,207,105 greater than the 2014 revenue of \$125,177,609.

- ◆ \$108,198,012 (83.6%) of the Authority's revenues were grants or subsidies received from governmental agencies, principally, HUD. Despite this vulnerability, 2015's grant funding of \$114,881,623 was 83.6% of all revenue. As a whole, these sources suffered a modest decrease of (-5.8%) from the prior year, 2015. The breakout of Grant Funding between sources is illustrated by the graph on page ix.
- ◆ \$7,560,468 (5.8%) of the Authority's revenue was derived from tenants for dwelling rent and related incurred charges. 2015 Tenant Revenue of \$7,086,954 was just about 6.7% less than that the amount posted in 2016. Tenant revenues grew in each successive year, from 2014 to 2016.
- ◆ The Authority had Other Income of \$13,352,708 in 2016, a decrease of 6.02% from 2015 when Other Income was \$14,207,963. It is, however, greater than the \$8,982,603 of Other Income recorded in 2014.

2016 Total Revenue



■ Grant Funding ■ Other Income ■ Tenant Revenue ■ Gain (Loss) on Sale of Fixed Assets ■ Fraud Recovery ■ Investment Income

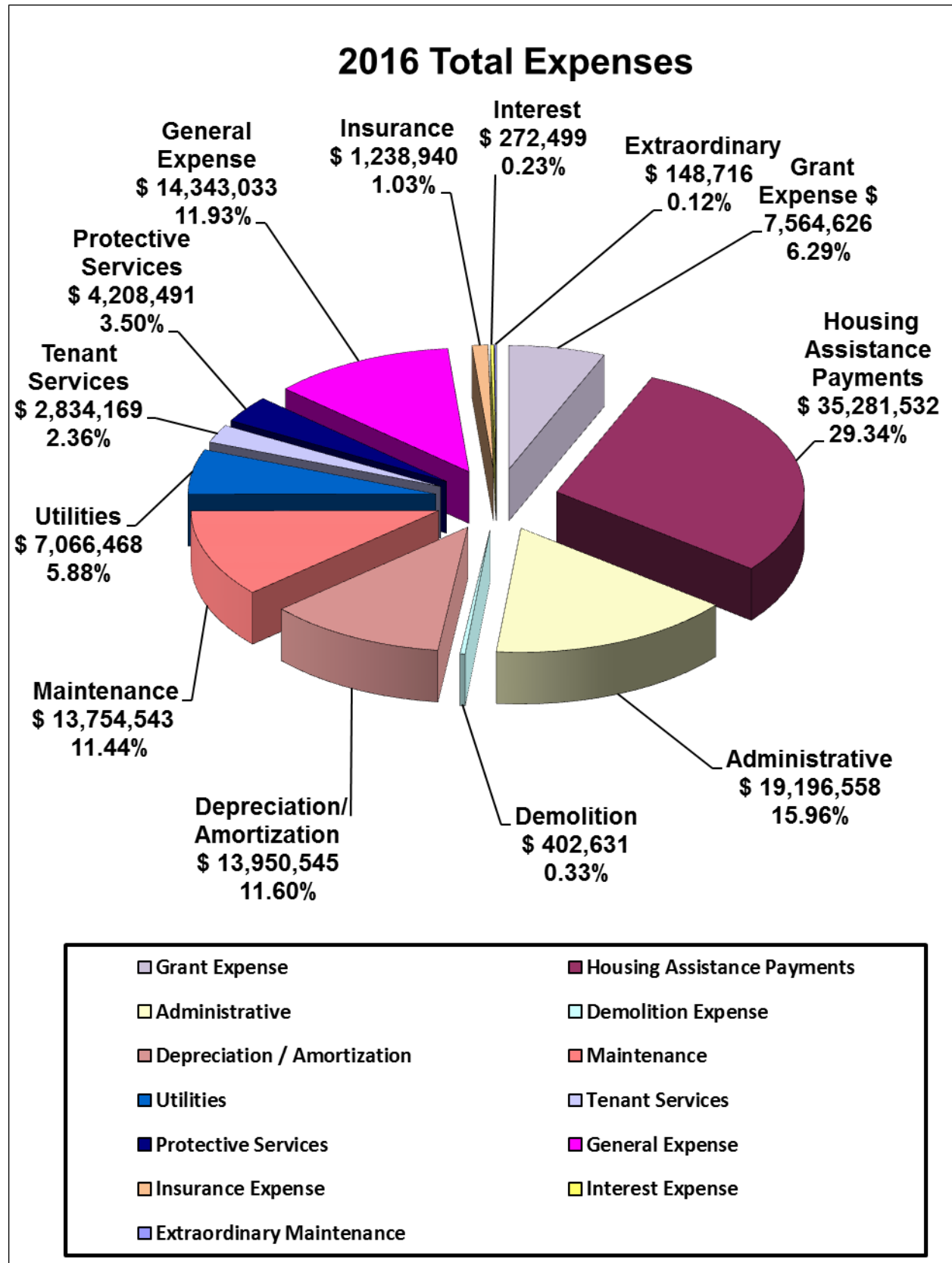


Financial Analysis of the Authority (continued)

Expenses

Total Expenses for the Authority increased by \$4,129,089 or 3.56% to \$120,262,751 for the year ended December 31, 2016 compared to Total Expenses of \$116,133,662 for the year ended December 31, 2015.

- ◆ 2016 Grant Expense, or our investment in developments not expected to be repaid, was \$7,564,626 for 2016, it was \$7,301,363 in 2015, or 3.61% less. The Agency anticipates higher costs related to its aggressive efforts to redevelop properties and budgets for it accordingly.
- ◆ Demolition Expense was down dramatically in 2016, just \$402,631 in 2016, or roughly 15% of the \$2,724,005 spent in 2015. Demolition Expense, which varies wildly each year (was just \$4,001 in 2014) is driven by the timing of HUD approvals for demolition of old housing stock approved for redevelopment. One factor contributing to the significant decrease in 2016 is that two major development initiatives conducted in 2016 were acquisitions of existing housing, Manchester and Crawford, neither intended for demolition.



Financial Analysis of the Authority (continued)

Capital Assets

Capital Assets, Net of Accumulated Depreciation, increased by \$961,974, or 1.2%, to \$82,648,822 as of December 31, 2016 compared to \$81,686,847 in 2015 and \$86,682,088 for December 31, 2014. Construction in Progress (CIP) of \$7,891,997 was more than 202% greater than 2015's uncharacteristically low ending balance of \$2,612,554, which was itself more than five million dollars less than 2014's ending balance of \$8,018,366. The Authority's large investment in housing stock (more than \$278 million) generates sizable reductions in capital asset balances through depreciation. Accumulated Depreciation increased in 2016 by \$11.3 million, but this reduction is offset by the partnership investments in both Manchester and Crawford.

Table IV
Housing Authority of the city of Pittsburgh
Capital Assets
As of December 31, 2016, 2015 and 2014

	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2014-2015</u> <u>Total Change</u>	<u>2014-2015</u> <u>% Change</u>	<u>2015-2016</u> <u>Total Change</u>	<u>2015-2016</u> <u>% Change</u>
Land	\$ 24,628,108	\$ 22,272,592	\$ 21,530,620	\$ 741,972	3.45%	\$ 2,355,516	10.58%
Construction in Progress	7,891,997	2,612,554	8,018,366	(5,405,812)	-67.42%	5,279,443	202.08%
Buildings	278,855,767	274,256,853	264,165,682	10,091,171	3.82%	4,598,914	1.68%
Furniture, Equipment, and Machinery - Administration	10,017,172	10,025,716	9,738,902	286,814	2.95%	(8,544)	-0.09%
Gross Capital Assets	\$ 321,393,044	\$ 309,167,715	\$ 303,453,570	\$ 5,714,145	1.88%	\$ 12,225,329	3.95%
Accumulated Depreciation	(238,744,222)	(227,482,868)	(216,771,482)	(10,711,386)	4.94%	(11,261,354)	4.95%
Capital Assets - Net	\$ 82,648,822	\$ 81,684,847	\$ 86,682,088	\$ (4,997,241)	-5.77%	\$ 963,975	1.18%

Mixed-Finance Development Activities

The Authority provides grants, short-term financing and long-term investment from its MTW funding sources to leverage low-income housing tax credits and other private sector sources to finance the development of new communities. Short-term and long-term Mixed-Finance investments rose to a combined \$167,216,717 in 2016, from \$153,625,611 at December 31, 2015. The 8.8% increase of \$13,591,106 reflects the closings of three new developments in 2016. In addition to Crawford and Manchester investments, Addison Phase III closed in November of 2016.

Financial Analysis of the Authority (continued)

Table V
Housing Authority of the City of Pittsburgh
Mixed-Finance Development Activities
(Net of Amortization)
As of December 31, 2016, 2015 and 2014

	<u>2016</u>	<u>2015</u>	<u>2014</u>
Short-Term Financing Provided To Mixed Finance Development Activities	\$ 1,893,561	\$ 862,122	\$ 764,537
Long-Term Investment (Net of Amortization In Mixed Finance Development Activities)	<u>165,323,156</u>	<u>152,763,489</u>	<u>134,324,511</u>
Total Mixed Finance Development Activities	<u>\$ 167,216,717</u>	<u>\$ 153,625,611</u>	<u>\$ 135,089,048</u>

Long-Term Liabilities and Related Commitments

During the year ended December 31, 2016, the Authority had modest reduction of 8.5%, or \$2,369,949 in Long-Term Debt. The only significant change was the reduction of the long term component of the Capital Lease obligation that funded the Energy Performance Contract. That reduction of \$2,324,812 relates to Capital Lease Financing of the Energy Performance Contract.

The long-term liability activity for the year ended December 31, 2016 is reflected in Table VI.

Table VI
Housing Authority of the City of Pittsburgh
Debt Activity
As of December 31, 2016, 2015 and 2014

	<u>Balance at 12/31/2014</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at 12/31/2015</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at 12/31/2016</u>
Capital Lease	\$ 18,083,081	\$ -	\$ (2,292,919)	\$ 15,790,162	\$ -	\$ (2,324,812)	\$ 13,465,350
Reserved Escrow Funding	5,429,607	-	(42,434)	5,387,173	52,770	-	5,439,943
Compensated Absences	2,564,516	539,568	(416,039)	2,688,045	224,379	-	2,912,424
Other Long-Term Liabilities	<u>884,970</u>	<u>-</u>	<u>(71,964)</u>	<u>813,006</u>	<u>-</u>	<u>(45,137)</u>	<u>767,869</u>
Totals	<u>\$ 26,962,174</u>	<u>\$ 539,568</u>	<u>\$ (2,823,356)</u>	<u>\$ 24,678,386</u>	<u>\$ 277,149</u>	<u>\$ (2,369,949)</u>	<u>\$ 22,585,586</u>

Economic Factors and Events Affecting Operations

There are many economic factors that will affect the financial position of the Authority in subsequent fiscal years. Some of these factors are listed below along with a brief discussion of their potential impact:

- ◆ The Authority participates in the U.S. Department of Housing and Urban Development demonstration program entitled “Moving-To-Work” (MTW). Subsequent to the close of 2016, the Agency received an extension of the program agreement through December 31,

2028. This extension gives the agency the opportunity to continue to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families by allowing exemptions from existing public housing and tenant-based Housing Choice Voucher rules.

- ◆ The Authority receives federal funding from HUD as authorized by the U.S. Congress. In recent years, public housing authorities nationwide have experienced reduced funding. Whether that reduction takes the form of redesigning a program to limit its scope or a pro-ration of funding, the result is the same, less funding for authorities. The fiscal year 2016 public housing funding proration was 90.21%, an increase from the prior year where the Authority received 88.79% of total subsidy requested and approved. A proration of 92.51% is anticipated for fiscal year 2017.
- ◆ In fiscal year 2008, HUD required Authorities to move to a site-based management method of accounting, funding and operations. With the successful submission of our audited financials to HUD for fiscal year 2008, the Authority has completed the transition to the site-based management method. The management and staff of the Authority have worked diligently to implement all required procedural and structural changes and have achieved full compliance with all of the site-based changes required by HUD. Although the transition to the site-based method has been challenging, the benefits of these changes are a more detailed view of how the Authority operates at the project level. We continue to refine our site-based structures and methodology.

Conclusions

The Authority has gone through many challenges over the past year and continues to work to successfully meet those challenges. The biggest challenges facing the Authority relate to its funding and the demands on that funding. The Authority continues to work to build new and vibrant communities, while at the same time maintaining its current stock of housing. There are substantial maintenance items and modifications that are required and funding for those items remains difficult. We, however, continue our mission and look to spend with caution and optimistically look at any and all sources of revenue to move the Authority forward. We look forward to the upcoming fiscal year and the many challenges that present themselves. The management is committed to staying abreast of regulations and appropriations as well as maintaining an ongoing analysis of all budgets and expenses to ensure that the Authority continues to operate at the highest standards established by the Real Estate Assessment Center and HUD.

This financial report is designed to provide a general overview of the Authority's finances. If you have any questions concerning any of the information provided in this Management's Discussion and Analysis you may contact:

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Chief Financial Officer
Housing Authority of the City of Pittsburgh
Finance Office
200 Ross Street, 9th Floor
Pittsburgh, PA 15219
(412) 456-5022

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION

DECEMBER 31, 2016 AND 2015

Assets	2016	2015
Current assets:		
Cash and cash equivalents:		
Cash:		
Cash - unrestricted	\$ 91,552,327	\$ 56,701,441
Cash - restricted	48,309,750	52,798,813
Total cash	<u>139,862,077</u>	<u>109,500,254</u>
Investments (cash equivalents):		
Investments - unrestricted	1,750,950	11,975,346
Investments - restricted	7,168,367	11,098,375
Total investments (cash equivalents)	<u>8,919,317</u>	<u>23,073,721</u>
Total cash and cash equivalents	<u>148,781,394</u>	<u>132,573,975</u>
Accounts receivable, net of allowances for doubtful accounts:		
Accounts receivable - PHA projects	-	35,563
Accounts receivable - HUD other projects	9,000,507	25,165,880
Accounts receivable - miscellaneous	148,389	16,894
Accounts receivable - tenants - dwelling rents, net of allowance	239,942	225,507
Mixed finance notes receivable - current	1,893,561	862,122
Accrued interest receivable	9,567	33,010
Total accounts receivable, net of allowances for doubtful accounts	<u>11,291,966</u>	<u>26,338,976</u>
Prepaid expenses and other assets - current	46,766	56,793
Inventories, net of allowance	162,048	151,449
Assets held for sale	243,433	243,433
Total current assets	<u>160,525,607</u>	<u>159,364,626</u>
Noncurrent assets:		
Capital assets:		
Land	24,628,108	22,272,592
Buildings	278,855,767	274,256,853
Furniture, equipment, and machinery - administration	10,017,172	10,025,716
Accumulated depreciation	(238,744,222)	(227,482,868)
Construction in progress	7,891,997	2,612,554
Total capital assets, net of accumulated depreciation	<u>82,648,822</u>	<u>81,684,847</u>
Prepaid expenses and other assets - noncurrent	349,152	575,000
Mixed finance notes receivable - noncurrent	17,381,605	7,038,237
Other notes receivable - noncurrent	159,643	200,628
Investment in mixed finance development activities, net of accumulated amortization	<u>147,941,551</u>	<u>145,725,252</u>
Total noncurrent assets	<u>248,480,773</u>	<u>235,223,964</u>
Total Assets	<u><u>\$ 409,006,380</u></u>	<u><u>\$ 394,588,590</u></u>

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION

DECEMBER 31, 2016 AND 2015

(Continued)

	2016	2015
Liabilities and Net Position		
Liabilities:		
Current liabilities:		
Accounts payable and other accrued liabilities	\$ 8,938,887	\$ 3,745,262
Accrued wage/payroll taxes payable	637,071	402,879
Accrued compensated absences - current	451,664	388,450
Accrued contingency liability	831,191	1,053,869
Accrued interest payable	20,965	24,740
Accounts payable - other government	33,098	126,056
Tenant security deposits	238,189	233,098
Unearned revenue	3,112,370	148,459
Current portion of capital lease liability	2,526,309	2,813,436
Other current liabilities	504,781	1,193,562
Total current liabilities	17,294,525	10,129,811
Noncurrent liabilities:		
Capital lease liability - noncurrent	10,939,041	12,976,726
Accrued compensated absences - noncurrent	2,460,760	2,299,595
Other noncurrent liabilities	6,207,812	6,200,179
Total noncurrent liabilities	19,607,613	21,476,500
Total Liabilities	36,902,138	31,606,311
Net Position:		
Net investment in capital assets	65,391,366	65,894,686
Restricted for:		
Mixed financing activities	207,621,272	201,934,338
Guarantee corporation	5,000,000	5,000,000
Allegheny Dwellings site	921,706	993,126
Workers compensation	729,463	728,711
Oak Hill site	500,000	600,000
Housing assistance payments	90,656	505,668
Total restricted net position	214,863,097	209,761,843
Unrestricted net position	91,849,779	87,325,750
Total Net Position	372,104,242	362,982,279
Total Liabilities and Net Position	\$ 409,006,380	\$ 394,588,590

(Concluded)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

	2016	2015
Operating Revenues:		
Tenant revenue:		
Net tenant rental revenue	\$ 7,487,368	\$ 7,053,649
Tenant revenue - other	73,100	33,305
Total tenant revenue	7,560,468	7,086,954
Operating grants	102,496,127	97,935,676
Mixed financing loan interest	8,201,910	7,626,129
Other revenue	5,150,798	6,581,834
Investment income (loss) - unrestricted	204,869	425,165
Investment income (loss) - restricted	63,817	157,095
Total operating revenues	123,677,989	119,812,853
Operating Expenses:		
Housing assistance payments	35,281,532	34,537,438
Grant expense	7,564,626	7,301,363
Administrative:		
Administrative salaries	8,374,978	7,961,293
Employee benefit contributions - administrative	3,186,506	2,836,359
Other operating - administrative	7,635,074	7,249,009
Tenant services:		
Tenant services - salaries	983,991	1,012,678
Relocation costs	306,776	13,763
Employee benefit contributions - tenant services	427,806	376,270
Tenant services - other	1,115,596	1,032,772
Utilities:		
Water	1,821,770	1,122,038
Electricity	1,828,128	2,009,101
Gas	869,318	1,237,885
Sewer	2,447,675	1,293,770
Utilities - other	99,577	99,577
Ordinary maintenance and operations:		
Ordinary maintenance and operations - labor	6,325,210	6,273,699
Ordinary maintenance and operations - materials and other	2,154,117	2,131,260
Ordinary maintenance and operations - contract costs	2,684,137	1,558,726
Employee benefit contributions - ordinary maintenance	2,591,079	2,487,935
Protective services:		
Protective services - labor	205,395	-
Protective services - other contract costs	3,329,930	3,311,442
Protective services - other	619,649	1,084,624
Employee benefit contributions - protective services	53,517	-
Insurance expense:		
Property insurance	359,495	318,199
Liability insurance	354,176	343,127
Workmen's compensation	454,590	678,967
All other insurance	70,679	81,115
General expense:		
Other general expenses	701,493	564,558
Demolition expense	402,631	2,724,005
Other payroll related expenses	290,646	323,122
Bad debt expense - mixed financing	8,199,461	6,903,293
Outside management fees	5,138,836	4,759,909
Mixed financing investment amortization	2,680,647	2,663,419
Total operating expenses	108,559,041	104,290,716
Operating Income	15,118,948	15,522,137

See accompanying notes to financial statements.

(Continued)

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015 (Continued)

	2016	2015
<u>Non-Operating Revenues (Expenses):</u>		
Extraordinary maintenance	(148,716)	(7,084)
Casualty gains/losses - non-capitalized	(12,597)	(281,884)
Interest expense	(272,499)	(316,763)
Gain (loss) on disposition of capital assets	4,840	129,236
Depreciation expense	<u>(11,269,898)</u>	<u>(11,237,215)</u>
Total non-operating revenues (expenses)	<u>(11,698,870)</u>	<u>(11,713,710)</u>
<u>Capital Contributions:</u>		
HUD capital grants	<u>5,701,885</u>	<u>16,945,947</u>
Change in Net Position	9,121,963	20,754,374
Net position - beginning	<u>362,982,279</u>	<u>342,227,905</u>
Net position - ending	<u><u>\$ 372,104,242</u></u>	<u><u>\$ 362,982,279</u></u>

(Concluded)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

	2016	2015
Cash Flows From Operating Activities:		
Operating grants received	\$ 99,813,102	\$ 90,877,395
Receipts from tenants	7,551,124	7,097,956
Other receipts	8,026,648	7,403,330
Housing assistance payments	(35,245,969)	(34,553,571)
Payments for goods and services	(27,971,530)	(31,033,590)
Grant expense	(7,564,626)	(7,301,363)
Payments to employees	(21,980,557)	(21,694,781)
Net cash provided by (used in) operating activities	22,628,192	10,795,376
Cash Flows From Non-Capital Financing Activities:		
Cash received from outstanding loans receivable	524,815	176,296
Cash paid out for loans receivable	(1,556,254)	(273,881)
Net cash provided by (used in) non-capital financing activities	(1,031,439)	(97,585)
Cash Flows From Capital and Related Financing Activities:		
Capital grants received for capital assets	19,951,368	7,157,662
Cash paid out for investment in mixed finance development activities	(10,474,444)	(21,197,557)
Cash received from investment in mixed finance development activities	(84,197)	95,160
Principal payments on debt	(2,407,570)	(2,292,919)
Interest payments	(276,274)	(320,353)
Acquisition and construction of capital assets	(12,390,346)	(6,399,706)
Net cash provided by (used in) capital and related financing activities	(5,681,463)	(22,957,713)
Cash Flows From Investing Activities:		
Interest and dividends on investments	292,129	637,479
Net Increase (Decrease) in Cash and Cash Equivalents	16,207,419	(11,622,443)
Cash and Cash Equivalents:		
Beginning of year	132,573,975	144,196,418
End of year	\$ 148,781,394	\$ 132,573,975
Noncash Items:		
Capital assets acquired through acquisition of mixed financing partnerships	\$ 4,598,915	\$ -
Debt acquired through acquisition of mixed financing partnerships	\$ 172,500	\$ -

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

(Continued)

	2016	2015
Reconciliation of Operating Income to Net Cash		
Provided by (Used in) Operating Activities:		
Operating income	\$ 15,118,948	\$ 15,522,137
Adjustments to reconcile operating income to net cash and cash equivalents provided by (used in) operating activities:		
Investment (income) loss	(268,686)	(582,260)
Changes in mixed financing items	2,680,647	2,663,419
Change in assets and liabilities:		
Accounts receivable (net)	(2,747,316)	(6,967,804)
Prepaid expenses and other current assets	225,276	4,064
Assets held for sale	-	(34,776)
Accounts payable and accrued liabilities	4,651,637	149,178
Interest payable	3,775	3,590
Unearned revenue	2,963,911	37,828
Total adjustments	7,509,244	(4,726,761)
Net cash and cash equivalents provided by (used in) operating activities	\$ 22,628,192	\$ 10,795,376

(Concluded)

Cash and cash equivalents at end of year:		
Cash - unrestricted	\$ 91,552,327	\$ 56,701,441
Cash - restricted	48,309,750	52,798,813
Investments - unrestricted	1,750,950	11,975,346
Investments - restricted	7,168,367	11,098,375
	\$ 148,781,394	\$ 132,573,975

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The governing body of the Housing Authority of the City of Pittsburgh (Authority) is its Board of Commissioners (Board), which is composed of six members appointed by the Mayor of the City of Pittsburgh (City). The Board appoints an executive director to administer the affairs of the Authority. The City does not have the ability to significantly influence Authority operations, does not subsidize the Authority's operations, and does not guarantee any Authority debt service. The operations of the Authority are subsidized primarily by the federal government.

The Authority is not considered to be a component unit of the City because, although the City appoints the governing body of the Authority, the City cannot impose its will on the Authority, and there is no financial burden or benefit relationship between the City and the Authority.

The Authority was incorporated as a public corporation of the Commonwealth of Pennsylvania, organized and existing under the Housing Authority Law. The Authority is charged with the responsibility to provide decent, safe, and sanitary housing for its tenants in the most efficient and economical manner, as defined by its annual contribution contracts with the U.S. Department of Housing and Urban Development (HUD).

A blended component unit, although a legally separate entity is, in substance, part of the government's operations and so data from the following blended component units is combined with data of the primary government (the Authority).

Blended Component Units:

Allies and Ross Management and Development Corporation (ARMDC)

The Authority created ARMDC as a separate non-profit organization to provide housing opportunities and housing-related activities. ARMDC is provided grants by the Authority, and in turn, is a contributing partner in mixed financing development activities described further in Note 3. The board members of ARMDC, who are all either employees or board members of the Authority, are not compensated by ARMDC or its wholly-owned subsidiaries. This blended component unit, along with its wholly-owned subsidiaries, are included as a separate program within the Financial Data Schedules (FDS). A summary of entities wholly-owned by ARMDC is as follows:

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

Legal Name	Entity Purpose
Disregarded Entities:	
ARMDC Guarantee, LLC	Guarantee completion of mixed finance projects
ARMDC-Manchester GP, LLC	Manchester L.P., Phases I-IV general partner
C Corporations:	
ARMDC-Addison Terrace I, Inc.	Addison Phase I mixed finance project general partner
ARMDC-Addison Terrace II, Inc.	Addison Phase II mixed finance project general partner
ARMDC-Addison Terrace III, Inc.	Addison Phase III mixed finance project general partner
ARMDC-Larimer/East Liberty I, Inc.	Larimer/East Liberty Phase I mixed finance project general partner

Interest in Limited Partnerships

ARMDC is a co-general partner in the Garfield Limited Partnerships, Phases I through IV (Garfield LPs) created to revitalize that site. The three Addison Terrace entities noted above (ARMDC Addison), as well as the Larimer/East Liberty I, Inc., were created by ARMDC for the sole purpose of functioning as a co-general partner in the limited partnerships created to revitalize each site.

In all of the respective partnerships described above, ARMDC's interests, as well as ARMDC-Addison and Larimer East Liberty I, Inc., are considered immaterial to the Authority, both individually and in the aggregate.

Manchester Limited Partnerships

During 2016, the Authority directly purchased a 99% interest in four limited partnerships, Manchester L.P. I, II, III, and IV (Manchester LPs). The remaining 1% was purchased at the same time by ARMDC-Manchester GP, LLC. This gives the Authority 100% ownership of the entity, while maintaining the partnership structure for the Manchester LPs. The Authority had previously participated in the mixed financing transaction that created the Manchester LPs through the issuance of notes to help fund the revitalization project in the mid-1990s. The Authority had accounted for these notes receivable as investments in mixed financing properties, that were amortized over the life of the note, as discussed further in Note 3. As a result of this purchase, these mixed financing investments has effectively been converted to the equity ownership of the Manchester LPs. The Manchester LPs are reported as blended component units of the Authority, within the ARMDC column within the Financial Data Schedules (FDS).

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

Clean Slate E3

During 2008, the Authority created Clean Slate E3, Inc., (a separate non-profit organization) to promote a drug-free lifestyle and support educational opportunities and human and social service programs for residents of affordable and mixed income housing communities. The board members of Clean Slate E3, Inc., who are all either employees or board members of the Authority, are not compensated by Clean Slate E3, Inc. This blended component unit is included as a separate program within the FDS.

Basis of Accounting

The Authority is accounted for as a proprietary fund and is considered to be an Enterprise Fund and, as such, uses the accrual basis of accounting. Accordingly, revenues are recognized when earned and expenses are recognized when incurred.

The Enterprise Fund of the Authority is made up of the following programs:

Low-Income Public Housing Program: Under the Low-Income Public Housing (LIPH) Program, the Authority rents apartments that it owns to low-income households. The LIPH Program is operated under an Annual Contributions Contract (ACC) with HUD and HUD provides Operating Subsidy funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income.

All Capital Program activity is required to be reported together with the LIPH Program on the FDS.

Capital Program: This program includes the Capital Fund Program and the Replacement Housing Factor Program. The Authority receives funding to rehabilitate and repair existing housing stock and to develop new housing. The Capital Program is the primary funding source for physical and management improvements to the Authority's properties. It is the Authority's policy to present all operating expenses paid from these programs as administrative expenses on the statements of activities, other than those related to tenant and protective services, and demolition. As discussed above in the LIPH Program description, the Capital Program is required to be reported together with the LIPH Program on the FDS.

Choice Neighborhoods Implementation Grant (CNIG): This program represents funds received from HUD specifically for the development of the Hamilton-Larimer and East Liberty Garden Apartments neighborhoods.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

Section 8 New Construction: This program represents Section 8 Housing Assistance Payment Programs that are administered by the Authority.

Section 8 Moderate Rehabilitation Program: This program represents Housing Assistance Payments administered by the Authority under the Section 8 Moderate Rehabilitation Program.

Section 8 Housing Choice Voucher Program: Under the Section 8 Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own rental property. The Authority subsidizes the rent through a Housing Assistance Payment made to the landlord.

MTW Programs: This program represents a demonstration program that provides the opportunity to design and test innovative, locally-designed strategies that use federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. This program allows the flexibility to combine funds from the LIPH Program, Capital Fund Program, and Section 8 Housing Choice Voucher program into a "block grant" to help them better meet the purposes of the demonstration and the needs of the community.

Business Activities: The Authority utilizes various methods to construct new public housing communities. One such method, referred to as Mixed Finance Development Activities, employs funds from traditional public housing sources such as the MTW Program and uses capital generated from the sale of low-income housing tax credits.

Other Programs: Other programs operated by the Authority include:

- Resident Opportunity and Supportive Services (ROSS)
- Community Development Block Grants (CDBG)
- Choice Neighborhoods Planning Grants (CNPB)
- East Liberty Gardens
- Clean Slate E3 (blended component unit)

Operating and Non-Operating Revenues (Expenses)

Operating revenues and expenses consist of those revenues and expenses that result from ongoing principal operations of the Authority. Operating revenues consist of users' fees and governmental grants. Non-operating revenues and expenses consist of those revenues and expenses relating to capital items.

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FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

Classification of Net Position

The financial statements are required to report three components of net position:

- Net Investment in Capital Assets – This component of net position consists of capital assets net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of these assets.
- Restricted – This component of net position consists of constraints placed on use of assets through external restrictions.
- Unrestricted – The component of net position consists of amounts that do not meet the definition of “restricted” or “net investment in capital assets.”

Use of Restricted and Unrestricted Resources

When both restricted and unrestricted resources are available for use, it is the Authority’s policy to use restricted resources first, then unrestricted resources as they are needed.

Budgets

The Authority’s activities are governed by budgets which are established by the Board Commissioners and are reviewed by its grantor agencies, chiefly HUD.

Statements of Cash Flows

For purposes of the statements of cash flows, the Authority considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

Accounts Receivable

The Authority initially records the total amount of revenue billed or accrued in accounts receivable. The portion of accounts receivable not expected to be collected is offset by an allowance for doubtful accounts, estimated based on historical experience.

Investments

The Authority's investments are stated at fair value. The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting

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principles (GAAP). The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Capital Assets

The Authority capitalizes assets with a value of \$5,000 or greater and useful lives exceeding beyond one year. Capital assets are valued at historical or estimated historical cost. Depreciation is computed using the straight-line method over their estimated useful lives: 27.5 years for buildings and extensive modernization efforts; 10 years for standard modernization efforts; seven years for vehicles; five years for dwelling equipment; and three years for computer equipment.

Unearned Revenue

The Authority's unearned revenue primarily consists of housing assistance payments received from HUD for a future period, and prepaid tenant rent.

Compensated Absences

Unused employee vacation is accumulated and paid upon resignation, retirement, or termination. Unused employee sick time is accumulated and paid in full to those employees who retire after at least 20 years of service, and who also reach 50 years of age. For those employees who do not meet that criterion, their sick time is paid at 25% of the accumulated balance. The amount of the compensated absence liability is accrued and expensed as earned.

Conduit Debt Transactions

The Authority is involved in conduit debt transactions for which the Authority has elected to not record the related transactions, which are allowable under *Interpretation No. 2 of the Governmental Accounting Standards Board Disclosure of Conduit Debt Obligations*, and *Interpretation of NCGA Statement 1*.

The term conduit debt refers to certain limited-obligation revenue bonds, certificates of participation, or similar debt instruments issued by a state or local government entity for the express purpose of providing capital financing for a specific third party that is not part of the issuer's financial reporting entity. Although conduit debt obligations bear the name of the

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governmental issuer, the issuer has no obligation for such debt beyond the resources provided in the arrangement with the third party on whose behalf they are issued.

Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

Adopted Pronouncements

The requirements of the following Governmental Accounting Standards Board (GASB) Statements were adopted for the Authority's 2016 financial statements. Except where noted, the adoption of these pronouncements did not have a significant impact to the Authority's financial statements.

GASB Statement No. 72, "*Fair Value Measurement and Application*." This Statement addresses accounting and financial reporting issues related to fair value measurements. This pronouncement required additional disclosures related to investments, which have been incorporated into Note 2.

GASB Statement No. 76, "*Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*." This Statement identifies the hierarchy of GAAP, reduces this hierarchy to two categories of authoritative GAAP, and addresses the use of authoritative and nonauthoritative literature in the event that the accounting treatment for a transaction or other event is not specified within a source of authoritative GAAP. This Statement supersedes Statement No. 55

Pending Pronouncements

GASB has issued the following Statements that will become effective in future years as shown below. Management has not yet determined the impact of these Statements on the Authority's financial statements.

GASB Statement No. 80, "*Blending Requirements for Certain Component Units – an amendment of GASB Statement No. 14*," effective for fiscal years beginning after June 15, 2016 (the Authority's financial statements for the year ending December 31, 2017). The objective of this Statement is to improve financial reporting by clarifying the financial statement presentation requirements for certain component units.

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GASB Statement No. 85, “*Omnibus 2017*,” effective for fiscal years beginning after June 15, 2017 (the Authority’s financial statements for the year ending December 31, 2018). The objective of this Statement is to address practice issues that have been identified during implementation of certain GASB Statements.

Reclassification

Certain prior year amounts were reclassified to conform to the current year presentation.

2. CASH AND INVESTMENTS

Cash

Pennsylvania statutes provide for investment of governmental funds into certain authorized investment types including U.S. Treasury bills, other short-term U.S. and Pennsylvania government obligations, insured or collateralized time deposits, commercial paper, banker’s acceptance, and certificates of deposit. The Authority’s depositories are required by statute to continuously and fully secure all deposits in excess of the amounts insured under federal or state plans by the deposit or setting aside of collateral of the types, and in the manner as is prescribed by state law for the security of public funds. Such collateral shall at all times be of a market value at least equal to the amount of deposits so secured.

The following is a description of the Authority’s deposit risk:

Custodial Credit Risk – For a deposit, custodial credit risk is the risk that in the event of a bank failure, the Authority’s deposits may not be returned to it. The Authority’s investment policy requires that any deposits in excess of insurance coverage are to be fully collateralized by securities that are approved under the investment policy.

As of December 31, 2016, \$1,408,880 of the Authority’s \$140,952,697 bank balance (with a carrying amount of \$140,614,066 as of December 31, 2016) was insured by the Federal Deposit Insurance Corporation. The remaining bank balance was exposed to custodial credit risk, but is collateralized both in accordance with the Authority’s investment policy, and in accordance with Act 72 of the Pennsylvania state legislature, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution’s name.

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Included in the 2016 deposit amounts in the preceding paragraph are \$751,989 of certificates of deposit classified as investments on the statements of net position. Bank balance approximates book value for all of these investments.

As of December 31, 2015, \$1,404,583 of the Authority's \$114,908,803 bank balance (with a carrying amount of \$110,244,786 as of December 31, 2015) was insured by the Federal Deposit Insurance Corporation. The remaining bank balance was exposed to custodial credit risk, but is collateralized both in accordance with the Authority's investment policy, and in accordance with Act 72 of the Pennsylvania state legislature, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution's name.

Included in the 2015 deposit amounts in the preceding paragraph are \$744,532 of certificates of deposit classified as investments on the statements of net position. Bank balance approximates book value for all of these investments.

Restricted Cash

Cash was restricted at December 31, 2016 and 2015 for the following purposes:

	2016	2015
LIPH Family Self Sufficiency Program	\$ 450,064	\$ 415,834
Voucher Family Self Sufficiency Program	317,805	397,172
Total Family Self Sufficiency Program	767,869	813,006
Tenant security deposits	238,189	233,098
ARMDC blended component unit	38,669,042	39,409,582
Program income	4,005,422	7,604,218
Tax Guarantee Corporation	-	2,640,115
Housing assistance payments	3,037,105	505,668
Oak Hill resident activities	500,000	600,000
Allegheny Dwellings site	921,706	993,126
East Liberty Gardens Multi-Family site	170,417	-
Total	\$ 48,309,750	\$ 52,798,813

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Investments

Investments are highly liquid and are classified as cash and cash equivalents for financial statement purposes. Money market funds, mutual funds, and U.S. treasury bills, are valued using prices quoted in active markets for those securities and are included in the Level 1 fair value hierarchy. The fair values of U.S. Government Obligations are priced by third party pricing services using observable market data and are included in the Level 2 fair value hierarchy. Investments consisted of the following at December 31, 2016:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Book Value</u>
Money Market	\$ 3,155,663	\$ 3,155,663
U.S. Treasury Bills	2,284,279	2,284,279
U.S. Government Obligations	1,997,922	1,997,922
Mutual Funds	729,464	729,464
	<u>\$ 8,167,328</u>	<u>\$ 8,167,328</u>

As of December 31, 2016, deposits of \$751,989 discussed in more detail in the “cash” section above are considered to be investments for presentation on the statements of net position.

Investments consisted of the following at December 31, 2015:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Book Value</u>
Money Market	\$ 3,170,759	\$ 3,170,759
U.S. Treasury Bills	2,216,414	2,216,414
U.S. Government Obligations	16,213,305	16,213,305
Mutual Funds	728,711	728,711
	<u>\$ 22,329,189</u>	<u>\$ 22,329,189</u>

As of December 31, 2015, deposits of \$744,532 discussed in more detail in the “cash” section above are considered to be investments for presentation on the statements of net position.

The following is a description of the Authority’s investment risks:

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Credit Risk – The risk that an issuer or other counterparty to an investment will not fulfill its obligations is called credit risk. The Authority's investment policy does not limit its investment choices based on credit ratings by nationally recognized statistical rating organizations; however, it does require the investment company to provide a statement of potential default and risk. As of December 31, 2016 and 2015, all investments in U.S. government agency obligations received an AA+ rating from Standard & Poor's. Investments in money market funds were rated AAA, and mutual funds were unrated.

Custodial Credit Risk – For an investment, custodial credit risk is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside entity. The Authority's investment policy for custodial credit risk limits the amount of funds invested in any investment vehicle, and also requires a statement of potential default and risk be provided to the Authority by the investment company. The Authority's investments in money market and mutual funds are not exposed to custodial credit risk because they are not evidenced by securities that exist in physical or book entry form. The Authority's investments in U.S. Treasury Bills and U.S. government agency obligations are not exposed to custodial credit risk, as the investments are held by the trustee in the name of the Authority.

Interest Rate Risk – Per the Authority's investment policy, investments are scheduled to mature when funds are needed, and the Authority may invest in securities with a maturity of up to five years; however, the average duration of the portfolio should not exceed two years. As of December 31, 2016 and 2015, no investment maturities exceeded five years, and the aggregate investments had an average maturity of less than one year.

Restricted Investments

Investments were restricted at December 31, 2016 and 2015 for the following purposes:

	2016	2015
Contractual agreements with mixed finance development partnerships	\$ 5,439,943	\$ 5,387,173
Workers' compensation self-insurance	729,463	728,711
Capital Fund loan repayments	998,961	2,492,444
Tax Guarantee Corporation	-	2,490,047
Total	<u>\$ 7,168,367</u>	<u>\$ 11,098,375</u>

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NOTES TO FINANCIAL STATEMENTS

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3. MIXED FINANCE DEVELOPMENT ACTIVITIES PROGRAM

The Authority has embarked on a program to develop mixed income housing developments to replace a significant portion of its aging and isolated housing stock. The Authority is providing grants, short-term financing, and long-term investments to leverage low-income housing tax credits and additional private sector financing to develop mixed-income housing communities.

The Authority's Investment in Mixed Finance Development Activities is in the form of bridge loans, long-term notes receivable, and long-term financing. Bridge loans are short-term financing provided to the development until the construction is completed and permanent financing is put in place. These bridge loans are normally paid back to the Authority within five years of the loan being drawn. All outstanding bridge notes as of December 31, 2016 and 2015 are related to the Addison Terrace, Larimer, and Allegheny Dwellings projects.

The Authority currently has two, long-term notes receivable outstanding related to the Addison Terrace project and two, long-term notes receivable outstanding related to the Crawford Square project. The two Addison Terrace notes receivable require repayment in monthly installments as soon as the related development phases achieve stabilized occupancy. The two Crawford Square notes requires repayment in full at maturity in 2018. However, the borrower is permitted to elect a one year extension.

Long-term investments are in the form of a long-term notes receivable, and principal and interest repayment is only required at the maturity date of the note, or instances where the site has positive cash flow as defined within each agreement. The long-term investments are treated as an investment, and amortized over the life of each note receivable, in order to approximate the value of the property as it depreciates over time. Amortization expense is included in general expense in the statements of revenues, expenses, and changes in net position. The interest revenue earned year on each long-term note receivable is recorded as mixed financing loan interest on the financial statements. Due to the nature of the notes, the likelihood of repayment, and the length of period before repayment of the interest is required, this interest revenue on these long-term notes receivable is offset by "bad debt expense – mixed financing" of the same amount on the financial statements.

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Mixed Finance Development Activities (Dollars in Millions)

As of December 31, 2016:

Bridge loan financing	\$ 1.9
Long-term note receivable	17.4
Long-term investments (net of amortization)	147.9
Balance	<u>\$ 167.2</u>

As of December 31, 2015:

Bridge loan financing	\$ 0.9
Long-term note receivable	7.0
Long-term investments (net of amortization)	145.7
Balance	<u>\$ 153.6</u>

4. PENSION PLAN

The Authority sponsors and acts as the trustee for a defined contribution, contributory pension plan, the "Housing Authority of the City of Pittsburgh Pension Plan" (Plan) covering all eligible employees, which qualifies under Section 401(a) of the Internal Revenue Code. At December 31, 2016, there were approximately 350 Plan participants and at December 31, 2015, there were approximately 340 Plan participants. The Authority's contribution is 6% of the first \$4,800 earned by the participating employee and 8% of the employee's earnings in excess of \$4,800. The employee's contribution is 4% of the first \$4,800 and 6% of the employee's earnings in excess of \$4,800. As of January 1, 2008, participants begin to vest in employer contributions after a participant has met a service requirement of one year. Participants continue to vest ratably in employer contributions during their years of service until they reach 100% vesting at five years of service. Plan provisions and contribution requirements are established and may be amended by the Authority.

The Authority deposits the total contribution with a trustee for investment and administration. The contributions made by the Authority and employees for the year ended December 31, 2016 were approximately \$1,046,000 and \$785,000, respectively, and for the year ended December 31, 2015 were approximately \$1,081,000 and \$820,000, respectively.

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NOTES TO FINANCIAL STATEMENTS

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5. CAPITAL ASSETS/ACCUMULATED DEPRECIATION

A summary of changes in capital assets is as follows:

	December 31, 2015	Increases	Decreases	December 31, 2016
Capital assets, not being depreciated:				
Land	\$ 22,272,592	\$ 2,355,516	\$ -	\$ 24,628,108
Construction in progress	2,612,554	5,720,691	(441,248)	7,891,997
	<u>24,885,146</u>	<u>8,076,207</u>	<u>(441,248)</u>	<u>32,520,105</u>
Total capital assets not being depreciated				
	24,885,146	8,076,207	(441,248)	32,520,105
Capital assets being depreciated:				
Buildings	274,256,853	4,598,914	-	278,855,767
Furniture, equipment, and machinery - administration	10,025,716	-	(8,544)	10,017,172
	<u>284,282,569</u>	<u>4,598,914</u>	<u>(8,544)</u>	<u>288,872,939</u>
Total capital assets, being depreciated				
	284,282,569	4,598,914	(8,544)	288,872,939
Less accumulated depreciation for:				
Buildings	(221,468,960)	(9,833,877)	-	(231,302,837)
Furniture, equipment, and machinery - administration	(6,013,908)	(1,436,021)	8,544	(7,441,385)
	<u>(227,482,868)</u>	<u>(11,269,898)</u>	<u>8,544</u>	<u>(238,744,222)</u>
Total accumulated depreciation				
	(227,482,868)	(11,269,898)	8,544	(238,744,222)
Total capital assets being depreciated, net				
	56,799,701	(6,670,984)	-	50,128,717
Total capital assets	<u>\$ 81,684,847</u>	<u>\$ 1,405,223</u>	<u>\$ (441,248)</u>	<u>\$ 82,648,822</u>

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FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

	December 31, 2014	Increases	Decreases	December 31, 2015
Capital assets, not being depreciated:				
Land	\$ 21,530,620	\$ 747,662	\$ (5,690)	\$ 22,272,592
Construction in progress	8,018,366	1,710,828	(7,116,640)	2,612,554
Total capital assets not being depreciated	29,548,986	2,458,490	(7,122,330)	24,885,146
Capital assets being depreciated:				
Buildings	264,165,682	10,134,988	(43,817)	274,256,853
Furniture, equipment, and machinery - administration	9,738,902	768,827	(482,013)	10,025,716
Total capital assets, being depreciated	273,904,584	10,903,815	(525,830)	284,282,569
Less accumulated depreciation for:				
Buildings	(211,632,005)	(9,880,771)	43,816	(221,468,960)
Furniture, equipment, and machinery - administration	(5,139,477)	(1,356,444)	482,013	(6,013,908)
Total accumulated depreciation	(216,771,482)	(11,237,215)	525,829	(227,482,868)
Total capital assets being depreciated, net	57,133,102	(333,400)	(1)	56,799,701
Total capital assets	\$ 86,682,088	\$ 2,125,090	\$ (7,122,331)	\$ 81,684,847

6. LONG -TERM LIABILITIES

Capital Lease

In 2008, the Authority entered into a partnership to improve the energy efficiency of the Authority's LIPH units by retro fitting the units with renewable geothermal technology. To finance this project, the Authority obtained \$25,110,801 tax-exempt lease financing at an interest rate of 4.6%. The lease was renegotiated in November of 2013, with an interest rate of 1.9%. Monthly lease payments under the renegotiated lease were approximately \$217,000

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in 2015 and increase over the life of the lease to approximately \$254,000 a month by the end of the lease term in 2021.

Yearly payment amounts are as follows:

Year Ending December 31,	Principal Payment	Interest Payment
2017	\$ 2,526,309	\$ 229,861
2018	2,649,382	181,337
2019	2,776,685	130,464
2020	2,908,324	77,163
2021	2,521,892	21,764
	<u>\$ 13,382,592</u>	<u>\$ 640,589</u>

As of December 31, 2016 and 2015, approximately \$9.8 million (\$24.5 million, net of \$14.7 million of accumulated depreciation) and 12.3 million (\$24.5 million, net of \$12.2 million of accumulated depreciation) of the capital assets balance was related to assets acquired or constructed through this lease financing, respectively.

Notes Payable - Manchester

In relation to the Authority's acquisition of the Manchester Housing Partnership, LP as described in Note 1, the Authority has assumed an \$80,000 note payable due to Manchester Citizens Corporation. The loan does not bear interest and requires no principal payments until maturity in December 2029.

In relation to the Authority's acquisition of the Manchester Housing Partnership, LP III as described in Note 1, the Authority has assumed a \$92,500 note payable due to the Federal Home Loan Bank. The loan does not bear interest and requires no principal payments until maturity in October 2039.

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Changes in Long-Term Liabilities

Long-term liability activity for the year ended December 31, 2016 was as follows:

	Balance at December 31, 2015	Additions	Reductions	Balance at December 31, 2016	Due Within One Year
Capital lease	\$ 15,790,162	\$ -	\$ (2,407,570)	\$ 13,382,592	\$ 2,526,309
Notes payable - Manchester	-	172,500	(89,742)	82,758	-
Reserved escrow funding	5,387,173	52,770	-	5,439,943	-
Compensated absences	2,688,045	766,814	(542,435)	2,912,424	451,664
Other long-term liabilities	813,006	-	(45,137)	767,869	-
Long-term liabilities	<u>\$ 24,678,386</u>	<u>\$ 992,084</u>	<u>\$ (3,084,884)</u>	<u>\$ 22,585,586</u>	<u>\$ 2,977,973</u>

Long-term liability activity for the year ended December 31, 2015 was as follows:

	Balance at December 31, 2014	Additions	Reductions	Balance at December 31, 2015	Due Within One Year
Capital lease	\$ 18,083,081	\$ -	\$ (2,292,919)	\$ 15,790,162	\$ 2,813,436
Reserved escrow funding	5,429,607	-	(42,434)	5,387,173	-
Compensated absences	2,564,516	539,568	(416,039)	2,688,045	388,450
Other long-term liabilities	884,970	-	(71,964)	813,006	-
Long-term liabilities	<u>\$ 26,962,174</u>	<u>\$ 539,568</u>	<u>\$ (2,823,356)</u>	<u>\$ 24,678,386</u>	<u>\$ 3,201,886</u>

7. RISK MANAGEMENT

Commercial Property

The Authority carries commercial insurance for property losses.

Workers' Compensation

Prior to 2010, the Authority administered a limited self-insurance program for workers' compensation. During 2010, the Authority began using commercial insurance purchased from independent third parties to handle current claims; however, claims incurred prior to the

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purchase of the commercial insurance will still continue to be administered through the self-insurance program.

Self-Insurance

The Authority was self-insured for workers' compensation and employers' liability losses resulting from bodily injury by any one accident or from disease sustained by one employee for the first \$400,000 of each occurrence. The Authority maintains aggregate excess insurance for losses as a result of any one injury by accident and as a result of injury by disease sustained by all employees during the annual period of the policy. As part of this self-insurance program, the Authority was also required to enter into a revised irrevocable agreement of trust with the Commonwealth of Pennsylvania Bureau of Workers' Compensation that required the Authority to establish a trust fund and to deposit funds up to the current value of its outstanding claims liability minus an amount as determined by the Commonwealth.

Independent actuarial assessments of self-insured workers' compensation were performed as of December 2016 and 2015. The actuarial assessments were revised to indicate the outstanding claims liability balance at December 31, 2016 and 2015, which was \$439,000 and \$586,000, respectively. The rate used to discount the above liability was 2.50% and 2.50% in 2016 and 2015, respectively.

The provision for the workers' compensation fund is based on estimates of the amounts necessary to pay prior and current-year claims and administrative fees and to maintain the necessary reserves.

The Authority utilizes third-party administrators to make payments on the workers' compensation claims under the self insured program. The third-party administrators have established escrow accounts, which were funded by the Authority. The third-party administrators pay any workers' compensation claims from this account, with the Authority reimbursing the third-party administrators.

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Accrued Claims Liability:

	December 31, 2016	December 31, 2015
Unpaid claims, beginning of fiscal year	\$ 586,000	\$ 741,379
Change in actuarial estimate	(93,493)	331,421
Claim payments	(53,507)	(486,800)
Unpaid claims, end of fiscal year	<u>\$ 439,000</u>	<u>\$ 586,000</u>

Other Risks

The Authority is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; errors or omissions; injuries to employees; and natural disasters. Other significant business risks (e.g., professional liability, etc.) are handled by commercial insurance. There have been no significant reductions in insurance coverage from the prior year and settlements under these policies have been less than insurance coverage for each of the past three fiscal years.

8. CONTINGENCIES AND COMMITMENTS

Contingencies

The Authority is currently involved in pending litigation concerning construction contracts for modernization projects, as well as other employment and workers' compensation matters. While it is not feasible to predict or determine the outcome of these cases, it is management's opinion that the Authority's defenses are meritorious in these cases, and that exposure to loss, if any, cannot be reasonably estimated, or has been deemed immaterial, as of the date of the financial statements. Therefore, no accrual has been made as of December 31, 2016 and 2015.

The Authority's grant programs are subject to review by the funding sources. Such reviews could result in amounts that may require repayment upon final settlement. No such reviews are currently underway. The Authority is unable to estimate the amount of repayment, if any, that may be required as a result of potential audits. No material repayments are anticipated by management.

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Commitments

Construction commitments related to the rehabilitation and/or construction of public housing neighborhoods at December 31, 2016 and 2015 amounted to approximately \$92 million and \$35 million, respectively. The Authority is also responsible for providing operating subsidy to the owners/managers of 1,204 apartments, which are dedicated for use by residents of the Authority's Conventional Low-Income Public Housing Program. Related operating subsidy payments for the years ended December 31, 2016 and 2015 amounted to approximately \$5.1 million and \$4.8 million, respectively.

9. CONDUIT DEBT

The term conduit debt refers to certain limited-obligation revenue bonds, certificates of participation, or similar debt instruments issued by a state or local government entity for the express purpose of providing capital financing for a specific third party that is not part of the issuer's financial reporting entity. Although conduit debt obligations bear the name of the governmental issuer, the issuer has no obligation for such debt beyond the resources provided in the arrangement with the third party on whose behalf they are issued using the dedicated resources described in the following paragraphs.

In December 2013, in conjunction with the Addison Terrace I mixed financing project, the Authority issued a Revenue Bond, Series of 2013 (Bond) in the amount of \$31,300,000. This Bond was repaid in full during 2016.

In December 2015, in conjunction with the Addison Terrace II mixed financing project, the Authority issued a Revenue Bond, Series of 2015 (Bond) in the amount of \$14,750,000. The Bond bears interest at a variable rate of Daily LIBOR plus 2.25%, with a maturity date of December 29, 2017. Interest is due monthly, and principal is not due until maturity. The Bond is secured by collateral held by Addison Terrace Phase 2 L.P. (Addison II) that was granted by the Authority, as well as all revenues and proceeds from the below-discussed loan agreement.

Concurrently, the Authority entered into a loan agreement with Addison II whereby the entire Bond proceeds were lent by the Authority to Addison II, with the terms of that loan agreement mirroring the terms of the Bond. The purpose of the transactions is to pay costs for the acquisition, construction, and rehabilitation of the Addison Terrace II housing site.

The above-described transactions and balances are not reflected in the Authority financial statements, as they are considered a conduit debt transaction, and the Authority has no

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

obligation for repayment of these debts from other resources. At December 31, 2016 and 2015, the outstanding conduit debt for the Authority relating to Bonds was \$14,750,000 and \$46,050,000, respectively.

10. ECONOMIC DEPENDENCY

The Authority is economically dependent on receiving operating subsidies and grant funding from HUD. The Authority's ability to maintain or improve operations would be severely impacted by a material reduction in HUD funds. Reductions in operating subsidies could occur in fiscal year 2017, but any such reductions are not currently expected to have a material adverse impact to the Authority.

Supplementary Information

**Financial Data Schedule –
Entity-Wide**

Line Item No.	Description	TOTAL LIPH	709 14.892 CNPG	708 14.889 CNIG	ROSS Total	903 CDBG	Section 8 NC	Mod Rehab - Total	210 Housing Choice Voucher Program	260 14.195 East Liberty Gardens Multi-Family	214 MTW - Section 8	MTW LIPH	MTW 14.881
111	Cash-unrestricted	28,747,900	-	-	-	-	13,466	90,504	-	-	248,243	53,154,192	53,402,435
112	Cash-restricted-modernization and development	921,706	-	-	-	-	-	-	-	-	-	-	-
113	Cash-other restricted	950,064	-	-	-	-	-	-	75,686	170,417	3,279,224	-	3,279,224
114	Cash-tenant security deposits	230,424	-	-	-	-	-	-	-	-	-	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-
100	Total Cash	30,850,094	-	-	-	-	13,466	90,504	75,686	170,417	3,527,467	53,154,192	56,681,659
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-	-	-	-	-
122-010	Accounts receivable - HUD other projects - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
122-020	Accounts receivable - HUD other projects - Capital fund	2,683,028	-	-	-	-	-	-	-	-	-	-	-
122-030	Accounts receivable - HUD other projects - Other	-	15,940	815,779	18,383	-	300	17,864	13,889	-	5,435,324	-	5,435,324
122	Accounts receivable - HUD other projects	2,683,028	15,940	815,779	18,383	-	300	17,864	13,889	-	5,435,324	-	5,435,324
124	Account receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-
125-010	Account receivable - miscellaneous - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-
125-020	Account receivable - miscellaneous - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
125-030	Account receivable - miscellaneous - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
125-040	Account receivable - miscellaneous - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
125-050	Account receivable - miscellaneous - Other	65,893	-	-	-	-	-	-	1,081	-	30,044	6,821	36,865
125	Account receivable - miscellaneous	65,893	-	-	-	-	-	-	1,081	-	30,044	6,821	36,865
126	Accounts receivable - tenants	373,214	-	-	-	-	-	-	-	-	-	-	-
126.1	Allowance for doubtful accounts - tenants	(155,734)	-	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	38,017	-	-	-	-	-	-	-	-	30,444	-	30,444
128.1	Allowance for doubtful accounts - fraud	(38,017)	-	-	-	-	-	-	-	-	(30,444)	-	(30,444)
129	Accrued interest receivable	1,227	-	-	-	-	-	-	-	-	2,579	-	2,579
120	Total receivables, net of allowance for doubtful accounts	2,967,628	15,940	815,779	18,383	-	300	17,864	14,970	-	5,465,368	9,400	5,474,768
131	Investments - unrestricted	-	-	-	-	-	-	-	-	-	-	1,750,950	1,750,950
132	Investments - restricted	-	-	-	-	-	-	-	-	-	-	729,463	729,463
135	Investments - restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	-	-	-	-	-	-	-	-	-	46,766	46,766
143	Inventories	574,958	-	-	-	-	-	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	(412,910)	-	-	-	-	-	-	-	-	-	-	-
144	Inter program - due from	-	-	-	-	-	-	-	-	-	-	3,184,478	3,184,478
145	Assets held for sale	243,433	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	34,223,203	15,940	815,779	18,383	-	13,766	108,368	90,656	170,417	8,992,835	58,875,249	67,868,084
161	Land	24,417,089	-	-	-	-	-	-	-	-	-	-	-
162	Buildings	274,256,852	-	-	-	-	-	-	-	-	-	-	-
163	Furniture, equipment and machinery - dwellings	-	-	-	-	-	-	-	-	-	-	-	-
164	Furniture, equipment and machinery - administration	9,926,703	-	-	-	-	-	-	-	-	90,469	-	90,469
165	Leasehold improvements	-	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated depreciation	(238,689,660)	-	-	-	-	-	-	-	-	(54,562)	-	(54,562)
167	Construction in progress	7,891,997	-	-	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-
160	Total capital assets, net of accumulated depreciation	77,802,981	-	-	-	-	-	-	-	-	35,907	-	35,907
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
171-050	Notes, Loans, & mortgages receivable - Non-current - Other	-	-	-	-	-	-	-	-	-	-	-	-
171	Notes, Loans, & mortgages receivable-Non-current	-	-	-	-	-	-	-	-	-	-	-	-
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - NFP	-	-	-	-	-	-	-	-	-	-	-	-
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
172-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
172-050	Notes, Loans, & mortgages receivable - Non-current - Other	-	-	-	-	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable-Non-current-past due	-	-	-	-	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current	-	-	-	-	-	-	-	-	-	-	-	-
174-010	Other assets - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-
174-020	Other assets - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
174-030	Other assets - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
174-040	Other assets - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
174-050	Other assets - Other	199,152	-	-	-	-	-	-	-	-	-	150,000	150,000
174	Other assets	199,152	-	-	-	-	-	-	-	-	-	150,000	150,000
176-010	Investment in Joint venture - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-
176-020	Investment in Joint venture - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
176-030	Investment in Joint venture - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
176-040	Investment in Joint venture - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
176-050	Investment in Joint venture - Other	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-current Assets	78,002,133	-	-	-	-	-	-	-	-	35,907	150,000	185,907
190	Total Assets	112,225,336	15,940	815,779	18,383	-	13,766	108,368	90,656	170,417	9,028,742	59,025,249	68,053,991

Line Item No.	Description	TOTAL LIPH	709 14.892 CNPG	708 14.889 CNIG	ROSS Total	903 CDBG	Section 8 NC	Mod Rehab - Total	210 Housing Choice Voucher Program	260 14.195 East Liberty Gardens Multi-Family	214 MTW - Section 8	MTW LIPH	MTW 14.881
311	Bank overdraft	-	-	-	-	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	3,294,336	9,099	57,514	-	-	-	-	-	-	33,987	77,143	111,130
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	-	-	637,071	637,071
322	Accrued compensated absences - current portion	404,778	-	-	-	-	-	-	-	-	46,886	-	46,886
324	Accrued contingency liability	831,102	-	-	-	-	-	-	-	-	89	-	89
325	Accrued interest payable	20,965	-	-	-	-	-	-	-	-	-	-	-
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
331-020	Accounts payable - HUD PHA Programs - Capital fund	-	-	-	-	-	-	-	-	-	-	-	-
331-030	Accounts payable - HUD PHA Programs - Other	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts payable - other government	33,098	-	-	-	-	-	-	-	-	-	-	-
341	Tenant security deposits	230,424	-	-	-	-	-	-	-	-	-	-	-
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	147,756	-	-	-	-	-	-	-	-	2,961,419	-	2,961,419
342	Unearned Revenue	147,756	-	-	-	-	-	-	-	-	2,961,419	-	2,961,419
343-010	CFEP	-	-	-	-	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	2,526,309	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of LTD- capital proj/mortg revenue bonds	2,526,309	-	-	-	-	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	282,834	-	-	-	-	-	-	-	-	221,947	-	221,947
346	Accrued liabilities - other	651,618	-	70,613	-	-	-	-	-	170,417	7,879	44,550	52,429
347	Inter program - due to	2,471,602	6,841	687,652	18,383	-	-	-	-	-	-	-	-
348-010	Loan liability - current - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-
348-020	Loan liability - current - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
348-030	Loan liability - current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
348-040	Loan liability - current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
348-050	Loan liability - current - Other	-	-	-	-	-	-	-	-	-	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	10,894,822	15,940	815,779	18,383	-	-	-	-	170,417	3,272,207	758,764	4,030,971
351-010	Long-term debt - CFEP	-	-	-	-	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue	10,856,283	-	-	-	-	-	-	-	-	-	-	-
351	Capital Projects/ Mortgage Revenue Bonds	10,856,283	-	-	-	-	-	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-
353	Non-current liabilities - other	450,064	-	-	-	-	-	-	-	-	317,805	-	317,805
354	Accrued compensated absences- Non-current	2,176,918	-	-	-	-	-	-	-	-	283,842	-	283,842
355-010	Loan liability - Non-current - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-
355-020	Loan liability - Non-current - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
355-030	Loan liability - Non-current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
355-040	Loan liability - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
355-050	Loan liability - Non-current - Other	-	-	-	-	-	-	-	-	-	-	-	-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	13,483,265	-	-	-	-	-	-	-	-	601,647	-	601,647
300	Total Liabilities	24,378,087	15,940	815,779	18,383	-	-	-	-	170,417	3,873,854	758,764	4,632,618
508.4	Net Investment in Capital Assets	64,420,389	-	-	-	-	-	-	-	-	35,907	-	35,907
511.4	Restricted Net Position	1,421,706	-	-	-	-	-	-	90,656	-	-	729,463	729,463
512.4	Unrestricted Net Position	22,005,154	-	-	-	-	13,766	108,368	-	-	5,118,981	57,537,022	62,656,003
513	Total Equity - Net Position	87,847,249	-	-	-	-	13,766	108,368	90,656	-	5,154,888	58,266,485	63,421,373
600	Total Liabilities,Deferred Inflows of Resources, and Equity - Net Position	112,225,336	15,940	815,779	18,383	-	13,766	108,368	90,656	170,417	9,028,742	59,025,249	68,053,991

Line Item No.	Description	606	660	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
		Allies & Ross	Program Income (Business Activities)							
111	Cash-unrestricted	9,132,223		165,799				91,552,327		91,552,327
112	Cash-restricted-modernization and development			-				921,706		921,706
113	Cash-other restricted	38,669,042	4,005,422					47,149,855		47,149,855
114	Cash-tenant security deposits	7,765		-				238,189		238,189
115	Cash - Restricted for payment of current liability			-				-		-
100	Total Cash	47,809,030	4,005,422	165,799	-	-	-	139,862,077	-	139,862,077
121	Accounts receivable - PHA projects			-				-		-
122-010	Accounts receivable - HUD other projects - Operating Subsidy			-				-		-
122-020	Accounts receivable - HUD other projects - Capital fund			-				2,683,028		2,683,028
122-030	Accounts receivable - HUD other projects - Other			-				6,317,479		6,317,479
122	Accounts receivable - HUD other projects	-	-	-	-	-	-	9,000,507	-	9,000,507
124	Account receivable - other government			-				-		-
125-010	Account receivable - miscellaneous - Not For Profit			-				-		-
125-020	Account receivable - miscellaneous - Partnership			-				-		-
125-030	Account receivable - miscellaneous - Joint Venture			-				-		-
125-040	Account receivable - miscellaneous - Tax Credit			-				-		-
125-050	Account receivable - miscellaneous - Other	44,550		-				148,389	-	148,389
125	Account receivable - miscellaneous	44,550	-	-	-	-	-	148,389	-	148,389
126	Accounts receivable - tenants	23,484		-				396,698		396,698
126.1	Allowance for doubtful accounts - tenants	(1,022)		-				(156,756)		(156,756)
126.2	Allowance for doubtful accounts - other			-				-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	1,893,561		-				1,893,561		1,893,561
128	Fraud recovery			-				68,461		68,461
128.1	Allowance for doubtful accounts - fraud			-				(68,461)		(68,461)
129	Accrued interest receivable	1,955	3,806	-				9,567		9,567
120	Total receivables, net of allowance for doubtful accounts	1,962,528	3,806	-	-	-	-	11,291,966	-	11,291,966
131	Investments - unrestricted		-	-				1,750,950		1,750,950
132	Investments - restricted		6,438,904	-				7,168,367		7,168,367
135	Investments - restricted for payment of current liability			-				-		-
142	Prepaid expenses and other assets			-				46,766		46,766
143	Inventories			-				574,958		574,958
143.1	Allowance for obsolete inventories			-				(412,910)		(412,910)
144	Inter program - due from			-				3,184,478	(3,184,478)	-
145	Assets held for sale			-				243,433		243,433
150	Total Current Assets	49,771,558	10,448,132	165,799	-	-	-	163,710,085	(3,184,478)	160,525,607
161	Land		133,560	-				24,628,108		24,628,108
162	Buildings	4,598,915		-				278,855,767		278,855,767
163	Furniture, equipment and machinery - dwellings			-				-		-
164	Furniture, equipment and machinery - administration			-				10,017,172		10,017,172
165	Leasehold improvements			-				-		-
166	Accumulated depreciation			-				(238,744,222)		(238,744,222)
167	Construction in progress			-				7,891,997		7,891,997
168	Infrastructure			-				-		-
160	Total capital assets, net of accumulated depreciation	4,676,374	133,560	-	-	-	-	82,648,822	-	82,648,822
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit	17,381,605		-				17,381,605		17,381,605
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership			-				-		-
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture			-				-		-
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit			-				-		-
171-050	Notes, Loans, & mortgages receivable - Non-current - Other			-				-		-
171	Notes, Loans, & mortgages receivable-Non-current	17,381,605	-	-	-	-	-	17,381,605	-	17,381,605
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - NFP			-				-		-
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership			-				-		-
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture			-				-		-
172-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit			-				-	-	-
172-050	Notes, Loans, & mortgages receivable - Non-current - Other			-				-		-
172	Notes, Loans, & mortgages receivable-Non-current-past due	-	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current			-				-		-
174-010	Other assets - Not For Profit			-				-		-
174-020	Other assets - Partnership			-				-		-
174-030	Other assets - Joint Venture			-				-		-
174-040	Other assets - Tax Credit			-				-		-
174-050	Other assets - Other	87,573,777	64,319,523	-				152,242,452	(3,792,106)	148,450,346
174	Other assets	87,573,777	64,319,523	-	-	-	-	152,242,452	(3,792,106)	148,450,346
176-010	Investment in Joint venture - Not For Profit			-				-		-
176-020	Investment in Joint venture - Partnership			-				-		-
176-030	Investment in Joint venture - Joint Venture			-				-		-
176-040	Investment in Joint venture - Tax Credit			-				-		-
176-050	Investment in Joint venture - Other			-				-		-
176	Investment in joint venture		-	-	-	-	-	-	-	-
180	Total Non-current Assets	109,631,756	64,453,083	-	-	-	-	252,272,879	(3,792,106)	248,480,773
190	Total Assets	159,403,314	74,901,215	165,799	-	-	-	415,982,964	(6,976,584)	409,006,380

Line Item No.	Description	606 Allies & Ross	660 Program Income (Business Activities)	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
311	Bank overdraft			-				-		-
312	Accounts payable <= 90 days	112,337	7,860	-				3,592,276		3,592,276
313	Accounts payable > 90 days past due			-				-		-
321	Accrued wage/payroll taxes payable			-				637,071		637,071
322	Accrued compensated absences - current portion			-				451,664		451,664
324	Accrued contingency liability			-				831,191		831,191
325	Accrued interest payable			-				20,965		20,965
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy			-				-		-
331-020	Accounts payable - HUD PHA Programs - Capital fund			-				-		-
331-030	Accounts payable - HUD PHA Programs - Other			-				-		-
331	Accounts payable - HUD PHA Programs	-	-	-				-	-	-
332	Accounts payable - PHA Projects			-				-		-
333	Accounts payable - other government			-				33,098		33,098
341	Tenant security deposits	7,765						238,189		238,189
342-010	Unearned Revenue - Operating Subsidy							-		-
342-020	Unearned Revenue - Capital fund							-		-
342-030	Unearned Revenue - Other	3,195						3,112,370		3,112,370
342	Unearned Revenue	3,195	-	-				3,112,370	-	3,112,370
343-010	CFEP							-		-
343-020	Capital Projects/ Mortgage Revenue							2,526,309		2,526,309
343	Current portion of LTD- capital proj/mortg revenue bonds	-	-	-				2,526,309	-	2,526,309
344	Current portion of long-term debt - operating borrowings			-				-		-
345	Other current liabilities	-	-	-				504,781		504,781
346	Accrued liabilities - other	4,401,268	266	-				5,346,611	-	5,346,611
347	Inter program - due to	-	-					3,184,478	(3,184,478)	-
348-010	Loan liability - current - Not For Profit							-		-
348-020	Loan liability - current - Partnership							-		-
348-030	Loan liability - current - Joint Venture							-		-
348-040	Loan liability - current - Tax Credit							-		-
348-050	Loan liability - current - Other							-		-
348	Loan liability - current	-	-	-				-	-	-
310	Total Current Liabilities	4,524,565	8,126	-				20,479,003	(3,184,478)	17,294,525
351-010	Long-term debt - CFEP							-		-
351-020	Long-term - Capital Projects/ Mortgage Revenue	3,874,864		-				14,731,147	(3,792,106)	10,939,041
351	Capital Projects/ Mortgage Revenue Bonds	3,874,864	-	-				14,731,147	(3,792,106)	10,939,041
352	Long-term debt, net of current - operating borrowings			-				-		-
353	Non-current liabilities - other		5,439,943					6,207,812		6,207,812
354	Accrued compensated absences- Non-current			-				2,460,760		2,460,760
355-010	Loan liability - Non-current - Not For Profit							-		-
355-020	Loan liability - Non-current - Partnership							-		-
355-030	Loan liability - Non-current - Joint Venture							-		-
355-040	Loan liability - Non-current - Tax Credit							-		-
355-050	Loan liability - Non-current - Other							-		-
355	Loan liability - Non-current	-	-	-				-	-	-
356	FASB 5 Liabilities			-				-		-
357	Accrued Pension and OPEB Liability			-				-		-
350	Total Non-Current Liabilities	3,874,864	5,439,943	-				23,399,719	(3,792,106)	19,607,613
300	Total Liabilities	8,399,429	5,448,069	-				43,878,722	(6,976,584)	36,902,138
508.4	Net Investment in Capital Assets	801,510	133,560	-	-	-	-	65,391,366	-	65,391,366
511.4	Restricted Net Position	143,301,686	69,319,586					214,863,097		214,863,097
512.4	Unrestricted Net Position	6,900,689	-	165,799	-	-	-	91,849,779		91,849,779
513	Total Equity - Net Position	151,003,885	69,453,146	165,799	-	-	-	372,104,242	-	372,104,242
600	Total Liabilities,Deferred Inflows of Resources, and Equity - Net Position	159,403,314	74,901,215	165,799	-	-	-	415,982,964	(6,976,584)	409,006,380

Line Item No.	Description	14.850 TOTAL LIPH	709 14.892 CNPG	708 14.889 CNIG	ROSS	CDBG	Sec 8 - New Con Total	Section 8 Mod Rehab Total	210 14.871 Housing Choice Voucher Program	260 14.195 East Liberty Gardens Multi- Family	214 MTW - Section 8	MTW LIPH	MTW 14.881
70300	Net tenant rental revenue	7,396,889	-	-	-	-	-	-	-	-	-	-	-
70400	Tenant revenue - other	73,100	-	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	7,469,989	-	-	-	-	-	-	-	-	-	-	-
70600-010	Housing assistance payments	-	-	-	-	-	183,059	15,068	153,274	-	-	-	-
70600-020	Ongoing administrative fees earned	-	-	-	-	-	17,387	2,796	32,005	-	-	-	-
70600-030	Hard to House Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-
70600-031	FSS Coordinator	-	-	-	-	-	-	-	-	-	-	-	-
70600-040	Actual independent public accountant audit costs	-	-	-	-	-	-	-	-	-	-	-	-
70600-050	Total preliminary fees earned	-	-	-	-	-	-	-	-	-	-	-	-
70600-060	Interest earned on advances	-	-	-	-	-	-	-	-	-	-	-	-
70600-070	Admin fee calculation description	-	-	-	-	-	-	-	-	-	-	-	-
70600-000	HUD PHA operating grants	-	15,940	3,600,482	391,359	4,394	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-	15,940	3,600,482	391,359	4,394	200,446	17,864	185,279	-	-	-	-
70610	Capital grants	-	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	5,162,302	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	331,900	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	747,540	-	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	13,192,472	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	19,434,214	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	330,642	-	-	-
71100-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-
71100-020	Administrative Fee	-	-	-	-	-	-	-	-	-	3,498	-	3,498
71100	Investment income - unrestricted	46,208	-	-	-	-	151	17	-	-	28,140	98,497	126,637
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-
71400-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-
71400-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	66,933	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	1,449,852	-	-	-	-	-	-	-	-	30,372	-	30,372
71600	Gain or loss on sale of capital assets	2,000	-	-	-	-	-	-	-	-	923,518	-	923,518
72000-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	2,840	2,840
72000-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	605	-	-	-	-	-	-	278	-	-	-	-
70000	Total Revenue	28,469,801	15,940	3,600,482	391,359	4,394	200,597	17,881	185,557	330,642	985,528	101,337	1,086,865
91100	Administrative salaries	6,717,785	-	-	-	-	8,795	1,842	5,711	-	1,599,409	-	1,599,409
91200	Auditing fees	60,250	-	-	-	-	171	20	386	-	32,423	-	32,423
91300	Management Fee	4,355,900	-	-	-	-	-	-	-	-	806,400	-	806,400
91310	Book-Keeping Fee	243,542	-	-	-	-	-	-	-	-	504,000	-	504,000
91400	Advertising and Marketing	135,624	-	-	-	-	53	6	118	-	9,991	-	9,991
91500	Employee benefit contributions - administrative	2,494,947	-	-	-	-	3,612	399	7,366	-	680,182	-	680,182
91600	Office Expenses	1,511,873	-	-	-	-	1,087	125	2,252	-	207,535	-	207,535
91700	Legal Expense	1,874,190	-	-	-	-	388	44	794	6,267	81,478	-	81,478
91800	Travel	118,799	-	-	-	-	51	5	103	-	15,616	-	15,616
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	6,861,131	12,040	-	-	-	3,377	371	6,978	-	761,743	-	761,743
91000	Total Operating-Administrative	24,374,041	12,040	-	-	-	17,534	2,812	23,708	6,267	4,698,777	-	4,698,777
92000	Asset Management Fee	331,900	-	-	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	718,801	-	-	265,190	-	-	-	-	-	-	-	-
92200	Relocation Costs	245,316	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	305,537	-	-	122,269	-	-	-	-	-	-	-	-
92400	Tenant services - other	1,103,768	-	-	-	4,394	-	-	-	-	240,546	-	240,546
92500	Total Tenant Services	2,373,422	-	-	387,459	4,394	-	-	-	-	240,546	-	240,546
93100	Water	1,821,507	-	-	-	-	-	-	-	-	-	-	-
93200	Electricity	1,828,128	-	-	-	-	-	-	-	-	-	-	-
93300	Gas	869,318	-	-	-	-	-	-	-	-	-	-	-
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	2,447,623	-	-	-	-	-	-	-	-	-	-	-
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	99,577	-	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	7,066,153	-	-	-	-	-	-	-	-	-	-	-

Line Item No.	Description	14.850 TOTAL LIPH	709 14.892 CNPG	708 14.889 CNIG	ROSS	CDBG	Sec 8 - New Con Total	Section 8 Mod Rehab Total	210 14.871 Housing Choice Voucher Program	260 14.195 East Liberty Gardens Multi- Family	214 MTW - Section 8	MTW LIPH	MTW 14.881
94100	Ordinary maintenance and operations - labor	6,325,210	-	-	-	-	-	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	2,143,944	-	-	-	-	-	-	-	-	-	-	-
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	82,818	-	-	-	-	-	-	-	-	-	-	-
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	1,150,176	-	-	-	-	-	-	-	-	-	-	-
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	26,376	-	-	-	-	-	-	-	-	-	-	-
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	66,383	-	-	-	-	-	-	-	-	-	-	-
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	1,511,731	-	-	-	-	-	-	-	-	-	-	-
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	30,081	-	-	-	-	-	-	-	-	-	-	-
94300-070	Ord Maint and Op Contracts - Electrical Contracts	1,540,910	-	-	-	-	-	-	-	-	-	-	-
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	1,847,292	-	-	-	-	-	-	-	-	-	-	-
94300-090	Ord Maint and Op Contracts - Extermination Contracts	238,793	-	-	-	-	-	-	-	-	-	-	-
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	19,345	-	-	-	-	-	-	-	-	-	-	-
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	1,541,792	-	-	-	-	-	-	-	-	-	-	-
94300-120	Ord Maint and Op Contracts - Misc Contracts	2,711,476	-	-	-	-	-	-	-	-	-	-	-
94300	Ordinary Maintenance and Operations Contracts	10,767,173	-	-	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	2,591,079	-	-	-	-	-	-	-	-	-	-	-
94000	Total Maintenance	21,827,406	-	-	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	205,395	-	-	-	-	-	-	-	-	-	-	-
95200	Protective services - other contract costs	3,329,930	-	-	-	-	-	-	-	-	-	-	-
95300	Protective services - other	619,649	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	53,517	-	-	-	-	-	-	-	-	-	-	-
95000	Total Protective Services	4,208,491	-	-	-	-	-	-	-	-	-	-	-
96110	Property Insurance	325,373	-	-	-	-	-	-	-	-	161	-	161
96120	Liability Insurance	337,323	-	-	-	-	-	-	-	-	1,189	-	1,189
96130	Workmen's Compensation	452,546	-	-	-	-	4	1	10	-	2,029	-	2,029
96140	All other Insurance	70,674	-	-	-	-	-	-	-	-	5	-	5
96100	Total Insurance Premiums	1,185,916	-	-	-	-	4	1	10	-	3,384	-	3,384
96200	Other general expenses	4,710,877	-	-	-	-	-	-	16,577	481,536	214,618	44,550	259,168
96210	Compensated absences	290,646	-	-	-	-	-	-	-	-	-	-	-
96300	Payments in lieu of taxes	33,334	-	-	-	-	-	-	-	-	-	-	-
96400	Bad debt - tenant rents	266,314	-	-	-	-	-	-	-	-	-	-	-
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	2,323	-	2,323
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	5,301,171	-	-	-	-	-	-	16,577	481,536	216,941	44,550	261,491
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	272,499	-	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	272,499	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	66,940,999	12,040	-	387,459	4,394	17,538	2,813	40,295	487,803	5,159,648	44,550	5,204,198
97000	Excess Revenue Over Operating Expenses	(38,471,198)	3,900	3,600,482	3,900	-	183,059	15,068	145,262	(157,161)	(4,174,120)	56,787	(4,117,333)
97100	Extraordinary maintenance	516,095	-	1,591,417	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	12,597	-	-	-	-	-	-	-	-	-	-	-
97300-010	Mainstream 1 & 5 year	-	-	-	-	-	-	-	-	-	-	-	-
97300-020	Home-Ownership	-	-	-	-	-	-	-	-	-	-	-	-
97300-025	Litigation	-	-	-	-	-	-	-	-	-	-	-	-
97300-030	Hope IV	-	-	-	-	-	-	-	-	-	-	-	-
97300-035	Moving to Work	-	-	-	-	-	-	-	-	-	34,016,281	-	34,016,281
97300-040	Tenant Protection	-	-	-	-	-	-	-	-	-	-	-	-
97300-050	Portability In	-	-	-	-	-	-	-	-	-	-	-	-
97300-060	Enhanced	-	-	-	-	-	-	-	-	-	-	-	-
97300-070	All Other	-	-	-	-	-	183,059	15,068	309,853	-	-	-	-
97300	Total Housing assistance payments	-	-	-	-	-	183,059	15,068	309,853	-	34,016,281	-	34,016,281
93750	HAP Portability-In	-	-	-	-	-	-	-	-	-	757,271	-	757,271
97400	Depreciation expense	11,259,478	-	-	-	-	-	-	-	-	10,420	-	10,420
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-
90000	Total Expenses	78,729,169	12,040	1,591,417	387,459	4,394	200,597	17,881	350,148	487,803	39,943,620	44,550	39,988,170

Line Item No.	Description	14.850 TOTAL LIPH	709 14.892 CNPB	708 14.889 CNIG	ROSS	CDBG	Sec 8 - New Con Total	Section 8 Mod Rehab Total	210 14.871 Housing Choice Voucher Program	260 14.195 East Liberty Gardens Multi- Family	214 MTW - Section 8	MTW LIPH	MTW 14.881
10010	Operating transfer in	43,328,895	-	-	-	-	-	-	-	157,161	24,794,964	19,693,440	44,488,404
10020	Operating transfer out	-	(3,900)	-	(3,900)	-	-	-	-	-	-	(2,264,846)	(2,264,846)
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	(2,009,065)	-	-	-	-	-	-	-	(6,000,000)	(6,000,000)
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	5,701,885	-	-	-	-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	49,030,780	(3,900)	(2,009,065)	(3,900)	-	-	-	-	157,161	24,794,964	11,428,594	36,223,558
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(1,228,588)	-	-	-	-	-	-	(164,591)	-	(14,163,128)	11,485,381	(2,677,747)
11020	Required Annual Debt Principal Payments	2,813,436	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	89,075,837	-	-	-	-	13,766	108,368	513,958	-	19,059,305	46,781,104	65,840,409
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-
11040-080	Equity Transfers	-	-	-	-	-	-	-	(258,711)	-	258,711	-	258,711
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-
11040	Prior period adj, equity transfers, and correction of errors	-	-	-	-	-	-	-	(258,711)	-	258,711	-	258,711
11170-001	Administrative Fee Equity- Beginning Balance	-	-	-	-	-	-	-	8,290	-	-	-	-
11170-010	Administrative Fee Revenue	-	-	-	-	-	-	-	32,005	-	-	-	-
11170-020	Hard to House Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-
11170-030	Audit Costs	-	-	-	-	-	-	-	-	-	-	-	-
11170-040	Investment Income	-	-	-	-	-	-	-	-	-	-	-	-
11170-045	Fraud Recovery Revenue	-	-	-	-	-	-	-	-	-	-	-	-
11170-050	Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-
11170-051	Comment for Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-
11170-060	Total Admin Fee Revenues	-	-	-	-	-	-	-	32,005	-	-	-	-
11170-080	Total Operating Expenses	-	-	-	-	-	-	-	40,295	-	-	-	-
11170-090	Depreciation	-	-	-	-	-	-	-	-	-	-	-	-
11170-100	Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-
11170-101	Comment for Other Expense	-	-	-	-	-	-	-	-	-	-	-	-
11170-110	Total Admin Fee Expenses	-	-	-	-	-	-	-	40,295	-	-	-	-
11170-002	Net Administrative Fee	-	-	-	-	-	-	-	(8,290)	-	-	-	-
11170-003	Administrative Fee Equity- Ending Balance	-	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-
11180-001	Housing Assistance Payments Equity - Beginning Balance	-	-	-	-	-	-	-	505,668	-	-	-	-
11180-010	Housing Assistance Payments Revenue	-	-	-	-	-	-	-	153,274	-	-	-	-
11180-015	Fraud Recovery Revenue	-	-	-	-	-	-	-	-	-	-	-	-
11180-020	Other revenue	-	-	-	-	-	-	-	-	-	-	-	-
11180-021	Comment for other revenue	-	-	-	-	-	-	-	-	-	-	-	-
11180-025	Investment Income	-	-	-	-	-	-	-	278	-	-	-	-
11180-030	Total HAP revenues	-	-	-	-	-	-	-	153,552	-	-	-	-
11180-080	Housing Assistance Payments	-	-	-	-	-	-	-	309,853	-	-	-	-
11180-090	Other expense	-	-	-	-	-	-	-	-	-	-	-	-
11180-091	Comment for other expense	-	-	-	-	-	-	-	258,711	-	-	-	-
11180-100	Total Housing Assistance Payments Expense	-	-	-	-	-	-	-	568,564	-	-	-	-
11180-002	Net Housing Assistance Payments	-	-	-	-	-	-	-	(415,012)	-	-	-	-
11180-003	Housing Assistance Payment Equity - Ending Balance	-	-	-	-	-	-	-	90,656	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	90,656	-	-	-	-
11190	Unit Months Available	46,338	-	-	-	-	449	48	935	-	85,452	-	85,452
11210	Unit Months Leased	44,633	-	-	-	-	449	48	697	-	64,614	-	64,614
11270	Excess Cash	12,424,031	-	-	-	-	-	-	-	-	-	-	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	5,189,872	-	-	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	512,012	-	-	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-

Line Item No.	Description	606 Allies & Ross	660 Program Income (Business Activities)	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
70300	Net tenant rental revenue	90,479		-	-	-	-	7,487,368	-	7,487,368
70400	Tenant revenue - other			-	-	-	-	73,100	-	73,100
70500	Total Tenant Revenue	90,479	-	-	-	-	-	7,560,468	-	7,560,468
70600-010	Housing assistance payments			-	-	-	43,238,956	43,590,357	-	43,590,357
70600-020	Ongoing administrative fees earned			-	-	-	4,580,885	4,633,073	-	4,633,073
70600-030	Hard to House Fee Revenue			-	-	-	-	-	-	-
70600-031	FSS Coordinator			-	-	-	-	-	-	-
70600-040	Actual independent public accountant audit costs			-	-	-	-	-	-	-
70600-050	Total preliminary fees earned			-	-	-	-	-	-	-
70600-060	Interest earned on advances			-	-	-	-	-	-	-
70600-070	Admin fee calculation description			-	-	-	-	-	-	-
70600-000	HUD PHA operating grants			-	47,958,891	1,970,989	-	53,942,055	-	53,942,055
70600	HUD PHA operating grants			-	47,958,891	1,970,989	47,819,841	102,165,485	-	102,165,485
70610	Capital grants			-	4,062,721	1,639,164	-	5,701,885	-	5,701,885
70710	Management Fee			-	-	-	-	5,162,302	(5,162,302)	-
70720	Asset Management Fee			-	-	-	-	331,900	(331,900)	-
70730	Book-Keeping Fee			-	-	-	-	747,540	(747,540)	-
70740	Front Line Service Fee			-	-	-	-	13,192,472	(13,192,472)	-
70750	Other Fees			-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	19,434,214	(19,434,214)	-
70800	Other government grants			-	-	-	-	330,642	-	330,642
71100-010	Housing Assistance Payment			-	-	-	-	-	-	-
71100-020	Administrative Fee			-	-	-	-	3,498	-	3,498
71100	Investment income - unrestricted	31,856	-	-	-	-	-	204,869	-	204,869
71200	Mortgage interest income			-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale			-	-	-	-	-	-	-
71310	Cost of sale of assets			-	-	-	-	-	-	-
71400-010	Housing Assistance Payment			-	-	-	-	-	-	-
71400-020	Administrative Fee			-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	97,305	-	97,305
71500	Other revenue	3,366,796	7,484,063	27,676	-	-	-	13,251,905	-	13,251,905
71600	Gain or loss on sale of capital assets			-	-	-	-	4,840	-	4,840
72000-010	Housing Assistance Payment			-	-	-	-	-	-	-
72000-020	Administrative Fee			-	-	-	-	-	-	-
72000	Investment income - restricted	41,979	20,955	-	-	-	-	63,817	-	63,817
70000	Total Revenue	3,531,110	7,505,018	27,676	52,021,612	3,610,153	47,819,841	148,818,928	(19,434,214)	129,384,714
91100	Administrative salaries		41,436	-	-	-	-	8,374,978	-	8,374,978
91200	Auditing fees			-	-	-	-	93,250	-	93,250
91300	Management Fee			-	-	-	-	5,162,300	(5,162,300)	-
91310	Book-Keeping Fee			-	-	-	-	747,542	(747,542)	-
91400	Advertising and Marketing	4,348	-	-	-	-	-	150,140	-	150,140
91500	Employee benefit contributions - administrative			-	-	-	-	3,186,506	-	3,186,506
91600	Office Expenses	59,322		-	-	-	-	1,782,194	-	1,782,194
91700	Legal Expense	26,692	47,739	-	-	-	-	2,037,592	(764,019)	1,273,573
91800	Travel			-	-	-	-	134,574	-	134,574
91810	Allocated Overhead			-	-	-	-	-	-	-
91900	Other	626,903	1,540	3	-	-	-	8,274,086	(4,072,743)	4,201,343
91000	Total Operating-Administrative	717,265	90,715	3	-	-	-	29,943,162	(10,746,604)	19,196,558
92000	Asset Management Fee			-	-	-	-	331,900	(331,900)	-
92100	Tenant services - salaries			-	-	-	-	983,991	-	983,991
92200	Relocation Costs		61,460	-	-	-	-	306,776	-	306,776
92300	Employee benefit contributions - tenant services			-	-	-	-	427,806	-	427,806
92400	Tenant services - other	-	-	9,551	-	-	-	1,338,359	(242,663)	1,115,596
92500	Total Tenant Services	-	61,460	9,551	-	-	-	3,076,832	(242,663)	2,834,169
93100	Water	263		-	-	-	-	1,821,770	-	1,821,770
93200	Electricity	-		-	-	-	-	1,828,128	-	1,828,128
93300	Gas			-	-	-	-	869,318	-	869,318
93400	Fuel			-	-	-	-	-	-	-
93500	Labor			-	-	-	-	-	-	-
93600	Sewer	52		-	-	-	-	2,447,675	-	2,447,675
93700	Employee benefit contributions - utilities			-	-	-	-	-	-	-
93800	Other utilities expense			-	-	-	-	99,577	-	99,577
93000	Total Utilities	315	-	-	-	-	-	7,066,468	-	7,066,468

Line Item No.	Description	606 Allies & Ross	660 Program Income (Business Activities)	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
94100	Ordinary maintenance and operations - labor			-	-	-	-	6,325,210	-	6,325,210
94200	Ordinary maintenance and operations - materials and other	10,173		-	-	-	-	2,154,117	-	2,154,117
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts			-	-	-	-	82,818	-	82,818
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts			-	-	-	-	1,150,176	(1,130,354)	19,822
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts			-	-	-	-	26,376	-	26,376
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts			-	-	-	-	66,383	-	66,383
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	29,995		-	-	-	-	1,541,726	-	1,541,726
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts			-	-	-	-	30,081	-	30,081
94300-070	Ord Maint and Op Contracts - Electrical Contracts			-	-	-	-	1,540,910	(1,488,756)	52,154
94300-080	Ord Maint and Op Contracts - Plumbing Contracts			-	-	-	-	1,847,292	(1,759,037)	88,255
94300-090	Ord Maint and Op Contracts - Extermination Contracts			-	-	-	-	238,793	(238,314)	479
94300-100	Ord Maint and Op Contracts - Janitorial Contracts			-	-	-	-	19,345	-	19,345
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts			-	-	-	-	1,541,792	(1,520,860)	20,932
94300-120	Ord Maint and Op Contracts - Misc Contracts	16		-	-	-	-	2,711,492	(1,975,726)	735,766
94300	Ordinary Maintenance and Operations Contracts	30,011	-	-	-	-	-	10,797,184	(8,113,047)	2,684,137
94500	Employee benefit contribution - ordinary maintenance			-	-	-	-	2,591,079	-	2,591,079
94000	Total Maintenance	40,184	-	-	-	-	-	21,867,590	(8,113,047)	13,754,543
95100	Protective services - labor			-	-	-	-	205,395	-	205,395
95200	Protective services - other contract costs			-	-	-	-	3,329,930	-	3,329,930
95300	Protective services - other			-	-	-	-	619,649	-	619,649
95500	Employee benefit contributions - protective services			-	-	-	-	53,517	-	53,517
95000	Total Protective Services	-	-	-	-	-	-	4,208,491	-	4,208,491
96110	Property Insurance	33,961		-	-	-	-	359,495	-	359,495
96120	Liability Insurance	15,664		-	-	-	-	354,176	-	354,176
96130	Workmen's Compensation			-	-	-	-	454,590	-	454,590
96140	All other Insurance			-	-	-	-	70,679	-	70,679
96100	Total Insurance Premiums	49,625	-	-	-	-	-	1,238,940	-	1,238,940
96200	Other general expenses	33		-	-	-	-	5,468,191	-	5,468,191
96210	Compensated absences			-	-	-	-	290,646	-	290,646
96300	Payments in lieu of taxes	69,145		-	-	-	-	102,479	-	102,479
96400	Bad debt - tenant rents	1,022		-	-	-	-	267,336	-	267,336
96500	Bad debt - mortgages	2,523,999	8,356,109	-	-	-	-	10,880,108	-	10,880,108
96600	Bad debt - other			-	-	-	-	2,323	-	2,323
96800	Severance expense			-	-	-	-	-	-	-
96000	Total Other General Expenses	2,594,199	8,356,109	-	-	-	-	17,011,083	-	17,011,083
96710	Interest of Mortgage (or Bonds) Payable			-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)			-	-	-	-	272,499	-	272,499
96730	Amortization of Bond Issue Costs			-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	-	-	-	-	-	-	272,499	-	272,499
96900	Total Operating Expenses	3,401,588	8,508,284	9,554	-	-	-	85,016,965	(19,434,214.00)	65,582,751
97000	Excess Revenue Over Operating Expenses	129,522	(1,003,266)	18,122	52,021,612	3,610,153	47,819,841	63,801,963	-	63,801,963
97100	Extraordinary maintenance	6,008,461		-	-	-	-	8,115,973	-	8,115,973
97200	Casualty losses- Non-capitalized			-	-	-	-	12,597	-	12,597
97300-010	Mainstream 1 & 5 year			-	-	-	-	-	-	-
97300-020	Home-Ownership			-	-	-	-	-	-	-
97300-025	Litigation			-	-	-	-	-	-	-
97300-030	Hope IV			-	-	-	-	-	-	-
97300-035	Moving to Work			-	-	-	-	34,016,281	-	34,016,281
97300-040	Tenant Protection			-	-	-	-	-	-	-
97300-050	Portability In			-	-	-	-	-	-	-
97300-060	Enhanced			-	-	-	-	-	-	-
97300-070	All Other			-	-	-	-	507,980	-	507,980
97300	Total Housing assistance payments	-	-	-	-	-	-	34,524,261	-	34,524,261
93750	HAP Portability-In			-	-	-	-	757,271	-	757,271
97400	Depreciation expense			-	-	-	-	11,269,898	-	11,269,898
97500	Fraud losses			-	-	-	-	-	-	-
97800	Dwelling units rent expense			-	-	-	-	-	-	-
90000	Total Expenses	9,410,049	8,508,284	9,554	-	-	-	139,696,965	(19,434,214)	120,262,751

Line Item No.	Description	606 Allies & Ross	660 Program Income (Business Activities)	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
10010	Operating transfer in		-	-	-	-	-	87,974,460	(87,974,460)	-
10020	Operating transfer out		(6,221,080)	-	(47,958,891)	(1,970,989)	(29,550,854)	(87,974,460)	87,974,460	-
10030-010	Not For Profit							-	-	-
10030-020	Partnership							-	-	-
10030-030	Joint Venture							-	-	-
10030-040	Tax Credit							-	-	-
10030-050	Other							-	-	-
10030	Operating transfers from / to primary government		-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	26,278,052	-	-	-	-	(18,268,987)	-	-	-
10070	Extraordinary items, net gain/loss				-	-	-	-	-	-
10080	Special items, net gain/loss				-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In				-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out				-	-	-	-	-	-
10093	Transfers from Program to AMP				-	-	-	5,701,885	(5,701,885)	-
10094	Transfers from AMP to Program				(4,062,721)	(1,639,164)	-	(5,701,885)	5,701,885	-
10100	Total other financing sources (uses)	26,278,052	(6,221,080)	-	(52,021,612)	(3,610,153)	(47,819,841)	-	-	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	20,399,113	(7,224,346)	18,122	-	-	-	9,121,963	-	9,121,963
11020	Required Annual Debt Principal Payments			-	-	-	-	-	-	2,813,436
11030	Beginning equity	130,604,772	76,677,492	147,677	-	-	-	362,982,279	-	362,982,279
11040-010	Prior period adjustments and correction of errors - Editable			-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable			-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable			-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable			-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable			-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable			-	-	-	-	-	-	-
11040-070	Equity Transfers			-	-	-	-	-	-	-
11040-080	Equity Transfers			-	-	-	-	-	-	-
11040-090	Equity Transfers			-	-	-	-	-	-	-
11040-100	Equity Transfers			-	-	-	-	-	-	-
11040-110	Equity Transfers			-	-	-	-	-	-	-
11040	Prior period adj, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170-001	Administrative Fee Equity- Beginning Balance			-	-	-	-	8,290	-	8,290
11170-010	Administrative Fee Revenue			-	-	-	-	32,005	-	32,005
11170-020	Hard to House Fee Revenue			-	-	-	-	-	-	-
11170-030	Audit Costs			-	-	-	-	-	-	-
11170-040	Investment Income			-	-	-	-	-	-	-
11170-045	Fraud Recovery Revenue			-	-	-	-	-	-	-
11170-050	Other Revenue			-	-	-	-	-	-	-
11170-051	Comment for Other Revenue			-	-	-	-	-	-	-
11170-060	Total Admin Fee Revenues			-	-	-	-	32,005	-	32,005
11170-080	Total Operating Expenses			-	-	-	-	40,295	-	40,295
11170-090	Depreciation			-	-	-	-	-	-	-
11170-100	Other Expenses			-	-	-	-	-	-	-
11170-101	Comment for Other Expense			-	-	-	-	-	-	-
11170-110	Total Admin Fee Expenses			-	-	-	-	40,295	-	40,295
11170-002	Net Administrative Fee			-	-	-	-	(8,290)	-	(8,290)
11170-003	Administrative Fee Equity- Ending Balance			-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-
11180-001	Housing Assistance Payments Equity - Beginning Balance			-	-	-	-	505,668	-	505,668
11180-010	Housing Assistance Payments Revenue			-	-	-	-	153,274	-	153,274
11180-015	Fraud Recovery Revenue			-	-	-	-	-	-	-
11180-020	Other revenue			-	-	-	-	-	-	-
11180-021	Comment for other revenue			-	-	-	-	-	-	-
11180-025	Investment Income			-	-	-	-	278	-	278
11180-030	Total HAP revenues			-	-	-	-	153,552	-	153,552
11180-080	Housing Assistance Payments			-	-	-	-	309,853	-	309,853
11180-090	Other expense			-	-	-	-	-	-	-
11180-091	Comment for other expense			-	-	-	-	258,711	-	258,711
11180-100	Total Housing Assistance Payments Expense			-	-	-	-	568,564	-	568,564
11180-002	Net Housing Assistance Payments			-	-	-	-	(415,012)	-	(415,012)
11180-003	Housing Assistance Payment Equity - Ending Balance			-	-	-	-	90,656	-	90,656
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	90,656	-	90,656
11190	Unit Months Available	172		-	-	-	-	133,394	-	133,394
11210	Unit Months Leased	159		-	-	-	-	110,600	-	110,600
11270	Excess Cash			-	-	-	-	12,424,031	-	12,424,031
11610	Land Purchases	-		-	-	-	-	-	-	-
11620	Building Purchases			-	-	-	-	5,189,872	-	5,189,872
11630	Furniture & Equipment-Dwelling Purchases			-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases			-	-	-	-	512,012	-	512,012
11650	Leasehold Improvements Purchases			-	-	-	-	-	-	-
11660	Infrastructure Purchases			-	-	-	-	-	-	-
13510	CFFP Debt Service Payments			-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds			-	-	-	-	-	-	-

**Financial Data Schedule –
Low-Income Public Housing**

Public Housing Balance Sheet									
Line Item No.	Description	AMP 901	AMP 902	AMP 904	AMP 905	AMP 907	AMP 909	AMP 911	AMP 912
111	Cash-unrestricted	86,324	1,406,990	1,115,985	1,361,126		4,497,793	-	-
112	Cash-restricted-modernization and development				921,706				
113	Cash-other restricted	-	84,567	27,763	42,352		169,718		
114	Cash-tenant security deposits	-	34,262	13,495	20,732		43,742		
115	Cash - Restricted for payment of current liability								
100	Total Cash	86,324	1,525,819	1,157,243	2,345,916	-	4,711,253	-	-
121	Accounts receivable - PHA projects								
122-010	Accounts receivable - HUD other projects - Operating Subsidy								
122-020	Accounts receivable - HUD other projects - Capital fund	215,655	120,672	89,318	80,929		1,509,206		-
122-030	Accounts receivable - HUD other projects - Other	-	-			-	-	-	
122	Accounts receivable - HUD other projects	215,655	120,672	89,318	80,929	-	1,509,206	-	-
124	Account receivable - other government								
125-010	Account receivable - miscellaneous - Not For Profit								
125-020	Account receivable - miscellaneous - Partnership								
125-030	Account receivable - miscellaneous - Joint Venture								
125-040	Account receivable - miscellaneous - Tax Credit	-							
125-050	Account receivable - miscellaneous - Other	-	65,893						
125	Account receivable - miscellaneous	-	65,893	-	-	-	-	-	-
126	Accounts receivable - tenants	-	53,172	18,777	57,676		91,654		-
126.1	Allowance for doubtful accounts - tenants	-	(17,893)	(3,973)	(33,954)		(52,343)		
126.2	Allowance for doubtful accounts - other								
127	Notes, Loans, & Mortgages Receivable - Current								-
128	Fraud recovery		3,455		3,108		27,417		
128.1	Allowance for doubtful accounts - fraud		(3,455)		(3,108)		(27,417)		
129	Acerued interest receivable	5	65	53	71		216		-
120	Total receivables, net of allowance for doubtful accounts	215,660	221,909	104,175	104,722	-	1,548,733	-	-
131	Investments - unrestricted								
132	Investments - restricted						-		
135	Investments - Restricted for payment of current liability								
142	Prepaid expenses and other assets	-	-	-	-		-		
143	Inventories	-	1,748	1,278	1,261		566		
143.1	Allowance for obsolete inventories	-	(1,748)	(1,278)	(1,261)		(566)		
144	Inter program - due from	-							
145	Assets held for sale								
150	Total Current Assets	301,984	1,747,728	1,261,418	2,450,638	-	6,259,986	-	-
161	Land	2,763,862	512,334	1,337,760	359,675		1,298,950		
162	Buildings	-	41,452,555	16,260,488	17,644,544		65,087,996		
163	Furniture, equipment and machinery - dwellings								
164	Furniture, equipment and machinery - administration	-	739,467	239,447	553,822		1,587,446		
165	Leasehold improvements	-							
166	Accumulated depreciation	-	(37,999,084)	(14,206,414)	(17,303,002)		(51,497,165)		
167	Construction in progress		1,419,031	268,151	55,247		2,132,053		
168	Infrastructure								
160	Total capital assets, net of accumulated depreciation	2,763,862	6,124,303	3,899,432	1,310,286	-	18,609,280	-	-
171	Notes, Loans, & mortgages receivable – Non-current	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable – Non-current - past due	-	-	-	-	-	-	-	-
173	Grants receivable – Non-current								
174-010	Other assets - Not For Profit								
174-020	Other assets - Partnership								
174-030	Other assets - Joint Venture								
174-040	Other assets - Tax Credit								
174-050	Other assets - Other		32,011	11,404	22,039		43,108		
174	Other assets	-	32,011	11,404	22,039	-	43,108	-	-
176	Investment in joint venture	-	-	-	-	-	-	-	-
180	Total Non-current Assets	2,763,862	6,156,314	3,910,836	1,332,325	-	18,652,388	-	-
190	Total Assets	3,065,846	7,904,042	5,172,254	3,782,963	-	24,912,374	-	-

Public Housing Balance Sheet									
Line Item No.	Description	AMP 901	AMP 902	AMP 904	AMP 905	AMP 907	AMP 909	AMP 911	AMP 912
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	171,694	98,927	85,850	-	579,992	-	-
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	-	5,384	1,926	4,379	-	8,594	-	-
324	Accrued contingency liability	-	178,303	7,753	1,789	-	45,858	-	-
325	Accrued interest payable	-	170	4,083	291	-	10,502	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government	-	3,549	1,524	2,657	-	-	-	-
341	Tenant security deposits	-	34,262	13,495	20,732	-	43,742	-	-
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	-	18,429	4,710	7,529	-	35,907	-	-
342	Unearned Revenue	-	18,429	4,710	7,529	-	35,907	-	-
343-010	CFFP	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	-	20,542	492,025	35,009	-	1,265,483	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	20,542	492,025	35,009	-	1,265,483	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	-	12,593	7,788	14,149	-	25,572	-	-
346	Accrued liabilities - other	-	5,978	87,042	16,586	-	24,139	-	-
347	Inter program - due to	215,655	91,433	64,564	67,768	-	1,458,063	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-
310	Total Current Liabilities	215,655	542,337	783,837	256,739	-	3,497,852	-	-
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	-	88,275	2,114,376	150,444	-	5,438,147	-	-
351	Capital Projects/ Mortgage Revenue Bonds	-	88,275	2,114,376	150,444	-	5,438,147	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	-	84,567	27,763	42,352	-	169,718	-	-
354	Accrued compensated absences- Non-current - 270010	-	11,936	2,962	6,682	-	31,416	-	-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	-	184,778	2,145,101	199,478	-	5,639,281	-	-
300	Total Liabilities	215,655	727,115	2,928,938	456,217	-	9,137,133	-	-
508.4	Net Investment in Capital Assets	2,763,862	6,015,486	1,293,031	1,124,833	-	11,905,650	-	-
511.4	Restricted Net Position	-	-	-	921,706	-	-	-	-
512.4	Unrestricted Net Position	86,329	1,161,441	950,285	1,280,207	-	3,869,591	-	-
513	Total Equity- Net Position	2,850,191	7,176,927	2,243,316	3,326,746	-	15,775,241	-	-
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	3,065,846	7,904,042	5,172,254	3,782,963	-	24,912,374	-	-

Public Housing Balance Sheet									
Line Item No.	Description	AMP 914	AMP 915	AMP 917	AMP 920	AMP 922	AMP 929	AMP 931	AMP 932
111	Cash-unrestricted		429,366	873,019	1,140,240	672,173		296,392	644,571
112	Cash-restricted-modernization and development							-	
113	Cash-other restricted		801		47,208	22,923			21,282
114	Cash-tenant security deposits		10,175	19,633	11,601	11,124		5,647	9,093
115	Cash - Restricted for payment of current liability								
100	Total Cash	-	440,342	892,652	1,199,049	706,220	-	302,039	674,946
121	Accounts receivable - PHA projects								
122-010	Accounts receivable - HUD other projects - Operating Subsidy								
122-020	Accounts receivable - HUD other projects - Capital fund	-	71,395	45,387	59,633	105,102		22,064	54,823
122-030	Accounts receivable - HUD other projects - Other					-			
122	Accounts receivable - HUD other projects	-	71,395	45,387	59,633	105,102	-	22,064	54,823
124	Account receivable - other government								
125-010	Account receivable - miscellaneous - Not For Profit								
125-020	Account receivable - miscellaneous - Partnership								
125-030	Account receivable - miscellaneous - Joint Venture								
125-040	Account receivable - miscellaneous - Tax Credit								
125-050	Account receivable - miscellaneous - Other								-
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants		6,928	8,252	33,111	17,734		1,443	39,351
126.1	Allowance for doubtful accounts - tenants		(1,640)		(11,227)	-			(18,357)
126.2	Allowance for doubtful accounts - other								
127	Notes, Loans, & Mortgages Receivable - Current								
128	Fraud recovery			38	-	-			
128.1	Allowance for doubtful accounts - fraud			(38)	-	-			
129	Accrued interest receivable		21	34	59	29		12	28
120	Total receivables, net of allowance for doubtful accounts	-	76,704	53,673	81,576	122,865	-	23,519	75,845
131	Investments - unrestricted								
132	Investments - restricted					-			
135	Investments - Restricted for payment of current liability								
142	Prepaid expenses and other assets		-	-	-			-	-
143	Inventories		1,428		3,299	96			3,088
143.1	Allowance for obsolete inventories		(1,428)		(3,299)	(96)			(3,088)
144	Inter program - due from								
145	Assets held for sale								
150	Total Current Assets	-	517,046	946,325	1,280,625	829,085	-	325,558	750,791
161	Land		21,405	65,056	244,325	1,236,869		10,777	317,095
162	Buildings		10,101,558	20,656,853	17,370,131	12,032,745		4,302,980	13,185,897
163	Furniture, equipment and machinery - dwellings								
164	Furniture, equipment and machinery - administration		333,748	381,984	739,946	86,621		226,645	545,522
165	Leasehold improvements			-	-	-		-	
166	Accumulated depreciation		(9,499,338)	(20,399,682)	(15,042,141)	(9,980,114)		(3,293,091)	(11,499,345)
167	Construction in progress		87,814	205,110	114,354	117,915		-	294,532
168	Infrastructure								
160	Total capital assets, net of accumulated depreciation	-	1,045,187	909,321	3,426,615	3,494,036	-	1,247,311	2,843,701
171	Notes, Loans, & mortgages receivable – Non-current	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable – Non-current - past due	-	-	-	-	-	-	-	-
173	Grants receivable – Non-current								
174-010	Other assets - Not For Profit								
174-020	Other assets - Partnership								
174-030	Other assets - Joint Venture								
174-040	Other assets - Tax Credit								
174-050	Other assets - Other		10,045	16,959	9,921			5,427	10,934
174	Other assets	-	10,045	16,959	9,921	-	-	5,427	10,934
176	Investment in joint venture	-	-	-	-	-	-	-	-
180	Total Non-current Assets	-	1,055,232	926,280	3,436,536	3,494,036	-	1,252,738	2,854,635
190	Total Assets	-	1,572,278	1,872,605	4,717,161	4,323,121	-	1,578,296	3,605,426

Public Housing Balance Sheet									
Line Item No.	Description	AMP 914	AMP 915	AMP 917	AMP 920	AMP 922	AMP 929	AMP 931	AMP 932
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	59,025	228,129	91,043	94,439	-	43,959	109,237
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	-	19	6,665	4,414	9,490	-	5,575	4,448
324	Accrued contingency liability	-	-	-	1,385	585	-	225	7,053
325	Accrued interest payable	-	270	213	3,553	-	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government	-	2,830	5,744	751	-	-	1,734	1,135
341	Tenant security deposits	-	10,175	19,633	11,601	11,124	-	5,647	9,093
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	-	3,137	10,739	3,084	18,822	-	6,079	2,217
342	Unearned Revenue	-	3,137	10,739	3,084	18,822	-	6,079	2,217
343-010	CFFP	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	-	32,479	25,704	428,112	-	-	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	32,479	25,704	428,112	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	-	9,811	12,511	5,379	24,680	-	3,755	11,056
346	Accrued liabilities - other	-	3,076	6,228	3,922	7,752	-	381	13,752
347	Inter program - due to	-	59,972	36,068	56,170	98,352	-	21,886	47,555
348	Loan liability - current	-	-	-	-	-	-	-	-
310	Total Current Liabilities	-	180,794	351,634	609,414	265,244	-	89,241	205,546
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	-	139,570	110,460	1,839,723	-	-	-	-
351	Capital Projects/ Mortgage Revenue Bonds	-	139,570	110,460	1,839,723	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	-	801	-	47,208	22,923	-	-	21,282
354	Accrued compensated absences- Non-current - 270010	-	245	28,932	10,383	19,115	-	24,472	31,181
355	Loan liability - Non-current	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	-	140,616	139,392	1,897,314	42,038	-	24,472	52,463
300	Total Liabilities	-	321,410	491,026	2,506,728	307,282	-	113,713	258,009
508.4	Net Investment in Capital Assets	-	873,138	773,157	1,158,780	3,494,036	-	1,247,311	2,843,701
511.4	Restricted Net Position	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	-	377,730	608,422	1,051,653	521,803	-	217,272	503,716
513	Total Equity- Net Position	-	1,250,868	1,381,579	2,210,433	4,015,839	-	1,464,583	3,347,417
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	-	1,572,278	1,872,605	4,717,161	4,323,121	-	1,578,296	3,605,426

Public Housing Balance Sheet									
Line Item No.	Description	AMP 933	AMP 939	AMP 940	AMP 941	AMP 944	AMP 945	AMP 946	AMP 947
111	Cash-unrestricted	413,037	848,941	184,155	1,366,019	266,415	370,320	353,166	222,054
112	Cash-restricted-modernization and development								
113	Cash-other restricted	2,814	30,636						
114	Cash-tenant security deposits	8,645	8,965	2,376	10,038	6,076	6,150	5,549	3,121
115	Cash - Restricted for payment of current liability								
100	Total Cash	424,496	888,542	186,531	1,376,057	272,491	376,470	358,715	225,175
121	Accounts receivable - PHA projects								
122-010	Accounts receivable - HUD other projects - Operating Subsidy								
122-020	Accounts receivable - HUD other projects - Capital fund	38,053	59,169	13,001	86,228	33,409	25,574	32,737	20,673
122-030	Accounts receivable - HUD other projects - Other		-	-		-			
122	Accounts receivable - HUD other projects	38,053	59,169	13,001	86,228	33,409	25,574	32,737	20,673
124	Account receivable - other government								
125-010	Account receivable - miscellaneous - Not For Profit								
125-020	Account receivable - miscellaneous - Partnership								
125-030	Account receivable - miscellaneous - Joint Venture								
125-040	Account receivable - miscellaneous - Tax Credit								
125-050	Account receivable - miscellaneous - Other								
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants	6,438	24,471	531	5,014	4,560	711	2,178	1,213
126.1	Allowance for doubtful accounts - tenants	(1,457)	(13,043)	(424)	-	(1,420)	(3)	-	-
126.2	Allowance for doubtful accounts - other								
127	Notes, Loans, & Mortgages Receivable - Current								
128	Fraud recovery		-		3,999				
128.1	Allowance for doubtful accounts - fraud		-		(3,999)				
129	Accrued interest receivable	18	38	8	18	10	15	12	10
120	Total receivables, net of allowance for doubtful accounts	43,052	70,635	13,116	91,260	36,559	26,297	34,927	21,896
131	Investments - unrestricted								
132	Investments - restricted		-						
135	Investments - Restricted for payment of current liability								
142	Prepaid expenses and other assets	-		-	-	-	-	-	-
143	Inventories		-			1,067	1,215	1,021	
143.1	Allowance for obsolete inventories		-			(1,067)	(1,215)	(1,021)	
144	Inter program - due from								
145	Assets held for sale								
150	Total Current Assets	467,548	959,177	199,647	1,467,317	309,050	402,767	393,642	247,071
161	Land	1,854,006	4,495,232	10,560	16,356	20,507	10,493	12,512	18,239
162	Buildings	11,699,260	6,922,030	8,594,931	7,588,980	4,627,575	7,183,650	5,700,470	3,844,209
163	Furniture, equipment and machinery - dwellings					-			
164	Furniture, equipment and machinery - administration	62,208	129,328	149,099	277,558	190,857	166,910	212,452	163,150
165	Leasehold improvements	-				-		-	-
166	Accumulated depreciation	(10,467,531)	(3,877,466)	(5,903,455)	(7,313,285)	(4,304,489)	(5,084,692)	(5,500,823)	(3,262,629)
167	Construction in progress	112,694	-	-	2,606,837		235,658	205,218	37,383
168	Infrastructure								
160	Total capital assets, net of accumulated depreciation	3,260,637	7,669,124	2,851,135	3,176,446	534,450	2,512,019	629,829	800,352
171	Notes, Loans, & mortgages receivable – Non-current	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable – Non-current - past due	-	-	-	-	-	-	-	-
173	Grants receivable – Non-current								
174-010	Other assets - Not For Profit								
174-020	Other assets - Partnership								
174-030	Other assets - Joint Venture								
174-040	Other assets - Tax Credit								
174-050	Other assets - Other	8,180		6,717	8,603	4,833	5,555	999	2,417
174	Other assets	8,180	-	6,717	8,603	4,833	5,555	999	2,417
176	Investment in joint venture	-	-	-	-	-	-	-	-
180	Total Non-current Assets	3,268,817	7,669,124	2,857,852	3,185,049	539,283	2,517,574	630,828	802,769
190	Total Assets	3,736,365	8,628,301	3,057,499	4,652,366	848,333	2,920,341	1,024,470	1,049,840

Public Housing Balance Sheet									
Line Item No.	Description	AMP 933	AMP 939	AMP 940	AMP 941	AMP 944	AMP 945	AMP 946	AMP 947
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	47,700	143,657	36,804	720,603	50,579	75,173	111,116	37,866
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	656	1,413	-	27,659	1,896	2,171	4,793	447
324	Accrued contingency liability	47,027	5,484	-	7,156	-	219	1,335	-
325	Accrued interest payable	-	111	168	116	35	160	97	45
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government	2,138	3,730	867	1,425	1,130	1,776	1,432	676
341	Tenant security deposits	8,645	8,965	2,376	10,038	6,076	6,150	5,549	3,121
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	4,654	5,565	2,995	11,781	1,866	3,560	4,132	2,550
342	Unearned Revenue	4,654	5,565	2,995	11,781	1,866	3,560	4,132	2,550
343-010	CFFP	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	-	13,344	20,244	13,943	4,265	19,308	11,743	5,430
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	13,344	20,244	13,943	4,265	19,308	11,743	5,430
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	5,464	12,663	2,366	6,730	5,501	4,568	2,335	4,756
346	Accrued liabilities - other	3,858	11,598	1,572	293,914	1,843	2,237	6,415	4,945
347	Inter program - due to	35,200	49,988	11,527	64,135	31,327	23,004	25,424	13,511
348	Loan liability - current	-	-	-	-	-	-	-	-
310	Total Current Liabilities	155,342	256,518	78,919	1,157,500	104,518	138,326	174,371	73,347
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	-	57,341	86,996	59,917	18,329	82,973	50,461	23,333
351	Capital Projects/ Mortgage Revenue Bonds	-	57,341	86,996	59,917	18,329	82,973	50,461	23,333
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	2,814	30,636	-	-	-	-	-	-
354	Accrued compensated absences- Non-current - 270010	1,368	6,437	-	6,496	27,924	15,095	21,662	3,542
355	Loan liability - Non-current	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	4,182	94,414	86,996	66,413	46,253	98,068	72,123	26,875
300	Total Liabilities	159,524	350,932	165,915	1,223,913	150,771	236,394	246,494	100,222
508.4	Net Investment in Capital Assets	3,260,637	7,598,439	2,743,895	3,102,586	511,856	2,409,738	567,625	771,589
511.4	Restricted Net Position	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	316,204	678,930	147,689	325,867	185,706	274,209	210,351	178,029
513	Total Equity- Net Position	3,576,841	8,277,369	2,891,584	3,428,453	697,562	2,683,947	777,976	949,618
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	3,736,365	8,628,301	3,057,499	4,652,366	848,333	2,920,341	1,024,470	1,049,840

Public Housing Balance Sheet									
Line Item No.	Description	AMP 962	AMP 964	AMP 966	AMP 972	AMP 973	AMP 980	AMP 982	AMP 985
111	Cash-unrestricted		37,615	514,589	96,555	71,775	87,966	196,731	70,500
112	Cash-restricted-modernization and development								
113	Cash-other restricted								
114	Cash-tenant security deposits								
115	Cash - Restricted for payment of current liability								
100	Total Cash	-	37,615	514,589	96,555	71,775	87,966	196,731	70,500
121	Accounts receivable - PHA projects								
122-010	Accounts receivable - HUD other projects - Operating Subsidy								
122-020	Accounts receivable - HUD other projects - Capital fund		-	-	-	-	-	-	-
122-030	Accounts receivable - HUD other projects - Other								
122	Accounts receivable - HUD other projects	-	-	-	-	-	-	-	-
124	Account receivable - other government								
125-010	Account receivable - miscellaneous - Not For Profit								
125-020	Account receivable - miscellaneous - Partnership								
125-030	Account receivable - miscellaneous - Joint Venture								
125-040	Account receivable - miscellaneous - Tax Credit								
125-050	Account receivable - miscellaneous - Other								
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants								
126.1	Allowance for doubtful accounts - tenants								
126.2	Allowance for doubtful accounts - other								
127	Notes, Loans, & Mortgages Receivable - Current								
128	Fraud recovery								
128.1	Allowance for doubtful accounts - fraud								
129	Accrued interest receivable	-	2	28	5	4	5	25	4
120	Total receivables, net of allowance for doubtful accounts	-	2	28	5	4	5	25	4
131	Investments - unrestricted								
132	Investments - restricted								
135	Investments - Restricted for payment of current liability								
142	Prepaid expenses and other assets								
143	Inventories								
143.1	Allowance for obsolete inventories								
144	Inter program - due from								
145	Assets held for sale							243,433	
150	Total Current Assets	-	37,617	514,617	96,560	71,779	87,971	440,189	70,504
161	Land		120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
162	Buildings								
163	Furniture, equipment and machinery - dwellings								
164	Furniture, equipment and machinery - administration								
165	Leasehold improvements								
166	Accumulated depreciation								
167	Construction in progress								
168	Infrastructure								
160	Total capital assets, net of accumulated depreciation	-	120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
171	Notes, Loans, & mortgages receivable – Non-current	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable – Non-current - past due	-	-	-	-	-	-	-	-
173	Grants receivable – Non-current								
174-010	Other assets - Not For Profit								
174-020	Other assets - Partnership								
174-030	Other assets - Joint Venture								
174-040	Other assets - Tax Credit								
174-050	Other assets - Other								
174	Other assets	-	-	-	-	-	-	-	-
176	Investment in joint venture	-	-	-	-	-	-	-	-
180	Total Non-current Assets	-	120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
190	Total Assets	-	158,407	942,508	144,020	102,435	91,595	5,162,604	490,946

Public Housing Balance Sheet									
Line Item No.	Description	AMP 962	AMP 964	AMP 966	AMP 972	AMP 973	AMP 980	AMP 982	AMP 985
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	-	6,064	-	-	-	-	-
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion								
324	Accrued contingency liability								
325	Accrued interest payable								
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government								
341	Tenant security deposits								
342-010	Unearned Revenue - Operating Subsidy								
342-020	Unearned Revenue - Capital fund								
342-030	Unearned Revenue - Other								
342	Unearned Revenue	-	-	-	-	-	-	-	-
343-010	CFFP	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue								
343	Current portion of L.T.D- capital projects/mortgage revenue bonds	-	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities								
346	Accrued liabilities - other			8,503	-				
347	Inter program - due to								
348	Loan liability - current	-	-	-	-	-	-	-	-
310	Total Current Liabilities	-	-	14,567	-	-	-	-	-
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952			-	-	-	-	-	-
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings								
353	Non-current liabilities - other - 269000								
354	Accrued compensated absences- Non-current - 270010								
355	Loan liability -- Non-current	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities								
357	Accrued Pension and OPEB Liability								
350	Total Non-Current Liabilities	-	-	-	-	-	-	-	-
300	Total Liabilities	-	-	14,567	-	-	-	-	-
508.4	Net Investment in Capital Assets	-	120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
511.4	Restricted Net Position								
512.4	Unrestricted Net Position	-	37,617	500,050	96,560	71,779	87,971	440,189	70,504
513	Total Equity- Net Position	-	158,407	927,941	144,020	102,435	91,595	5,162,604	490,946
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	-	158,407	942,508	144,020	102,435	91,595	5,162,604	490,946

Public Housing Balance Sheet									
Line Item No.	Description	AMP 986	AMP 987	AMP 992	AMP 993	AMP 994	AMP 995	AMP 996	AMP Other
111	Cash-unrestricted	60,513	84,718	48,359	23,050	736,261	115,807	31,234	1,244,474
112	Cash-restricted-modernization and development	-							-
113	Cash-other restricted					500,000			-
114	Cash-tenant security deposits								-
115	Cash - Restricted for payment of current liability								-
100	Total Cash	60,513	84,718	48,359	23,050	1,236,261	115,807	31,234	1,244,474
121	Accounts receivable - PHA projects								-
122-010	Accounts receivable - HUD other projects - Operating Subsidy								-
122-020	Accounts receivable - HUD other projects - Capital fund	-	-		-				
122-030	Accounts receivable - HUD other projects - Other								
122	Accounts receivable - HUD other projects	-	-	-	-	-	-	-	-
124	Account receivable - other government							-	-
125-010	Account receivable - miscellaneous - Not For Profit								-
125-020	Account receivable - miscellaneous - Partnership								-
125-030	Account receivable - miscellaneous - Joint Venture								-
125-040	Account receivable - miscellaneous - Tax Credit								-
125-050	Account receivable - miscellaneous - Other								-
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants								-
126.1	Allowance for doubtful accounts - tenants								-
126.2	Allowance for doubtful accounts - other								-
127	Notes, Loans, & Mortgages Receivable - Current								-
128	Fraud recovery								-
128.1	Allowance for doubtful accounts - fraud								-
129	Accrued interest receivable	3	5	3	1	40	6	2	59
120	Total receivables, net of allowance for doubtful accounts	3	5	3	1	40	6	2	59
131	Investments - unrestricted					-	-		-
132	Investments - restricted								-
135	Investments - Restricted for payment of current liability								-
142	Prepaid expenses and other assets								-
143	Inventories								-
143.1	Allowance for obsolete inventories								-
144	Inter program - due from								
145	Assets held for sale								
150	Total Current Assets	60,516	84,723	48,362	23,051	1,236,301	115,813	31,236	1,244,533
161	Land	520,425	375,099	308,038	154,018	127,064	136,905	171,132	2,245,117
162	Buildings								-
163	Furniture, equipment and machinery - dwellings		-						
164	Furniture, equipment and machinery - administration		-						119,436
165	Leasehold improvements		-						
166	Accumulated depreciation								(119,436)
167	Construction in progress								-
168	Infrastructure								-
160	Total capital assets, net of accumulated depreciation	520,425	375,099	308,038	154,018	127,064	136,905	171,132	2,245,117
171	Notes, Loans, & mortgages receivable – Non-current	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable – Non-current - past due	-	-	-	-	-	-	-	-
173	Grants receivable – Non-current								-
174-010	Other assets - Not For Profit								-
174-020	Other assets - Partnership								-
174-030	Other assets - Joint Venture								-
174-040	Other assets - Tax Credit								-
174-050	Other assets - Other	-	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-	-	-
176	Investment in joint venture	-	-	-	-	-	-	-	-
180	Total Non-current Assets	520,425	375,099	308,038	154,018	127,064	136,905	171,132	2,245,117
190	Total Assets	580,941	459,822	356,400	177,069	1,363,365	252,718	202,368	3,489,650

Public Housing Balance Sheet									
Line Item No.	Description	AMP 986	AMP 987	AMP 992	AMP 993	AMP 994	AMP 995	AMP 996	AMP Other
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	-	-	-	-	-	-	21,853
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	-	-	-	-	-	-	-	-
324	Accrued contingency liability	-	-	-	-	-	-	-	118,679
325	Accrued interest payable	-	-	-	-	-	-	-	1,151
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	-	-	-	-	-
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	-	-	-	-	-	-	-	-
342	Unearned Revenue	-	-	-	-	-	-	-	-
343-010	CFPP	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	-	-	-	-	-	-	-	138,678
343	Current portion of L.T.D- capital projects/mortgage revenue bonds	-	-	-	-	-	-	-	138,678
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	37,399
346	Accrued liabilities - other	-	-	-	-	25,000	-	-	5,983
347	Inter program - due to	-	-	-	-	-	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-
310	Total Current Liabilities	-	-	-	-	25,000	-	-	323,743
351-010	Long-term debt - CFPP	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	-	-	-	-	-	-	-	595,938
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-	-	-	-	595,938
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	-	-	-	-	-	-	-	-
354	Accrued compensated absences- Non-current - 270010	-	-	-	-	-	-	-	-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	-	-	-	-	-	-	-	595,938
300	Total Liabilities	-	-	-	-	25,000	-	-	919,681
508.4	Net Investment in Capital Assets	520,425	375,099	308,038	154,018	127,064	136,905	171,132	1,510,501
511.4	Restricted Net Position	-	-	-	-	500,000	-	-	-
512.4	Unrestricted Net Position	60,516	84,723	48,362	23,051	711,301	115,813	31,236	1,059,468
513	Total Equity- Net Position	580,941	459,822	356,400	177,069	1,338,365	252,718	202,368	2,569,969
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	580,941	459,822	356,400	177,069	1,363,365	252,718	202,368	3,489,650

Public Housing Balance Sheet				
Line Item No.	Description	TOTAL AMPs	COCC	TOTAL PUBLIC HOUSING
111	Cash-unrestricted	19,968,233	8,779,667	28,747,900
112	Cash-restricted-modernization and development	921,706		921,706
113	Cash-other restricted	950,064		950,064
114	Cash-tenant security deposits	230,424		230,424
115	Cash - Restricted for payment of current liability	-		-
100	Total Cash	22,070,427	8,779,667	30,850,094
121	Accounts receivable - PHA projects	-		-
122-010	Accounts receivable - HUD other projects - Operating Subsidy	-		-
122-020	Accounts receivable - HUD other projects - Capital fund	2,683,028		2,683,028
122-030	Accounts receivable - HUD other projects - Other	-		-
122	Accounts receivable - HUD other projects	2,683,028	-	2,683,028
124	Account receivable - other government	-		-
125-010	Account receivable - miscellaneous - Not For Profit	-		-
125-020	Account receivable - miscellaneous - Partnership	-		-
125-030	Account receivable - miscellaneous - Joint Venture	-		-
125-040	Account receivable - miscellaneous - Tax Credit	-		-
125-050	Account receivable - miscellaneous - Other	65,893		65,893
125	Account receivable - miscellaneous	65,893	-	65,893
126	Accounts receivable - tenants	373,214		373,214
126.1	Allowance for doubtful accounts - tenants	(155,734)		(155,734)
126.2	Allowance for doubtful accounts - other	-		-
127	Notes, Loans, & Mortgages Receivable - Current	-		-
128	Fraud recovery	38,017		38,017
128.1	Allowance for doubtful accounts - fraud	(38,017)		(38,017)
129	Accrued interest receivable	914	313	1,227
120	Total receivables, net of allowance for doubtful accounts	2,967,315	313	2,967,628
131	Investments - unrestricted	-	-	-
132	Investments - restricted	-		-
135	Investments - Restricted for payment of current liability	-		-
142	Prepaid expenses and other assets	-	-	-
143	Inventories	16,067	558,891	574,958
143.1	Allowance for obsolete inventories	(16,067)	(396,843)	(412,910)
144	Inter program - due from	-		-
145	Assets held for sale	243,433	-	243,433
150	Total Current Assets	25,281,175	8,942,028	34,223,203
161	Land	24,417,089		24,417,089
162	Buildings	274,256,852		274,256,852
163	Furniture, equipment and machinery - dwellings	-	-	-
164	Furniture, equipment and machinery - administration	6,905,646	3,021,057	9,926,703
165	Leasehold improvements	-	-	-
166	Accumulated depreciation	(236,553,182)	(2,136,478)	(238,689,660)
167	Construction in progress	7,891,997		7,891,997
168	Infrastructure	-		-
160	Total capital assets, net of accumulated depreciation	76,918,402	884,579	77,802,981
171	Notes, Loans, & mortgages receivable – Non-current	-	-	-
172	Notes, Loans, & mortgages receivable – Non-current - past due	-	-	-
173	Grants receivable – Non-current	-	-	-
174-010	Other assets - Not For Profit	-		-
174-020	Other assets - Partnership	-		-
174-030	Other assets - Joint Venture	-		-
174-040	Other assets - Tax Credit	-		-
174-050	Other assets - Other	199,152		199,152
174	Other assets	199,152	-	199,152
176	Investment in joint venture	-	-	-
180	Total Non-current Assets	77,117,554	884,579	78,002,133
190	Total Assets	102,398,729	9,826,607	112,225,336

Public Housing Balance Sheet				
Line Item No.	Description	TOTAL AMPs	COCC	TOTAL PUBLIC HOUSING
311	Bank overdraft	-		-
312	Accounts payable <= 90 days	2,813,710	480,626	3,294,336
313	Accounts payable > 90 days past due	-	-	-
321	Accrued wage/payroll taxes payable	-		-
322	Accrued compensated absences - current portion	89,929	314,849	404,778
324	Accrued contingency liability	422,851	408,251	831,102
325	Accrued interest payable	20,965		20,965
331	Accounts payable - HUD PHA Programs	-	-	-
332	Accounts payable - PHA Projects	-		-
333	Accounts payable - other government	33,098		33,098
341	Tenant security deposits	230,424		230,424
342-010	Unearned Revenue - Operating Subsidy	-		-
342-020	Unearned Revenue - Capital fund	-		-
342-030	Unearned Revenue - Other	147,756		147,756
342	Unearned Revenue	147,756	-	147,756
343-010	CFFP	-		-
343-020	Capital Projects/ Mortgage Revenue	2,526,309		2,526,309
343	Current portion of LTD- capital projects/mortgage revenue bonds	2,526,309		2,526,309
344	Current portion of long-term debt - operating borrowings	-		-
345	Other current liabilities	209,076	73,758	282,834
346	Accrued liabilities - other	534,724	116,894	651,618
347	Inter program - due to	2,471,602		2,471,602
348	Loan liability - current	-		-
310	Total Current Liabilities	9,500,444	1,394,378	10,894,822
351-010	Long-term debt - CFFP	-		-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	10,856,283		10,856,283
351	Capital Projects/ Mortgage Revenue Bonds	10,856,283		10,856,283
352	Long-term debt, net of current - operating borrowings	-		-
353	Non-current liabilities - other - 269000	450,064		450,064
354	Accrued compensated absences- Non-current - 270010	249,848	1,927,070	2,176,918
355	Loan liability - Non-current	-		-
356	FASB 5 Liabilities	-		-
357	Accrued Pension and OPEB Liability	-		-
350	Total Non-Current Liabilities	11,556,195	1,927,070	13,483,265
300	Total Liabilities	21,056,639	3,321,448	24,378,087
508.4	Net Investment in Capital Assets	63,535,810	884,579	64,420,389
511.4	Restricted Net Position	1,421,706	-	1,421,706
512.4	Unrestricted Net Position	16,384,574	5,620,580	22,005,154
513	Total Equity- Net Position	81,342,090	6,505,159	87,847,249
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	102,398,729	9,826,607	112,225,336

Public Housing Income Statement										
Line Item No.	Description	AMP 901	Operating Fund Program	Capital Fund Program	AMP 902	Operating Fund Program	Capital Fund Program	AMP 904	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-	-	-	959,423	959,423	-	319,757	319,757	-
70400	Tenant revenue - other	-	-	-	14,995	14,995	-	883	883	-
70500	Total Tenant Revenue	-	-	-	974,418	974,418	-	320,640	320,640	-
70600	HUD PHA operating grants	-	-	-	-	-	-	-	-	-
70610	Capital grants	-	-	-	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	184	184	-	2,471	2,471	-	2,022	2,022	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	16,119	16,119	-	-	-	-
71500	Other revenue	-	-	-	80,058	80,058	-	37,672	37,672	-
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-
70000	Total Revenue	184	184	-	1,073,066	1,073,066	-	360,334	360,334	-
91100	Administrative salaries	-	-	-	130,180	130,180	-	47,278	47,278	-
91200	Auditing fees	-	-	-	2,125	2,125	-	1,418	1,418	-
91300	Management Fee	344,580	344,580	-	526,565	384,532	142,033	183,243	132,963	50,280
91310	Book-Keeping Fee	-	-	-	36,960	36,960	-	12,780	12,780	-
91400	Advertising and Marketing	-	-	-	868	868	-	982	982	-
91500	Employee benefit contributions - administrative	-	-	-	65,967	65,967	-	20,858	20,858	-
91600	Office Expenses	-	-	-	45,290	45,290	-	19,360	19,360	-
91700	Legal Expense	-	-	-	240,662	240,662	-	11,416	11,416	-
91800	Travel	-	-	-	1,666	1,666	-	-	-	-
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-
91900	Other	-	-	-	597,167	534,748	62,419	290,782	191,867	98,915
91000	Total Operating-Administrative	344,580	344,580	-	1,647,450	1,442,998	204,452	588,117	438,922	149,195
92000	Asset Management Fee	-	-	-	49,320	49,320	-	17,160	17,160	-
92100	Tenant services - salaries	-	-	-	105,057	105,057	-	35,019	35,019	-
92200	Relocation Costs	-	-	-	2,510	2,510	-	1,195	1,195	-
92300	Employee benefit contributions - tenant services	-	-	-	43,575	43,575	-	14,525	14,525	-
92400	Tenant services - other	-	-	-	136,834	136,834	-	41,874	41,874	-
92500	Total Tenant Services	-	-	-	287,976	287,976	-	92,613	92,613	-
93100	Water	-	-	-	154,533	154,533	-	47,743	47,743	-
93200	Electricity	-	-	-	168,283	168,283	-	67,776	67,776	-
93300	Gas	-	-	-	187,317	187,317	-	23,117	23,117	-
93400	Fuel	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	188,761	188,761	-	66,247	66,247	-
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-
93750	HAP Portability-In	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	16,554	16,554	-	5,796	5,796	-
93000	Total Utilities	-	-	-	715,448	715,448	-	210,679	210,679	-

Public Housing Income Statement										
Line Item No.	Description	AMP 901	Operating Fund Program	Capital Fund Program	AMP 902	Operating Fund Program	Capital Fund Program	AMP 904	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-	-	-	125,946	125,946	-	76,881	76,881	-
94200	Ordinary maintenance and operations - materials and other	-	-	-	274,830	274,830	-	97,475	97,475	-
94300	Ordinary Maintenance and Operations Contracts	-	-	-	1,050,243	1,050,243	-	544,616	544,616	-
94500	Employee benefit contribution - ordinary maintenance	-	-	-	34,871	34,871	-	31,314	31,314	-
94000	Total Maintenance	-	-	-	1,485,890	1,485,890	-	750,286	750,286	-
95100	Protective services - labor	-	-	-	28,755	28,755	-	10,270	10,270	-
95200	Protective services - other contract costs	-	-	-	253,900	253,900	-	120,100	120,100	-
95300	Protective services - other	-	-	-	52,991	52,991	-	28,133	28,133	-
95500	Employee benefit contributions - protective services	-	-	-	7,492	7,492	-	2,676	2,676	-
95000	Total Protective Services	-	-	-	343,138	343,138	-	161,179	161,179	-
96110	Property Insurance	-	-	-	25,700	25,700	-	10,417	10,417	-
96120	Liability Insurance	-	-	-	26,623	26,623	-	9,774	9,774	-
96130	Workmen's Compensation	-	-	-	9,135	9,135	-	5,893	5,893	-
96140	All other Insurance	-	-	-	9,636	9,636	-	2,702	2,702	-
96100	Total insurance Premiums	-	-	-	71,094	71,094	-	28,786	28,786	-
96200	Other general expenses	-	-	-	2,530	2,530	-	16,116	16,116	-
96210	Compensated absences	-	-	-	2,658	2,658	-	-	-	-
96300	Payments in lieu of taxes	-	-	-	3,549	3,549	-	1,524	1,524	-
96400	Bad debt - tenant rents	-	-	-	48,557	48,557	-	9,299	9,299	-
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	-	-	-	57,294	57,294	-	26,939	26,939	-
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	2,214	2,214	-	53,073	53,073	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	-	-	-	2,214	2,214	-	53,073	53,073	-
96900	Total Operating Expenses	344,580	344,580	-	4,659,824	4,455,372	204,452	1,928,832	1,779,637	149,195
97000	Excess Revenue Over Operating Expenses	(344,396)	(344,396)	-	(3,586,758)	(3,382,306)	(204,452)	(1,568,498)	(1,419,303)	(149,195)
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	-	-	-	10,000	10,000	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	-	1,042,115	1,042,115	-	722,118	722,118	-
97500	Fraud losses	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-
90000	Total Expenses	344,580	344,580	-	5,711,939	5,507,487	204,452	2,650,950	2,501,755	149,195

Public Housing Income Statement										
Line Item No.	Description	AMP 901	Operating Fund Program	Capital Fund Program	AMP 902	Operating Fund Program	Capital Fund Program	AMP 904	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	265,666	265,666		3,640,356	3,435,904	204,452	1,812,274	1,663,079	149,195
10020	Operating transfer out	-			-	-		-	-	
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			25,094	20,246	4,848	268,151	268,151	
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	265,666	265,666	-	3,665,450	3,456,150	209,300	2,080,425	1,931,230	149,195
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(78,730)	(78,730)	-	(973,423)	(978,271)	4,848	(210,191)	(210,191)	-
11020	Required Annual Debt Principal Payments	-	-		19,577	19,577		468,899	468,899	
11030	Beginning equity	2,928,921	2,928,921	-	8,150,350	6,764,213	1,386,137	2,453,507	2,453,507	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	-	-	-	-	-	-	-		
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	-	-		4,928	4,928		1,704	1,704	
11210	Unit Months Leased	-	-		4,773	4,773		1,666	1,666	
11270	Excess Cash	57,614	57,614		1,004,198	1,004,198		-	-	
11610	Land Purchases	-	-		-			-		
11620	Building Purchases	-	-		4,848	-	4,848	251,818	251,818	
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			20,246	20,246	-	16,333	16,333	
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 905	Operating Fund Program	Capital Fund Program	AMP 907	Operating Fund Program	Capital Fund Program	AMP 909	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	540,881	540,881		-	-		1,524,885	1,524,885	
70400	Tenant revenue - other	4,567	4,567		-			5,866	5,866	
70500	Total Tenant Revenue	545,448	545,448	-	-	-	-	1,530,751	1,530,751	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	2,724	2,724		-			8,232	8,232	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	9,013	9,013		-			25,174	25,174	
71500	Other revenue	63,172	63,172		-			820,665	820,665	
71600	Gain or loss on sale of capital assets	-	-		-			-	-	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	620,357	620,357	-	-	-	-	2,384,822	2,384,822	-
91100	Administrative salaries	100,631	100,631		-			180,667	180,667	
91200	Auditing fees	1,765	1,765		-			2,450	2,450	
91300	Management Fee	324,074	229,018	95,056	-			676,363	486,985	189,378
91310	Book-Keeping Fee	22,013	22,013		-			46,808	46,808	
91400	Advertising and Marketing	586	586		-			4,445	4,445	
91500	Employee benefit contributions - administrative	49,528	49,528		-			89,839	89,839	
91600	Office Expenses	45,330	45,330		-			100,310	100,310	
91700	Legal Expense	52,845	52,845		-			208,752	208,752	
91800	Travel	2,330	2,330		-			1,732	1,732	
91810	Allocated Overhead	-	-		-			-		
91900	Other	398,161	365,895	32,266	-			815,175	717,038	98,137
91000	Total Operating-Administrative	997,263	869,941	127,322	-	-	-	2,126,541	1,839,026	287,515
92000	Asset Management Fee	32,640	32,640		-			64,560	64,560	
92100	Tenant services - salaries	70,038	70,038	-	-			133,072	133,072	-
92200	Relocation Costs	4,253	4,253		-			5,443	5,443	
92300	Employee benefit contributions - tenant services	29,050	29,050	-	-			55,196	55,196	-
92400	Tenant services - other	83,362	83,362	-	-			163,462	163,462	-
92500	Total Tenant Services	186,703	186,703	-	-	-	-	357,173	357,173	-
93100	Water	30,519	30,519		-			1,001,367	1,001,367	
93200	Electricity	154,227	154,227		-			559,001	559,001	
93300	Gas	103,557	103,557		-			154,827	154,827	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	38,642	38,642		-			1,576,412	1,576,412	
93700	Employee benefit contributions - utilities	-			-	-		-	-	
93750	HAP Portability-In	-			-	-		-	-	
93800	Other utilities expense	10,591	10,591		-			21,267	21,267	
93000	Total Utilities	337,536	337,536	-	-	-	-	3,312,874	3,312,874	-

Public Housing Income Statement										
Line Item No.	Description	AMP 905	Operating Fund Program	Capital Fund Program	AMP 907	Operating Fund Program	Capital Fund Program	AMP 909	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	116,347	116,347		-			485,029	485,029	
94200	Ordinary maintenance and operations - materials and other	172,539	172,539		-			436,037	436,037	
94300	Ordinary Maintenance and Operations Contracts	653,914	653,914	-	-	-	-	2,175,189	2,175,189	-
94500	Employee benefit contribution - ordinary maintenance	43,623	43,623		-			185,554	185,554	
94000	Total Maintenance	986,423	986,423	-	-	-	-	3,281,809	3,281,809	-
95100	Protective services - labor	20,539	20,539		-			36,970	36,970	
95200	Protective services - other contract costs	118,087	118,087	-	-			888,839	888,839	-
95300	Protective services - other	40,200	40,200	-	-			85,979	85,979	-
95500	Employee benefit contributions - protective services	5,352	5,352		-			9,633	9,633	
95000	Total Protective Services	184,178	184,178	-	-	-	-	1,021,421	1,021,421	-
96110	Property Insurance	18,995	18,995		-			115,652	115,652	
96120	Liability Insurance	17,936	17,936		-			36,143	36,143	
96130	Workmen's Compensation	10,721	10,721		-			29,097	29,097	
96140	All other Insurance	5,137	5,137		-			14,437	14,437	
96100	Total insurance Premiums	52,789	52,789	-	-	-	-	195,329	195,329	-
96200	Other general expenses	6,420	6,420		-			38,319	38,319	
96210	Compensated absences	-	-		-			928	928	
96300	Payments in lieu of taxes	2,893	2,893		-			-	-	
96400	Bad debt - tenant rents	44,232	44,232		-			61,458	61,458	
96500	Bad debt - mortgages	-			-	-		-	-	
96600	Bad debt - other	-			-	-		-	-	
96800	Severance expense	-			-	-		-	-	
96000	Total Other General Expenses	53,545	53,545	-	-	-	-	100,705	100,705	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-	-	
96720	Interest on Notes Payable (Short and Long Term)	3,970	3,970		-			136,306	136,306	
96730	Amortization of Bond Issue Costs	-			-			-	-	
96700	Interest expense and Amortization cost	3,970	3,970	-	-	-	-	136,306	136,306	-
96900	Total Operating Expenses	2,835,047	2,707,725	127,322	-	-	-	10,596,718	10,309,203	287,515
97000	Excess Revenue Over Operating Expenses	(2,214,690)	(2,087,368)	(127,322)	-	-	-	(8,211,896)	(7,924,381)	(287,515)
97100	Extraordinary maintenance	2,549	2,549	-	-			399,438	152,237	247,201
97200	Casualty losses- Non-capitalized	-			-	-		2,576	2,576	
97300	Housing assistance payments	-			-			-	-	
97400	Depreciation expense	383,935	383,935		-			3,562,259	3,562,259	
97500	Fraud losses	-			-			-	-	
97800	Dwelling units rent expense	-			-			-	-	
90000	Total Expenses	3,221,531	3,094,209	127,322	-	-	-	14,560,991	14,026,275	534,716

Public Housing Income Statement										
Line Item No.	Description	AMP 905	Operating Fund Program	Capital Fund Program	AMP 907	Operating Fund Program	Capital Fund Program	AMP 909	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	2,618,120	2,490,798	127,322	-			10,340,403	9,805,688	534,715
10020	Operating transfer out	-	-	-	-			-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	55,247		55,247	-			1,760,556	375,697	1,384,859
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	2,673,367	2,490,798	182,569	-	-	-	12,100,959	10,181,385	1,919,574
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	72,193	16,946	55,247	-	-	-	(75,210)	(1,460,068)	1,384,858
11020	Required Annual Debt Principal Payments	33,364	33,364		-	-		1,206,002	1,206,002	
11030	Beginning equity	3,254,553	3,254,553	-	-	-	-	15,850,451	15,478,954	371,497
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	-	-	-	-	-		-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	2,935	2,935		-			6,241	6,241	
11210	Unit Months Leased	2,681	2,681		-			6,082	6,082	
11270	Excess Cash	224,366	224,366		-	-		351,994	351,994	
11610	Land Purchases	-			-			-		
11620	Building Purchases	55,247		55,247	-			1,724,766	339,907	1,384,859
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-	-		-			35,790	35,790	
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 911	Operating Fund Program	Capital Fund Program	AMP 912	Operating Fund Program	Capital Fund Program	AMP 914	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-			-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	-			-	-		-		
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-			-	-		-		
71500	Other revenue	-			-			-		
71600	Gain or loss on sale of capital assets	-			-			-		
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	-	-	-	-	-	-	-	-	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	-			-	-		-		
91310	Book-Keeping Fee	-	-		-			-		
91400	Advertising and Marketing	-	-		-			-		
91500	Employee benefit contributions - administrative	-	-		-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-			-	-		-		
91800	Travel	-			-		-	-		
91810	Allocated Overhead	-			-			-		
91900	Other	-			-	-		-		
91000	Total Operating-Administrative	-	-	-	-	-	-	-	-	-
92000	Asset Management Fee	-			-			-		
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-	-		-		
92400	Tenant services - other	-			-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-		
93300	Gas	-			-			-		
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-	-		-		
93750	HAP Portability-In	-			-	-		-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 911	Operating Fund Program	Capital Fund Program	AMP 912	Operating Fund Program	Capital Fund Program	AMP 914	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-	-		-	-		-	-	
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-	-		-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-	-		-			-		
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	-			-			-		
96210	Compensated absences	-			-	-		-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-	-		-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	-	-	-	-	-	-	-	-	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	-	-	-	-	-	-	-	-	-
97000	Excess Revenue Over Operating Expenses	-	-	-	-	-	-	-	-	-
97100	Extraordinary maintenance	-			-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 911	Operating Fund Program	Capital Fund Program	AMP 912	Operating Fund Program	Capital Fund Program	AMP 914	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	-			-	-		-		
10020	Operating transfer out	-	-		-	-		-		
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			-			-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	-	-	-	-	-	-	-	-	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	-	-	-	-	-	-	-	-	-
11020	Required Annual Debt Principal Payments	-	-		-	-		-	-	
11030	Beginning equity	-			-	-	-	-	-	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	-	-	-	-			-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	-	-		-			-	-	
11210	Unit Months Leased	-	-		-			-	-	
11270	Excess Cash	-	-		-	-		-	-	
11610	Land Purchases	-			-			-		
11620	Building Purchases	-			-			-		
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-		-	-		
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 915	Operating Fund Program	Capital Fund Program	AMP 917	Operating Fund Program	Capital Fund Program	AMP 920	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	365,115	365,115		664,491	664,491		326,465	326,465	
70400	Tenant revenue - other	1,682	1,682		1,445	1,445		12,743	12,743	
70500	Total Tenant Revenue	366,797	366,797	-	665,936	665,936	-	339,208	339,208	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-	-	
71100	Investment income - unrestricted	804	804		1,294	1,294		2,237	2,237	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-			1,451	1,451		10,659	10,659	
71500	Other revenue	23,274	23,274		7,965	7,965		41,994	41,994	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	390,875	390,875	-	676,646	676,646	-	394,098	394,098	-
91100	Administrative salaries	49,809	49,809		100,693	100,693		63,241	63,241	
91200	Auditing fees	1,372	1,372		1,626	1,626		1,383	1,383	
91300	Management Fee	156,037	112,363	43,674	272,442	197,572	74,870	160,554	117,981	42,573
91310	Book-Keeping Fee	10,800	10,800		18,990	18,990		11,340	11,340	
91400	Advertising and Marketing	988	988		1,609	1,609		2,634	2,634	
91500	Employee benefit contributions - administrative	29,430	29,430		46,633	46,633		20,789	20,789	
91600	Office Expenses	25,817	25,817		34,554	34,554		28,530	28,530	
91700	Legal Expense	16,100	16,100		14,178	14,178		41,340	41,340	
91800	Travel	-	-		469	469		-	-	
91810	Allocated Overhead	-	-		-	-		-	-	
91900	Other	197,911	135,808	62,103	253,889	237,266	16,623	231,196	214,790	16,406
91000	Total Operating-Administrative	488,264	382,487	105,777	745,083	653,590	91,493	561,007	502,028	58,979
92000	Asset Management Fee	14,400	14,400		25,320	25,320		15,120	15,120	
92100	Tenant services - salaries	28,015	28,015	-	56,030	56,030	-	35,019	35,019	-
92200	Relocation Costs	1,785	1,785		2,973	2,973		580	580	
92300	Employee benefit contributions - tenant services	11,620	11,620	-	23,240	23,240	-	14,525	14,525	-
92400	Tenant services - other	32,228	32,228	-	62,148	62,148	-	44,418	44,418	-
92500	Total Tenant Services	73,648	73,648	-	144,391	144,391	-	94,542	94,542	-
93100	Water	21,394	21,394		28,584	28,584		73,898	73,898	
93200	Electricity	60,239	60,239		119,257	119,257		154,299	154,299	
93300	Gas	54,101	54,101		80,298	80,298		22,060	22,060	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	30,294	30,294		43,319	43,319		5,721	5,721	
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-	-	
93800	Other utilities expense	4,879	4,879		8,715	8,715		5,129	5,129	
93000	Total Utilities	170,907	170,907	-	280,173	280,173	-	261,107	261,107	-

Public Housing Income Statement										
Line Item No.	Description	AMP 915	Operating Fund Program	Capital Fund Program	AMP 917	Operating Fund Program	Capital Fund Program	AMP 920	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	48,727	48,727		98,849	98,849		133,413	133,413	
94200	Ordinary maintenance and operations - materials and other	72,462	72,462		195,192	195,192		109,449	109,449	
94300	Ordinary Maintenance and Operations Contracts	281,162	281,162	-	597,476	597,476	-	940,548	940,548	-
94500	Employee benefit contribution - ordinary maintenance	18,263	18,263		29,759	29,759		72,668	72,668	-
94000	Total Maintenance	420,614	420,614	-	921,276	921,276	-	1,256,078	1,256,078	-
95100	Protective services - labor	8,216	8,216		16,431	16,431		10,270	10,270	
95200	Protective services - other contract costs	191,994	191,994	-	195,578	195,578	-	139,936	139,936	-
95300	Protective services - other	31,398	31,398	-	73,371	73,371	-	57,841	57,841	-
95500	Employee benefit contributions - protective services	2,141	2,141		4,281	4,281		2,676	2,676	
95000	Total Protective Services	233,749	233,749	-	289,661	289,661	-	210,723	210,723	-
96110	Property Insurance	11,924	11,924		7,923	7,923		25,381	25,381	
96120	Liability Insurance	6,525	6,525		11,433	11,433		8,752	8,752	
96130	Workmen's Compensation	2,700	2,700		6,970	6,970		5,750	5,750	
96140	All other Insurance	2,277	2,277		4,008	4,008		3,637	3,637	
96100	Total insurance Premiums	23,426	23,426	-	30,334	30,334	-	43,520	43,520	-
96200	Other general expenses	1,057	1,057		1,104	1,104		14,503	14,503	
96210	Compensated absences	-	-		902	902		-	-	
96300	Payments in lieu of taxes	2,830	2,830		5,744	5,744		751	751	
96400	Bad debt - tenant rents	6,407	6,407		3,953	3,953		30,657	30,657	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	Total Other General Expenses	10,294	10,294	-	11,703	11,703	-	45,911	45,911	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	3,503	3,503		2,773	2,773		46,178	46,178	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	3,503	3,503	-	2,773	2,773	-	46,178	46,178	-
96900	Total Operating Expenses	1,438,805	1,333,028	105,777	2,450,714	2,359,221	91,493	2,534,186	2,475,207	58,979
97000	Excess Revenue Over Operating Expenses	(1,047,930)	(942,153)	(105,777)	(1,774,068)	(1,682,575)	(91,493)	(2,140,088)	(2,081,109)	(58,979)
97100	Extraordinary maintenance	-	-		-	-		-	-	
97200	Casualty losses- Non-capitalized	21	21		-	-		-	-	
97300	Housing assistance payments	-	-		-	-		-	-	
97400	Depreciation expense	435,107	435,107		251,952	251,952		827,593	827,593	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	1,873,933	1,768,156	105,777	2,702,666	2,611,173	91,493	3,361,779	3,302,800	58,979

Public Housing Income Statement										
Line Item No.	Description	AMP 915	Operating Fund Program	Capital Fund Program	AMP 917	Operating Fund Program	Capital Fund Program	AMP 920	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	1,096,576	990,798	105,778	1,846,747	1,755,254	91,493	2,616,827	2,557,848	58,979
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	6,499	-	6,499	205,110	205,110	-	8,463	-	8,463
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	1,103,075	990,798	112,277	2,051,857	1,960,364	91,493	2,625,290	2,557,848	67,442
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(379,983)	(386,483)	6,500	25,837	25,837	-	(342,391)	(350,854)	8,463
11020	Required Annual Debt Principal Payments	30,952	30,952	-	24,496	24,496	-	407,990	407,990	-
11030	Beginning equity	1,630,851	1,549,536	81,315	1,355,742	1,355,742	-	2,552,824	2,446,933	105,891
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,440	1,440	-	2,532	2,532	-	1,512	1,512	-
11210	Unit Months Leased	1,368	1,368	-	2,459	2,459	-	1,444	1,444	-
11270	Excess Cash	64,441	64,441	-	131,483	131,483	-	56,542	56,542	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	6,499	-	6,499	-	-	-	8,463	-	8,463
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	205,110	205,110	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 922	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program	AMP 931	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	335,088	335,088		-			209,205	209,205	
70400	Tenant revenue - other	3,869	3,869	-				1,749	1,749	
70500	Total Tenant Revenue	338,957	338,957	-	-	-	-	210,954	210,954	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	1,110	1,110		-			462	462	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	1,680	1,680		-			-	-	
71500	Other revenue	23,166	23,166		-			28,590	28,590	
71600	Gain or loss on sale of capital assets	-	-		-			-	-	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	364,913	364,913	-	-	-	-	240,006	240,006	-
91100	Administrative salaries	109,018	109,018		-			68,799	68,799	
91200	Auditing fees	1,454	1,454		-			1,235	1,235	
91300	Management Fee	195,911	142,327	53,584	-			86,959	62,736	24,223
91310	Book-Keeping Fee	13,680	13,680		-			6,030	6,030	
91400	Advertising and Marketing	499	499		-			1,181	1,181	
91500	Employee benefit contributions - administrative	42,661	42,661		-			19,852	19,852	
91600	Office Expenses	17,291	17,291		-			14,821	14,821	
91700	Legal Expense	84,120	84,120		-			18,040	18,040	
91800	Travel	1,953	1,953		-			280	280	
91810	Allocated Overhead	-	-		-			-	-	
91900	Other	211,643	177,250	34,393	-			129,171	114,210	14,961
91000	Total Operating-Administrative	678,230	590,253	87,977	-	-	-	346,368	307,184	39,184
92000	Asset Management Fee	18,600	18,600		-			8,040	8,040	
92100	Tenant services - salaries	35,019	35,019	-	-			14,008	14,008	-
92200	Relocation Costs	215	215		-			550	550	
92300	Employee benefit contributions - tenant services	14,525	14,525	-	-			5,810	5,810	-
92400	Tenant services - other	39,870	39,870	-	-			18,164	18,164	-
92500	Total Tenant Services	89,629	89,629	-	-	-	-	38,532	38,532	-
93100	Water	184,597	184,597		-			15,654	15,654	
93200	Electricity	8,143	8,143		-			35,063	35,063	
93300	Gas	7,345	7,345		-			18,761	18,761	
93400	Fuel	-			-			-	-	
93500	Labor	-			-			-	-	
93600	Sewer	181,734	181,734		-			21,471	21,471	
93700	Employee benefit contributions - utilities	-			-			-	-	
93750	HAP Portability-In	-			-			-	-	
93800	Other utilities expense	-			-			2,794	2,794	
93000	Total Utilities	381,819	381,819	-	-	-	-	93,743	93,743	-

Public Housing Income Statement										
Line Item No.	Description	AMP 922	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program	AMP 931	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	100,673	100,673		-			45,748	45,748	
94200	Ordinary maintenance and operations - materials and other	79,107	79,107		-			62,113	62,113	
94300	Ordinary Maintenance and Operations Contracts	723,030	723,030	-	-	-	-	152,231	152,231	-
94500	Employee benefit contribution - ordinary maintenance	38,830	38,830		-	-		23,472	23,472	
94000	Total Maintenance	941,640	941,640	-	-	-	-	283,564	283,564	-
95100	Protective services - labor	12,324	12,324		-			6,162	6,162	
95200	Protective services - other contract costs	5,375	5,375	-	-			144,928	144,928	-
95300	Protective services - other	19,617	19,617	-	-			21,322	21,322	-
95500	Employee benefit contributions - protective services	3,211	3,211		-			1,606	1,606	
95000	Total Protective Services	40,527	40,527	-	-	-	-	174,018	174,018	-
96110	Property Insurance	40,010	40,010		-			4,475	4,475	
96120	Liability Insurance	12,903	12,903		-			4,331	4,331	
96130	Workmen's Compensation	9,003	9,003		-			4,918	4,918	
96140	All other Insurance	2,927	2,927		-			1,277	1,277	
96100	Total insurance Premiums	64,843	64,843	-	-	-	-	15,001	15,001	-
96200	Other general expenses	3,200	3,200		-			1,933	1,933	
96210	Compensated absences	-	-		-			-	-	
96300	Payments in lieu of taxes	-	-		-			1,734	1,734	
96400	Bad debt - tenant rents	10,158	10,158		-			3,628	3,628	
96500	Bad debt - mortgages	-	-		-			-	-	
96600	Bad debt - other	-	-		-			-	-	
96800	Severance expense	-	-		-			-	-	
96000	Total Other General Expenses	13,358	13,358	-	-	-	-	7,295	7,295	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			5,913	5,913	
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	5,913	5,913	-
96900	Total Operating Expenses	2,228,646	2,140,669	87,977	-	-	-	972,474	933,290	39,184
97000	Excess Revenue Over Operating Expenses	(1,863,733)	(1,775,756)	(87,977)	-	-	-	(732,468)	(693,284)	(39,184)
97100	Extraordinary maintenance	3,160	3,160	-	-			9,358	9,358	
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	166,435	166,435		-			311,817	311,817	
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	2,398,241	2,310,264	87,977	-	-	-	1,293,649	1,254,465	39,184

Public Housing Income Statement										
Line Item No.	Description	AMP 922	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program	AMP 931	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	1,984,367	1,896,390	87,977	-			757,201	718,017	39,184
10020	Operating transfer out	-	-	-	-			-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	95,907		95,907	-			-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	2,080,274	1,896,390	183,884	-	-	-	757,201	718,017	39,184
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	46,946	(48,961)	95,907	-	-	-	(296,442)	(296,442)	-
11020	Required Annual Debt Principal Payments	-	-		-	-	-	371,195	371,195	
11030	Beginning equity	3,968,893	3,955,280	13,613	-	-	-	1,761,025	1,761,025	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,824	1,824		-			804	804	
11210	Unit Months Leased	1,787	1,787		-			791	791	
11270	Excess Cash	683,688	683,688		-	-		9,849,705	9,849,705	
11610	Land Purchases	-			-			-		
11620	Building Purchases	95,907	-	95,907	-			-		-
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-			-	-	
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 932	Operating Fund Program	Capital Fund Program	AMP 933	Operating Fund Program	Capital Fund Program	AMP 939	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	469,045	469,045		307,338	307,338		341,011	341,011	
70400	Tenant revenue - other	21,344	21,344		1,682	1,682		962	962	
70500	Total Tenant Revenue	490,389	490,389	-	309,020	309,020	-	341,973	341,973	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	1,072	1,072		673	673		1,444	1,444	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-	-		-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	258	258		-	-		1,614	1,614	
71500	Other revenue	32,452	32,452		12,725	12,725		12,178	12,178	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	524,171	524,171	-	322,418	322,418	-	357,209	357,209	-
91100	Administrative salaries	51,093	51,093		47,014	47,014		36,122	36,122	
91200	Auditing fees	1,399	1,399		1,306	1,306		1,388	1,388	
91300	Management Fee	168,337	121,727	46,610	126,427	90,827	35,600	162,031	116,889	45,142
91310	Book-Keeping Fee	11,700	11,700		8,730	8,730		11,235	11,235	
91400	Advertising and Marketing	3,015	3,015		4,885	4,885		449	449	
91500	Employee benefit contributions - administrative	24,380	24,380		15,462	15,462		20,636	20,636	
91600	Office Expenses	21,689	21,689		14,226	14,226		6,997	6,997	
91700	Legal Expense	77,211	77,211		45,707	45,707		222,876	222,876	
91800	Travel	280	280		280	280		-	-	
91810	Allocated Overhead	-	-		-	-		-	-	
91900	Other	192,431	166,555	25,876	168,551	143,618	24,933	196,341	167,350	28,991
91000	Total Operating-Administrative	551,535	479,049	72,486	432,588	372,055	60,533	658,075	583,942	74,133
92000	Asset Management Fee	15,600	15,600		11,640	11,640		16,180	16,180	
92100	Tenant services - salaries	35,019	35,019	-	28,015	28,015	-	35,019	35,019	-
92200	Relocation Costs	1,855	1,855		250	250		216,775	216,775	
92300	Employee benefit contributions - tenant services	14,525	14,525	-	11,620	11,620	-	14,525	14,525	-
92400	Tenant services - other	41,168	41,168	-	33,832	33,832	-	43,467	43,467	-
92500	Total Tenant Services	92,567	92,567	-	73,717	73,717	-	309,786	309,786	-
93100	Water	62,948	62,948		24,528	24,528		23,630	23,630	
93200	Electricity	138,337	138,337		77,986	77,986		19,756	19,756	
93300	Gas	88,054	88,054		29,104	29,104		18,369	18,369	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	80,193	80,193		31,907	31,907		24,318	24,318	
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-	-		-			-	-	
93800	Other utilities expense	5,254	5,254		3,961	3,961		-		
93000	Total Utilities	374,786	374,786	-	167,486	167,486	-	86,073	86,073	-

Public Housing Income Statement										
Line Item No.	Description	AMP 932	Operating Fund Program	Capital Fund Program	AMP 933	Operating Fund Program	Capital Fund Program	AMP 939	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	91,737	91,737		36,468	36,468		99,380	99,380	
94200	Ordinary maintenance and operations - materials and other	82,856	82,856		62,576	62,576		115,783	115,783	
94300	Ordinary Maintenance and Operations Contracts	674,608	674,608	-	283,574	283,574	-	1,195,139	1,195,139	-
94500	Employee benefit contribution - ordinary maintenance	29,914	29,914		29,981	29,981		56,260	56,260	
94000	Total Maintenance	879,115	879,115	-	412,599	412,599	-	1,466,562	1,466,562	-
95100	Protective services - labor	10,270	10,270		8,216	8,216		10,270	10,270	
95200	Protective services - other contract costs	126,014	126,014	-	145,798	145,798	-	136,096	136,096	-
95300	Protective services - other	23,730	23,730	-	17,652	17,652	-	8,305	8,305	-
95500	Employee benefit contributions - protective services	2,676	2,676		2,141	2,141		2,676	2,676	
95000	Total Protective Services	162,690	162,690	-	173,807	173,807	-	157,347	157,347	-
96110	Property Insurance	12,251	12,251		7,623	7,623		11,714	11,714	
96120	Liability Insurance	8,479	8,479		5,934	5,934		6,128	6,128	
96130	Workmen's Compensation	6,747	6,747		2,091	2,091		8,296	8,296	
96140	All other Insurance	2,478	2,478		1,841	1,841		4,759	4,759	
96100	Total insurance Premiums	29,955	29,955	-	17,489	17,489	-	30,897	30,897	-
96200	Other general expenses	1,331	1,331		1,108	1,108		624	624	
96210	Compensated absences	-	-	-	-	-	-	2,112	2,112	
96300	Payments in lieu of taxes	1,135	1,135		2,138	2,138		3,730	3,730	
96400	Bad debt - tenant rents	25,680	25,680		2,308	2,308		8,054	8,054	
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	
96600	Bad debt - other	-	-	-	-	-	-	-	-	
96800	Severance expense	-	-	-	-	-	-	-	-	
96000	Total Other General Expenses	28,146	28,146	-	5,554	5,554	-	14,520	14,520	-
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	
96720	Interest on Notes Payable (Short and Long Term)	1,715	1,715		-	-		1,439	1,439	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	1,715	1,715	-	-	-	-	1,439	1,439	-
96900	Total Operating Expenses	2,136,109	2,063,623	72,486	1,294,880	1,234,347	60,533	2,740,879	2,666,746	74,133
97000	Excess Revenue Over Operating Expenses	(1,611,938)	(1,539,452)	(72,486)	(972,462)	(911,929)	(60,533)	(2,383,670)	(2,309,537)	(74,133)
97100	Extraordinary maintenance	9,931	9,931	-	9,358	9,358		-	-	
97200	Casualty losses- Non-capitalized	-	-	-	-	-		-	-	
97300	Housing assistance payments	-	-	-	-	-		-	-	
97400	Depreciation expense	490,208	490,208		583,630	583,630		359,049	359,049	
97500	Fraud losses	-	-	-	-	-		-	-	
97800	Dwelling units rent expense	-	-	-	-	-		-	-	
90000	Total Expenses	2,636,248	2,563,762	72,486	1,887,868	1,827,335	60,533	3,099,928	3,025,795	74,133

Public Housing Income Statement										
Line Item No.	Description	AMP 932	Operating Fund Program	Capital Fund Program	AMP 933	Operating Fund Program	Capital Fund Program	AMP 939	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	1,390,180	1,317,694	72,486	937,357	876,824	60,533	4,421,429	4,347,296	74,133
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	291,920	242,301	49,619	40,078	6,356	33,722	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	1,682,100	1,559,995	122,105	977,435	883,180	94,255	4,421,429	4,347,296	74,133
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(429,977)	(479,596)	49,619	(588,015)	(621,737)	33,722	1,678,710	1,678,710	-
11020	Required Annual Debt Principal Payments	107,689	107,689	-	-	-	-	12,716	12,716	-
11030	Beginning equity	3,777,394	3,777,394	-	4,164,856	4,092,239	72,617	6,598,659	6,598,659	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,560	1,560	-	1,164	1,164	-	1,498	1,498	-
11210	Unit Months Leased	1,523	1,523	-	1,126	1,126	-	1,395	1,395	-
11270	Excess Cash	-	-	-	-	-	-	-	-	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	285,086	235,467	49,619	40,078	6,356	33,722	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	6,833	6,833	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 940	Operating Fund Program	Capital Fund Program	AMP 941	Operating Fund Program	Capital Fund Program	AMP 944	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	113,887	113,887		259,370	259,370		165,944	165,944	
70400	Tenant revenue - other	-	-	-	939	939		-	-	-
70500	Total Tenant Revenue	113,887	113,887	-	260,309	260,309	-	165,944	165,944	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	314	314		693	693		395	395	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-	-		965	965		-	-	
71500	Other revenue	561	561		51,611	51,611		3,565	3,565	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	114,762	114,762	-	313,578	313,578	-	169,904	169,904	-
91100	Administrative salaries	17,713	17,713		51,525	51,525		28,216	28,216	
91200	Auditing fees	1,132	1,132		1,328	1,328		1,216	1,216	
91300	Management Fee	39,101	28,091	11,010	134,371	97,303	37,068	77,469	56,182	21,287
91310	Book-Keeping Fee	2,700	2,700		9,353	9,353		5,400	5,400	
91400	Advertising and Marketing	1,413	1,413		2,136	2,136		1,567	1,567	
91500	Employee benefit contributions - administrative	7,213	7,213		21,093	21,093		9,339	9,339	
91600	Office Expenses	6,488	6,488		15,849	15,849		7,494	7,494	
91700	Legal Expense	4,993	4,993		12,309	12,309		4,140	4,140	
91800	Travel	280	280		280	280		-	-	
91810	Allocated Overhead	-	-		-	-		-	-	
91900	Other	46,852	42,922	3,930	250,485	143,062	107,423	128,150	83,122	45,028
91000	Total Operating-Administrative	127,885	112,945	14,940	498,729	354,238	144,491	262,991	196,676	66,315
92000	Asset Management Fee	3,600	3,600		12,480	12,480		7,200	7,200	
92100	Tenant services - salaries	7,004	7,004	-	28,015	28,015	-	14,008	14,008	-
92200	Relocation Costs	-	-		974	974		215	215	
92300	Employee benefit contributions - tenant services	2,905	2,905	-	11,620	11,620	-	5,810	5,810	-
92400	Tenant services - other	8,463	8,463	-	33,179	33,179	-	16,993	16,993	-
92500	Total Tenant Services	18,372	18,372	-	73,788	73,788	-	37,026	37,026	-
93100	Water	12,771	12,771		37,196	37,196		22,011	22,011	
93200	Electricity	32,388	32,388		46,333	46,333		21,818	21,818	
93300	Gas	3,294	3,294		20,509	20,509		9,729	9,729	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	6,495	6,495		56,300	56,300		31,849	31,849	
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	1,251	1,251		4,045	4,045		2,502	2,502	
93000	Total Utilities	56,199	56,199	-	164,383	164,383	-	87,909	87,909	-

Public Housing Income Statement										
Line Item No.	Description	AMP 940	Operating Fund Program	Capital Fund Program	AMP 941	Operating Fund Program	Capital Fund Program	AMP 944	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-	-	-	45,126	45,126	-	45,565	45,565	-
94200	Ordinary maintenance and operations - materials and other	32,683	32,683	-	59,329	59,329	-	50,624	50,624	-
94300	Ordinary Maintenance and Operations Contracts	91,614	91,614	-	330,039	330,039	-	169,689	169,689	-
94500	Employee benefit contribution - ordinary maintenance	-	-	-	28,525	28,525	-	27,508	27,508	-
94000	Total Maintenance	124,297	124,297	-	463,019	463,019	-	293,386	293,386	-
95100	Protective services - labor	2,054	2,054	-	8,216	8,216	-	4,108	4,108	-
95200	Protective services - other contract costs	135,803	135,803	-	77,523	77,523	-	143,905	143,905	-
95300	Protective services - other	18,438	18,438	-	32,166	32,166	-	23,249	23,249	-
95500	Employee benefit contributions - protective services	535	535	-	2,141	2,141	-	1,070	1,070	-
95000	Total Protective Services	156,830	156,830	-	120,046	120,046	-	172,332	172,332	-
96110	Property Insurance	3,081	3,081	-	7,490	7,490	-	3,729	3,729	-
96120	Liability Insurance	1,608	1,608	-	5,667	5,667	-	3,247	3,247	-
96130	Workmen's Compensation	8	8	-	9,701	9,701	-	1,961	1,961	-
96140	All other Insurance	569	569	-	1,975	1,975	-	1,138	1,138	-
96100	Total insurance Premiums	5,266	5,266	-	24,833	24,833	-	10,075	10,075	-
96200	Other general expenses	659	659	-	454	454	-	172	172	-
96210	Compensated absences	-	-	-	4,257	4,257	-	4,031	4,031	-
96300	Payments in lieu of taxes	867	867	-	1,425	1,425	-	1,130	1,130	-
96400	Bad debt - tenant rents	424	424	-	4,389	4,389	-	2,100	2,100	-
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	1,950	1,950	-	10,525	10,525	-	7,433	7,433	-
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	2,184	2,184	-	1,504	1,504	-	460	460	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	2,184	2,184	-	1,504	1,504	-	460	460	-
96900	Total Operating Expenses	496,583	481,643	14,940	1,369,307	1,224,816	144,491	878,812	812,497	66,315
97000	Excess Revenue Over Operating Expenses	(381,821)	(366,881)	(14,940)	(1,055,729)	(911,238)	(144,491)	(708,908)	(642,593)	(66,315)
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	714,882	714,882	-	265,813	265,813	-	176,221	176,221	-
97500	Fraud losses	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-
90000	Total Expenses	1,211,465	1,196,525	14,940	1,635,120	1,490,629	144,491	1,055,033	988,718	66,315

Public Housing Income Statement										
Line Item No.	Description	AMP 940	Operating Fund Program	Capital Fund Program	AMP 941	Operating Fund Program	Capital Fund Program	AMP 944	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	396,160	381,220	14,940	1,076,521	932,030	144,491	669,695	603,380	66,315
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	2,580,465	2,580,465	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	396,160	381,220	14,940	3,656,986	3,512,495	144,491	669,695	603,380	66,315
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(700,543)	(700,543)	-	2,335,444	2,335,444	-	(215,434)	(215,434)	-
11020	Required Annual Debt Principal Payments	19,293	19,293	-	13,288	13,288	-	4,065	4,065	-
11030	Beginning equity	3,592,127	3,592,127	-	1,093,009	1,066,638	26,371	912,996	912,996	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	360	360	-	1,247	1,247	-	720	720	-
11210	Unit Months Leased	358	358	-	1,178	1,178	-	711	711	-
11270	Excess Cash	-	-	-	-	-	-	-	-	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	2,580,465	2,580,465	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 945	Operating Fund Program	Capital Fund Program	AMP 946	Operating Fund Program	Capital Fund Program	AMP 947	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	213,718	213,718		193,762	193,762		87,426	87,426	
70400	Tenant revenue - other	124	124		135	135		115	115	
70500	Total Tenant Revenue	213,842	213,842	-	193,897	193,897	-	87,541	87,541	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	583	583		448	448		379	379	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-	-		-	-		-	-	
71500	Other revenue	7,031	7,031		28,062	28,062		3,345	3,345	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	221,456	221,456	-	222,407	222,407	-	91,265	91,265	-
91100	Administrative salaries	23,128	23,128		24,181	24,181		17,713	17,713	
91200	Auditing fees	1,238	1,238		1,230	1,230		1,132	1,132	
91300	Management Fee	90,057	65,467	24,590	84,922	61,800	23,122	39,670	29,027	10,643
91310	Book-Keeping Fee	6,293	6,293		5,940	5,940		2,790	2,790	
91400	Advertising and Marketing	1,527	1,527		1,570	1,570		2,053	2,053	
91500	Employee benefit contributions - administrative	9,153	9,153		10,096	10,096		7,213	7,213	
91600	Office Expenses	9,499	9,499		7,630	7,630		4,627	4,627	
91700	Legal Expense	7,723	7,723		5,140	5,140		11,250	11,250	
91800	Travel	-	-		-	-		280	280	
91810	Allocated Overhead	-			-			-		
91900	Other	109,125	90,233	18,892	126,422	87,708	38,714	67,379	44,343	23,036
91000	Total Operating-Administrative	257,743	214,261	43,482	267,131	205,295	61,836	154,107	120,428	33,679
92000	Asset Management Fee	8,400	8,400		7,920	7,920		3,720	3,720	
92100	Tenant services - salaries	21,011	21,011	-	14,008	14,008	-	7,004	7,004	-
92200	Relocation Costs	855	855		243	243		-	-	
92300	Employee benefit contributions - tenant services	8,715	8,715	-	5,810	5,810	-	2,905	2,905	-
92400	Tenant services - other	24,540	24,540	-	17,225	17,225	-	8,472	8,472	-
92500	Total Tenant Services	55,121	55,121	-	37,286	37,286	-	18,381	18,381	-
93100	Water	21,346	21,346		21,937	21,937		10,679	10,679	
93200	Electricity	30,124	30,124		39,994	39,994		13,821	13,821	
93300	Gas	15,727	15,727		15,005	15,005		10,728	10,728	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	26,001	26,001		18,067	18,067		6,081	6,081	
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	2,919	2,919		2,669	2,669		1,251	1,251	
93000	Total Utilities	96,117	96,117	-	97,672	97,672	-	42,560	42,560	-

Public Housing Income Statement										
Line Item No.	Description	AMP 945	Operating Fund Program	Capital Fund Program	AMP 946	Operating Fund Program	Capital Fund Program	AMP 947	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	50,355	50,355		44,795	44,795		50,784	50,784	
94200	Ordinary maintenance and operations - materials and other	48,040	48,040		50,361	50,361		27,874	27,874	
94300	Ordinary Maintenance and Operations Contracts	291,017	291,017	-	219,453	219,453	-	201,044	201,044	-
94500	Employee benefit contribution - ordinary maintenance	23,930	23,930		14,581	14,581		23,267	23,267	
94000	Total Maintenance	413,342	413,342	-	329,190	329,190	-	302,969	302,969	-
95100	Protective services - labor	6,162	6,162		4,108	4,108		2,054	2,054	
95200	Protective services - other contract costs	207,507	207,507	-	144,032	144,032	-	154,515	154,515	-
95300	Protective services - other	25,402	25,402	-	23,892	23,892	-	33,529	33,529	-
95500	Employee benefit contributions - protective services	1,606	1,606		1,070	1,070		534	534	
95000	Total Protective Services	240,677	240,677	-	173,102	173,102	-	190,632	190,632	-
96110	Property Insurance	4,685	4,685		3,971	3,971		2,000	2,000	
96120	Liability Insurance	3,783	3,783		3,569	3,569		2,433	2,433	
96130	Workmen's Compensation	2,177	2,177		1,929	1,929		2,172	2,172	
96140	All other Insurance	1,330	1,330		1,258	1,258		584	584	
96100	Total insurance Premiums	11,975	11,975	-	10,727	10,727	-	7,189	7,189	-
96200	Other general expenses	1,536	1,536		382	382		361	361	
96210	Compensated absences	3,956	3,956		4,490	4,490		643	643	
96300	Payments in lieu of taxes	1,776	1,776		1,432	1,432		676	676	
96400	Bad debt - tenant rents	1,702	1,702		2,550	2,550		758	758	
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	8,970	8,970	-	8,854	8,854	-	2,438	2,438	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	2,083	2,083		1,267	1,267		586	586	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	2,083	2,083	-	1,267	1,267	-	586	586	-
96900	Total Operating Expenses	1,094,428	1,050,946	43,482	933,149	871,313	61,836	722,582	688,903	33,679
97000	Excess Revenue Over Operating Expenses	(872,972)	(829,490)	(43,482)	(710,742)	(648,906)	(61,836)	(631,317)	(597,638)	(33,679)
97100	Extraordinary maintenance	-	-	-	-	-		-	-	
97200	Casualty losses- Non-capitalized	-	-		-	-		-	-	
97300	Housing assistance payments	-	-		-	-		-	-	
97400	Depreciation expense	399,687	399,687		191,182	191,182		173,068	173,068	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	1,494,115	1,450,633	43,482	1,124,331	1,062,495	61,836	895,650	861,971	33,679

Public Housing Income Statement										
Line Item No.	Description	AMP 945	Operating Fund Program	Capital Fund Program	AMP 946	Operating Fund Program	Capital Fund Program	AMP 947	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	832,387	788,905	43,482	720,386	658,550	61,836	669,253	635,574	33,679
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	136,695	136,695	-	205,218	205,218		22,482	22,482	-
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	969,082	925,600	43,482	925,604	863,768	61,836	691,735	658,056	33,679
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(303,577)	(303,577)	-	23,680	23,680	-	(112,650)	(112,650)	-
11020	Required Annual Debt Principal Payments	18,401	18,401	-	11,191	11,191	-	5,175	5,175	
11030	Beginning equity	2,987,524	2,888,561	98,963	754,296	754,296	-	1,062,268	1,047,367	14,901
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-		
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	839	839		792	792		372	372	
11210	Unit Months Leased	821	821		777	777		367	367	
11270	Excess Cash	-	-		-	-		-	-	
11610	Land Purchases	-			-			-		
11620	Building Purchases	136,695	136,695	-	-	-		-		-
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-	-		205,218	205,218		22,482	22,482	
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 962	Operating Fund Program	Capital Fund Program	AMP 964	Operating Fund Program	Capital Fund Program	AMP 966	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-	-		-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	-			80	80		1,064	1,064	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-			-			-	-	
71500	Other revenue	-			-			-	-	
71600	Gain or loss on sale of capital assets	-			-			-		
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	-	-	-	80	80	-	1,064	1,064	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	-			16,429	16,429		163,871	163,871	
91310	Book-Keeping Fee	-			-	-		-	-	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-			-			22,327	22,327	
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	-			3,150	3,150		21,769	21,769	
91000	Total Operating-Administrative	-	-	-	19,579	19,579	-	207,967	207,967	-
92000	Asset Management Fee	-			-	-		-	-	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-	-	
93300	Gas	-			-			-	-	
93400	Fuel	-			-			-	-	
93500	Labor	-			-			-	-	
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 962	Operating Fund Program	Capital Fund Program	AMP 964	Operating Fund Program	Capital Fund Program	AMP 966	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	-			130,572	130,572		1,787,976	1,787,976	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	-	-	-	130,572	130,572	-	1,787,976	1,787,976	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	-	-	-	150,151	150,151	-	1,995,943	1,995,943	-
97000	Excess Revenue Over Operating Expenses	-	-	-	(150,071)	(150,071)	-	(1,994,879)	(1,994,879)	-
97100	Extraordinary maintenance	-			-			-	-	
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-	-	
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	-	-	-	150,151	150,151	-	1,995,943	1,995,943	-

Public Housing Income Statement										
Line Item No.	Description	AMP 962	Operating Fund Program	Capital Fund Program	AMP 964	Operating Fund Program	Capital Fund Program	AMP 966	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	-			148,010	148,010	-	1,956,660	1,956,660	
10020	Operating transfer out	-	-		-	-	-	-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			-			-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	-	-	-	148,010	148,010	-	1,956,660	1,956,660	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	-	-	-	(2,061)	(2,061)	-	(38,219)	(38,219)	-
11020	Required Annual Debt Principal Payments	-	-		-	-		-	-	
11030	Beginning equity	-	-	-	160,468	160,468	-	966,160	966,160	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	-	-	-	-	-		-	-	
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	-	-		456	456		4,581	4,581	
11210	Unit Months Leased	-	-		432	432		4,309	4,309	
11270	Excess Cash	-	-		-	-		-	-	
11610	Land Purchases	-			-			-		
11620	Building Purchases	-			-			-		
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-			-		
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 972	Operating Fund Program	Capital Fund Program	AMP 973	Operating Fund Program	Capital Fund Program	AMP 980	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-			-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	205	205		153	153		187	187	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-			-			-		
71500	Other revenue	-			-	-		-		
71600	Gain or loss on sale of capital assets	-			-			-		
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	205	205	-	153	153	-	187	187	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	37,041	37,041		11,333	11,333		33,885	33,885	
91310	Book-Keeping Fee	-	-		-	-		-	-	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	49,260	49,260		-			-		
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	76,370	76,370		1,300	1,300		4,183	4,183	
91000	Total Operating-Administrative	162,671	162,671	-	12,633	12,633	-	38,068	38,068	-
92000	Asset Management Fee	-	-		-	-		-	-	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-		
93300	Gas	-			-			-		
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 972	Operating Fund Program	Capital Fund Program	AMP 973	Operating Fund Program	Capital Fund Program	AMP 980	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	222,748	222,748		52,512	52,512		313,066	313,066	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	222,748	222,748	-	52,512	52,512	-	313,066	313,066	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	385,419	385,419	-	65,145	65,145	-	351,134	351,134	-
97000	Excess Revenue Over Operating Expenses	(385,214)	(385,214)	-	(64,992)	(64,992)	-	(350,947)	(350,947)	-
97100	Extraordinary maintenance	-	-		-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-	-		-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	385,419	385,419	-	65,145	65,145	-	351,134	351,134	-

Public Housing Income Statement										
Line Item No.	Description	AMP 972	Operating Fund Program	Capital Fund Program	AMP 973	Operating Fund Program	Capital Fund Program	AMP 980	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	396,423	396,423	-	78,838	78,838	-	350,899	350,899	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	396,423	396,423	-	78,838	78,838	-	350,899	350,899	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	11,209	11,209	-	13,846	13,846	-	(48)	(48)	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	132,811	132,811	-	88,589	88,589	-	91,643	91,643	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,032	1,032	-	300	300	-	900	900	-
11210	Unit Months Leased	974	974	-	298	298	-	891	891	-
11270	Excess Cash	-	-	-	-	-	-	-	-	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 982	Operating Fund Program	Capital Fund Program	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other									
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	936	936		150	150		129	129	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-	-		-			-		
71400	Fraud recovery	-	-		-			-		
71500	Other revenue	-	-		-			-		
71600	Gain or loss on sale of capital assets	-	-		-			-		
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	936	936	-	150	150	-	129	129	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	81,688	81,688		27,344	27,344		21,867	21,867	
91310	Book-Keeping Fee	-	-		-	-		-	-	
91400	Advertising and Marketing	-			-	-		-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-	-		-			-		
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	10,065	10,065		3,505	3,505		2,828	2,828	
91000	Total Operating-Administrative	91,753	91,753	-	30,849	30,849	-	24,695	24,695	-
92000	Asset Management Fee	-	-		-	-		-	-	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-	-		-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-		
93300	Gas	-			-			-		
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 982	Operating Fund Program	Capital Fund Program	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	691,527	691,527		250,566	250,566		216,855	216,855	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	691,527	691,527	-	250,566	250,566	-	216,855	216,855	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	783,280	783,280	-	281,415	281,415	-	241,550	241,550	-
97000	Excess Revenue Over Operating Expenses	(782,344)	(782,344)	-	(281,265)	(281,265)	-	(241,421)	(241,421)	-
97100	Extraordinary maintenance	-			-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	783,280	783,280	-	281,415	281,415	-	241,550	241,550	-

Public Housing Income Statement										
Line Item No.	Description	AMP 982	Operating Fund Program	Capital Fund Program	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	761,413	761,413	-	270,632	270,632		245,417	245,417	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			-			-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	761,413	761,413	-	270,632	270,632	-	245,417	245,417	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(20,931)	(20,931)	-	(10,633)	(10,633)	-	3,996	3,996	-
11020	Required Annual Debt Principal Payments	-	-		-	-		-	-	
11030	Beginning equity	5,183,535	5,183,535	-	501,579	501,579	-	576,945	576,945	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	-	-		-	-		-	-	
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	2,160	2,160		744	744		600	600	
11210	Unit Months Leased	2,148	2,148		719	719		575	575	
11270	Excess Cash	-	-		-	-	-	-	-	-
11610	Land Purchases	-			-			-		
11620	Building Purchases	-			-			-		
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-			-		
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 987	Operating Fund Program	Capital Fund Program	AMP 992	Operating Fund Program	Capital Fund Program	AMP 993	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-			-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	180	180		103	103		49	49	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-			-			-		
71500	Other revenue	-			-			-		
71600	Gain or loss on sale of capital assets	-			-			-		
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	180	180	-	103	103	-	49	49	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	40,806	40,806		22,019	22,019		10,534	10,534	
91310	Book-Keeping Fee	-	-		-	-		-	-	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-			-			-	-	
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	5,032	5,032		2,771	2,771		1,414	1,414	
91000	Total Operating-Administrative	45,838	45,838	-	24,790	24,790	-	11,948	11,948	-
92000	Asset Management Fee	-	-		-	-		-	-	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-		
93300	Gas	-			-			-		
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 987	Operating Fund Program	Capital Fund Program	AMP 992	Operating Fund Program	Capital Fund Program	AMP 993	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-	-	
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	292,333	292,333		168,247	168,247	-	80,060	80,060	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	292,333	292,333	-	168,247	168,247	-	80,060	80,060	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	338,171	338,171	-	193,037	193,037	-	92,008	92,008	-
97000	Excess Revenue Over Operating Expenses	(337,991)	(337,991)	-	(192,934)	(192,934)	-	(91,959)	(91,959)	-
97100	Extraordinary maintenance	-	-		-			-	-	-
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-	-		-	-		-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	338,171	338,171	-	193,037	193,037	-	92,008	92,008	-

Public Housing Income Statement										
Line Item No.	Description	AMP 987	Operating Fund Program	Capital Fund Program	AMP 992	Operating Fund Program	Capital Fund Program	AMP 993	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	325,127	325,127	-	179,305	179,305		91,359	91,359	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			-			-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	325,127	325,127	-	179,305	179,305	-	91,359	91,359	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(12,864)	(12,864)	-	(13,629)	(13,629)	-	(600)	(600)	-
11020	Required Annual Debt Principal Payments	-	-		-	-		-	-	
11030	Beginning equity	472,686	472,686	-	370,029	370,029	-	177,669	177,669	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	-	-		-		-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,080	1,080		597	597		300	300	
11210	Unit Months Leased	1,073	1,073		579	579		277	277	
11270	Excess Cash	-	-	-	-	-	-	-	-	
11610	Land Purchases	-			-			-		
11620	Building Purchases	-			-			-		
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-			-		
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP 996	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-			-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	908	908		246	246		66	66	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-	-		-			-	-	
71500	Other revenue	-	-		-	-		-	-	
71600	Gain or loss on sale of capital assets	-			-			-		
72000	Investment income - restricted	605	605		-			-		
70000	Total Revenue	1,513	1,513	-	246	246	-	66	66	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	19,776	19,776		9,165	9,165		11,029	11,029	
91310	Book-Keeping Fee	-	-		-	-		-	-	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	7,123	7,123		-	-		-	-	
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	2,487	2,487		1,188	1,188		1,469	1,469	-
91000	Total Operating-Administrative	29,386	29,386	-	10,353	10,353	-	12,498	12,498	-
92000	Asset Management Fee	-	-		-	-		-	-	
92100	Tenant services - salaries	-			-					
92200	Relocation Costs	-			-					
92300	Employee benefit contributions - tenant services	-			-					
92400	Tenant services - other	100,000	100,000		-					
92500	Total Tenant Services	100,000	100,000	-	-	-	-	-	-	-
93100	Water	-			-					
93200	Electricity	-			-					
93300	Gas	-			-					
93400	Fuel	-			-					
93500	Labor	-			-					
93600	Sewer	-			-					
93700	Employee benefit contributions - utilities	-			-					
93750	HAP Portability-In	-			-					
93800	Other utilities expense	-			-					
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP 996	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-					
94200	Ordinary maintenance and operations - materials and other	-			-					
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-					
95200	Protective services - other contract costs	-			-					
95300	Protective services - other	-			-					
95500	Employee benefit contributions - protective services	-			-					
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-					
96120	Liability Insurance	-			-					
96130	Workmen's Compensation	-			-					
96140	All other Insurance	-			-					
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	201,966	201,966		96,440	96,440		112,180	112,180	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	201,966	201,966	-	96,440	96,440	-	112,180	112,180	-
96710	Interest of Mortgage (or Bonds) Payable	-			-					
96720	Interest on Notes Payable (Short and Long Term)	-			-					
96730	Amortization of Bond Issue Costs	-			-					
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	331,352	331,352	-	106,793	106,793	-	124,678	124,678	-
97000	Excess Revenue Over Operating Expenses	(329,839)	(329,839)	-	(106,547)	(106,547)	-	(124,612)	(124,612)	-
97100	Extraordinary maintenance	-			-			-	-	
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	331,352	331,352	-	106,793	106,793	-	124,678	124,678	-

Public Housing Income Statement										
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP 996	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	160,801	160,801	-	73,426	73,426	-	123,651	123,651	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-	-		-	-		-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			-			-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	160,801	160,801	-	73,426	73,426	-	123,651	123,651	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(169,038)	(169,038)	-	(33,121)	(33,121)	-	(961)	(961)	-
11020	Required Annual Debt Principal Payments	-	-		-	-		-	-	
11030	Beginning equity	1,507,403	1,507,403	-	285,839	285,839	-	203,329	203,329	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	-	-	-	-	-	-	-		
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	540	540		264	264		312	312	
11210	Unit Months Leased	520	520		241	241		290	290	
11270	Excess Cash	-	-		-	-		-	-	
11610	Land Purchases	-			-			-		
11620	Building Purchases	-			-			-		
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-			-		
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement							
Line Item No.	Description	AMP Other	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
70300	Net tenant rental revenue	78	7,396,889			-	7,396,889
70400	Tenant revenue - other	-	73,100			-	73,100
70500	Total Tenant Revenue	78	7,469,989	-	-	-	7,469,989
70600	HUD PHA operating grants	-	-			-	-
70610	Capital grants	-	-			-	-
70710	Management Fee		-	5,162,302	-	5,162,302	5,162,302
70720	Asset Management Fee		-	331,900	-	331,900	331,900
70730	Book-Keeping Fee		-	747,540	-	747,540	747,540
70740	Front Line Service Fee		-	13,192,472	-	13,192,472	13,192,472
70750	Other Fees		-			-	-
70700	Total Fee Revenue		-	19,434,214	-	19,434,214	19,434,214
70800	Other government grants	-	-			-	-
71100	Investment income - unrestricted	2,254	34,251	11,957		11,957	46,208
71200	Mortgage interest income	-	-			-	-
71300	Proceeds from disposition of assets held for sale	-	-			-	-
71310	Cost of sale of assets	-	-			-	-
71400	Fraud recovery	-	66,933			-	66,933
71500	Other revenue	44,221	1,322,307	127,545		127,545	1,449,852
71600	Gain or loss on sale of capital assets	-	-	2,000		2,000	2,000
72000	Investment income - restricted	-	605			-	605
70000	Total Revenue	46,553	8,894,085	19,575,716	-	19,575,716	28,469,801
91100	Administrative salaries	-	1,147,021	5,570,764		5,570,764	6,717,785
91200	Auditing fees	1,053	27,250	33,000		33,000	60,250
91300	Management Fee	-	4,355,900			-	4,355,900
91310	Book-Keeping Fee	-	243,542			-	243,542
91400	Advertising and Marketing	-	32,407	103,217		103,217	135,624
91500	Employee benefit contributions - administrative	-	510,142	1,984,805		1,984,805	2,494,947
91600	Office Expenses	31,442	457,244	1,054,629		1,054,629	1,511,873
91700	Legal Expense	220,700	1,378,212	495,978		495,978	1,874,190
91800	Travel	-	9,830	108,969		108,969	118,799
91810	Allocated Overhead	-	-	-		-	-
91900	Other	8,291	4,556,653	2,304,478		2,304,478	6,861,131
91000	Total Operating-Administrative	261,486	12,718,201	11,655,840	-	11,655,840	24,374,041
92000	Asset Management Fee	-	331,900			-	331,900
92100	Tenant services - salaries	-	700,380	18,421		18,421	718,801
92200	Relocation Costs	4,645	245,316			-	245,316
92300	Employee benefit contributions - tenant services	-	290,501	15,036		15,036	305,537
92400	Tenant services - other	-	949,699	154,069		154,069	1,103,768
92500	Total Tenant Services	4,645	2,185,896	187,526	-	187,526	2,373,422
93100	Water	26,172	1,821,507	-	-	-	1,821,507
93200	Electricity	63,889	1,810,734	17,394		17,394	1,828,128
93300	Gas	-	861,902	7,416		7,416	869,318
93400	Fuel	-	-			-	-
93500	Labor	-	-			-	-
93600	Sewer	13,811	2,447,623	-		-	2,447,623
93700	Employee benefit contributions - utilities	-	-	-		-	-
93750	HAP Portability-In	-	-	-		-	-
93800	Other utilities expense	-	99,577			-	99,577
93000	Total Utilities	103,872	7,041,343	24,810	-	24,810	7,066,153

Public Housing Income Statement							
Line Item No.	Description	AMP Other	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
94100	Ordinary maintenance and operations - labor	-	1,695,823	4,629,387		4,629,387	6,325,210
94200	Ordinary maintenance and operations - materials and other	-	2,029,330	114,614		114,614	2,143,944
94300	Ordinary Maintenance and Operations Contracts	18,295	10,592,881	174,292	-	174,292	10,767,173
94500	Employee benefit contribution - ordinary maintenance	-	712,320	1,878,759	-	1,878,759	2,591,079
94000	Total Maintenance	18,295	15,030,354	6,797,052	-	6,797,052	21,827,406
95100	Protective services - labor	-	205,395			-	205,395
95200	Protective services - other contract costs	-	3,329,930			-	3,329,930
95300	Protective services - other	2,434	619,649			-	619,649
95500	Employee benefit contributions - protective services	-	53,517			-	53,517
95000	Total Protective Services	2,434	4,208,491	-	-	-	4,208,491
96110	Property Insurance	3,796	320,817	4,556		4,556	325,373
96120	Liability Insurance	11,380	186,648	150,675		150,675	337,323
96130	Workmen's Compensation	-	119,269	333,277		333,277	452,546
96140	All other Insurance	1,775	63,745	6,929		6,929	70,674
96100	Total insurance Premiums	16,951	690,479	495,437	-	495,437	1,185,916
96200	Other general expenses	2,020	4,710,877			-	4,710,877
96210	Compensated absences	-	23,977	266,669		266,669	290,646
96300	Payments in lieu of taxes	-	33,334			-	33,334
96400	Bad debt - tenant rents	-	266,314			-	266,314
96500	Bad debt - mortgages	-	-			-	-
96600	Bad debt - other	-	-			-	-
96800	Severance expense	-	-			-	-
96000	Total Other General Expenses	2,020	5,034,502	266,669	-	266,669	5,301,171
96710	Interest of Mortgage (or Bonds) Payable	-	-			-	-
96720	Interest on Notes Payable (Short and Long Term)	7,331	272,499			-	272,499
96730	Amortization of Bond Issue Costs	-	-			-	-
96700	Interest expense and Amortization cost	7,331	272,499	-	-	-	272,499
96900	Total Operating Expenses	417,034	47,513,665	19,427,334	-	19,427,334	66,940,999
97000	Excess Revenue Over Operating Expenses	(370,481)	(38,619,580)	148,382	-	148,382	(38,471,198)
97100	Extraordinary maintenance	82,301	516,095	-		-	516,095
97200	Casualty losses- Non-capitalized	-	12,597			-	12,597
97300	Housing assistance payments	-	-			-	-
97400	Depreciation expense	-	11,057,071	202,407		202,407	11,259,478
97500	Fraud losses	-	-			-	-
97800	Dwelling units rent expense	-	-			-	-
90000	Total Expenses	499,335	59,099,428	19,629,741	-	19,629,741	78,729,169

Public Housing Income Statement							
Line Item No.	Description	AMP Other	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
10010	Operating transfer in	75,029	43,328,895	-	-	-	43,328,895
10020	Operating transfer out	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	5,701,885	-	-	-	5,701,885
10094	Transfers from AMP to Program	-	-	-	-	-	-
10100	Total other financing sources (uses)	75,029	49,030,780	-	-	-	49,030,780
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(377,753)	(1,174,563)	(54,025)	-	(54,025)	(1,228,588)
11020	Required Annual Debt Principal Payments	59,143	2,813,436	-	-	-	2,813,436
11030	Beginning equity	2,947,722	82,516,653	6,559,184	-	6,559,184	89,075,837
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-
11170	Administrative Fee Equity		-				
11180	Housing Assistance Payments		-				
11190	Unit Months Available	-	46,338	-	-	-	46,338
11210	Unit Months Leased	-	44,633	-	-	-	44,633
11270	Excess Cash	-	12,424,031	-	-	-	12,424,031
11610	Land Purchases	-	-	-	-	-	-
11620	Building Purchases	-	5,189,872	-	-	-	5,189,872
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	512,012	-	-	-	512,012
11650	Leasehold Improvements Purchases	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTE TO THE FINANCIAL DATA SCHEDULES

FOR THE YEAR ENDED DECEMBER 31, 2016

AMP	Description
901	Addison Terrace
902	Bedford Dwellings
904	Arlington Heights
905	Allegheny Dwellings
909	Northview Heights
915	Pennsylvania Bidwell
917	Pressley Street High Rise
920	Homewood North
922	Scattered Sites South
931	Murray Towers
932	Glen Hazel
933	Glen Hazel Hi-Rise
939	Scattered Sites North
940	Frank Mazza Pavillion (Brookline)
941	Caliguiri Plaza (Allentown)
944	Finello Pavillion (South Oakland)
945	Morse Gardens
946	Carrick
947	Gualtieri Manor (Beechview)
962	Broadhead Manor
964	New Pennley Place
966	Oak Hill
972	Manchester
973	Christopher Smith
980	Silver Lake Commons
982	Bedford Hills Apartments
985	North Aiken Apartments
986	Fairmont Apartments
987	The Legacy Apartments
992	Garfield Commons
993	Garfield Commons Phase II
994	Oak Hill Phase II - Wadsworth
995	Garfield Commons Phase III
996	Garfield Commons Phase IV

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED DECEMBER 31, 2016

<u>Federal Grantor/Pass-Through Grantor/Project Title</u>	<u>Federal CFDA Number</u>	<u>Pass-Through Grantor's No.</u>	<u>Passed Through to Subrecipients</u>	<u>Total Federal Expenditures</u>
<u>U.S. Department of Housing and Urban Development</u>				
Moving to Work Demonstration Program	14.881	N/A	\$ 3,295,615	\$ 103,451,606
Resident Opportunity and Supportive Services - Service Coordinators	14.870	N/A	-	391,359
Housing Voucher Cluster / Section 8 Housing Choice Vouchers	14.871	N/A	-	350,148
Hope VI Cluster / Choice Neighborhoods Implementation Grants	14.889	N/A	-	3,600,482
Choice Neighborhoods Planning Grants	14.892	N/A	-	15,940
Section 8 Project-Based Cluster:				
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	N/A	-	17,881
Section 8 New Construction and Substantial Rehabilitation	14.182	N/A	-	200,446
Passed Through the Pennsylvania Housing Finance Agency				
Section 8 Housing Assistance Payments Program	14.195	PA28M000273	-	330,642
Total Section 8 Project-Based Cluster			-	548,969
Passed Through the City of Pittsburgh, Pennsylvania:				
CDBG - Entitlement Grants Cluster / Community Development Block Grants/Entitlement Grants	14.218	N/A	-	4,394
Total Expenditures of Federal Awards			\$ 3,295,615	\$ 108,362,898

See accompanying notes to schedule of expenditures of federal awards.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED DECEMBER 31, 2016

1. BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards for the year ended December 31, 2016 includes the federal award activity of the Housing Authority of the City of Pittsburgh (the Authority). The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the schedule of expenditures of federal awards are reported on the accrual basis of accounting. Such expenditures are recognized following, as applicable, either the cost principles in *OMB Circular A-87, Cost Principles for State, Local, and Indian Tribal Governments*, or the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Authority has elected to not use the 10-percent de minimis cost rate allowed under the Uniform Guidance.

**Housing Authority of the
City of Pittsburgh**

Independent Auditor's Reports
Required by the Uniform Guidance

Year Ended December 31, 2016

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance
and Other Matters Based on an Audit of Financial Statements Performed in Accordance with
Government Auditing Standards

Board of Commissioners
Housing Authority of the City of Pittsburgh

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of Pittsburgh (Authority), as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated July 26, 2017.

Internal Control over Financial Reporting

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

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

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

Compliance and Other Matters

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

Board of Commissioners
Housing Authority of the City of Pittsburgh
Independent Auditor's Report on Internal Control
over Financial Reporting and on Compliance and Other Matters

Purpose of this Report

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

Mahe Duessel

Pittsburgh, Pennsylvania
July 26, 2017

Independent Auditor's Report on Compliance for its Major Program and on Internal Control over
Compliance Required by the Uniform Guidance

Board of Commissioners
Housing Authority of the City of Pittsburgh

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the City of Pittsburgh's (Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal programs for the year ended December 31, 2016. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

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

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

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2016.

Report on Internal Control over Compliance

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

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Mahe Duessel

Pittsburgh, Pennsylvania
July 26, 2017

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED DECEMBER 31, 2016

I. Summary of Audit Results

1. Type of auditor's report issued: Unmodified. Prepared in accordance with Generally Accepted Accounting Principles.

2. Internal control over financial reporting:

Material weakness(es) identified? ☐ yes ☒ no

Significant deficiencies identified that are not considered to be material weakness(es)?
☐ yes ☒ none reported

3. Noncompliance material to financial statements noted? ☐ yes ☒ no

4. Internal control over major programs:

Material weakness(es) identified? ☐ yes ☒ no

Significant deficiencies identified that are not considered to be material weakness(es)?
☐ yes ☒ none reported

5. Type of auditor's report issued on compliance for major programs: Unmodified

6. Any audit findings disclosed that are required to be reported in accordance with 2 CFR section 200.516(a)? ☐ yes ☒ no

7. Major Program:

CFDA Number(s)
14.881

Name of Federal Program or Cluster
Moving to Work Demonstration Program

8. Dollar threshold used to distinguish between type A and type B programs: \$3,000,000

9. Auditee qualified as low-risk auditee? ☒ yes ☐ no

II. Findings related to the financial statements which are required to be reported in accordance with GAGAS.

No matters were reported.

III. Findings and questioned costs for federal awards.

No matters were reported.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FOR THE YEAR ENDED DECEMBER 31, 2016

NO FINDINGS IN THE PRIOR YEAR.

NO UNRESOLVED FINDINGS FROM PAST AUDITS.