

# **Housing Authority of the City of Pittsburgh**

Single Audit

December 31, 2015

**MaherDuessel**  
Certified Public Accountants

Pittsburgh | Harrisburg | Butler

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# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## SINGLE AUDIT

DECEMBER 31, 2015

### 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, 2015 and 2014

# **HOUSING AUTHORITY OF THE CITY OF PITTSBURGH**

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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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, 2015 and 2014, 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, 2015 and 2014, 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 xvi 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 21, 2016 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.

*Maher Duessel*

Pittsburgh, Pennsylvania  
July 21, 2016

# ***Housing Authority of the City of Pittsburgh, Pennsylvania Management's Discussion and Analysis Fiscal Year Ended December 31, 2015***

## ***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, 2015.

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, Choice Neighborhood Implementation Grants (CNIG), 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, 2015 and 2014 are presented in the following Table I.

**Table I**

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

	<u>2015</u>	<u>2014</u>	<u>Total Change</u>	<u>Percentage Change</u>
Current Assets	\$ 159,364,625	\$ 154,124,629	\$ 5,239,996	3.4%
Capital Assets, net of Accumulated				
Depreciation	81,684,848	86,682,088	(4,997,240)	-5.8%
Other Assets	7,813,865	7,834,764	(20,899)	-0.3%
Investment in Mixed Finance				
Development Activity *	145,725,252	127,295,518	18,429,734	14.5%
<b>Total Assets</b>	<b>\$ 394,588,590</b>	<b>\$ 375,936,999</b>	<b>\$ 18,651,591</b>	<b>5.0%</b>
Current Liabilities	\$ 10,129,812	\$ 9,455,878	\$ 673,934	7.1%
Noncurrent Liabilities *	21,476,500	24,253,216	(2,776,716)	-11.4%
<b>Total Liabilities</b>	<b>31,606,312</b>	<b>33,709,094</b>	<b>(2,102,782)</b>	<b>-6.2%</b>
Net investment in Capital Assets	65,894,686	68,599,007	(2,704,321)	-3.9%
Restricted Net Position	209,898,750	208,497,426	1,401,324	0.7%
Unrestricted Net Position *	87,188,842	65,131,472	22,057,370	33.9%
<b>Total Net Position</b>	<b>362,982,278</b>	<b>342,227,905</b>	<b>20,754,373</b>	<b>6.1%</b>
<b>Total Liabilities and Net Position</b>	<b>\$ 394,588,590</b>	<b>\$ 375,936,999</b>	<b>\$ 18,651,591</b>	<b>5.0%</b>

\* The larger variances found in these line items are explained on the next page.

## ***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 Authority'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 has 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 \$15,790,160 Energy Performance Contract Mortgage principal that we anticipate repaying in 2016. Of this amount, \$405,867 will be prepayment of the total outstanding balance for two AMPs converting to RAD funding, as mandated by the terms of that program.

The Authority's Unrestricted Net Position had improved 33.9% by the end of 2015, from \$65,131,472 to \$87,188,842, an increase of \$22,057,370. Overall, changes in equity are best viewed as a whole, and the overall increase in equity from the prior year was \$20,754,373 in 2015 and \$19,455,339 in 2014, a difference of just 7%. While expenses rose by \$10,411,393 (9.9%), revenues also increased \$11,710,427 (9.4%). For the two-year period, the change in Net Position has been stable.

***Financial Analysis of the Authority (continued)***

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, 2015. Table II below provides this statement along with a comparison to the fiscal year 2014 operational results.

**Table II**

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

	<u>2015</u>	<u>2014</u>	<u>Total Change</u>	<u>% Change</u>
Grant Funding (Including Capital Grant)	\$ 114,881,623	\$ 109,869,008	\$ 5,012,615	4.56%
Tenant Revenue	7,086,954	7,015,628	71,326	1.02%
Other Income	14,207,963	8,982,603	5,225,360	58.17%
Investment Income	582,260	633,730	(51,470)	-8.12%
Gain (Loss) on Sale of Fixed Assets	<u>129,236</u>	<u>(1,323,360)</u>	<u>1,452,596</u>	-109.77%
<b>Total Revenues</b>	<b><u>136,888,036</u></b>	<b><u>125,177,609</u></b>	<b><u>11,710,427</u></b>	<b>9.36%</b>
Grant Expense	7,301,363	5,025,126	2,276,237	45.30%
Housing Assistance Payments	34,537,438	31,566,109	2,971,329	9.41%
Administrative	18,046,662	17,066,084	980,578	5.75%
Demolition Expense	2,724,005	4,001	2,720,004	67983.10%
Depreciation	11,237,215	10,723,110	514,105	4.79%
Amortization	2,663,419	2,672,767	(9,348)	-0.35%
Maintenance	12,451,620	12,652,275	(200,655)	-1.59%
Utilities	5,762,371	6,398,617	(636,246)	-9.94%
Tenant Services	2,435,483	2,741,429	(305,946)	-11.16%
Protective Services	4,396,066	2,953,280	1,442,786	48.85%
General Expense	12,832,766	11,674,695	1,158,071	9.92%
Insurance Expense	1,421,408	1,729,588	(308,180)	-17.82%
Interest Expense	316,763	358,910	(42,147)	-11.74%
Extraordinary Maintenance	<u>7,084</u>	<u>156,279</u>	<u>(149,195)</u>	-95.47%
<b>Total Expenses</b>	<b><u>116,133,663</u></b>	<b><u>105,722,270</u></b>	<b><u>10,411,393</u></b>	<b>9.85%</b>
Change in Net Position	20,754,373	19,455,339	1,299,034	6.68%
Beginning Net Position	<u>342,227,905</u>	<u>322,772,566</u>	<u>19,455,339</u>	6.03%
<b>Ending Net Position</b>	<b><u>\$ 362,982,278</u></b>	<b><u>\$ 342,227,905</u></b>	<b><u>\$ 20,754,373</u></b>	<b>6.06%</b>

Provided below in Table III is further detail by program of Revenues, Expenses, and Changes in Net Position during fiscal year 2015.

**Table III**  
**Housing Authority of the City of Pittsburgh**  
**Revenues, Expenses and Changes in Net Position - By Program**  
**For The Year Ended December 31, 2015**

	Low-Income Public Housing	Capital Fund & CNI Grants	Housing Choice Vouchers	Section 8 New Constr.	S8 MR & HCV FSS	Ross Grant	CDBG	Business Activities	Elimination Entries	Total
Grant Funding	\$ 45,096,283	\$ 20,464,563	\$ 48,509,566	\$ 206,756	\$ 416,410	\$ 182,439	\$ 5,606	\$ -	\$ -	\$ 114,881,623
Tenant Revenue	7,086,954	-	-	-	-	-	-	-	-	7,086,954
Other Income	1,831,393	-	2,582,024	-	-	-	-	9,765,665	-	14,179,082
Investment Income	361,421	-	62,750	362	632	-	-	157,095	-	582,260
Fraud Recovery	1,035	-	27,846	-	-	-	-	-	-	28,881
Fee and Front-line Revenue	20,883,350	-	-	-	-	-	-	-	(20,883,350)	-
Gain (Loss) on Sale of Fixed Assets	129,236	-	-	-	-	-	-	-	-	129,236
<b>Total Revenues</b>	<b>75,389,672</b>	<b>20,464,563</b>	<b>51,182,186</b>	<b>207,118</b>	<b>417,042</b>	<b>182,439</b>	<b>5,606</b>	<b>9,922,760</b>	<b>(20,883,350)</b>	<b>136,888,036</b>
Housing Assistance Payments	-	-	34,212,018	189,875	135,545	-	-	-	-	34,537,438
Administrative	26,259,611	420,234	4,846,224	17,553	4,965	25,680	-	185,269	(13,712,874)	18,046,662
Asset Mgmt Fee	476,340	-	-	-	-	-	-	-	(476,340)	-
Depreciation & Amortization	11,235,771	-	1,444	-	-	-	-	-	-	11,237,215
Maintenance	18,904,314	-	-	-	-	-	-	-	(6,452,694)	12,451,620
Utilities	5,762,074	-	-	-	-	-	-	297	-	5,762,371
Tenant Services	2,063,659	-	350,248	-	-	156,759	5,606	100,653	(241,442)	2,435,483
Protective Services	4,396,066	-	-	-	-	-	-	-	-	4,396,066
General Expense	5,454,076	-	192,212	-	69	-	-	9,567,944	-	15,214,301
Insurance Expense	1,416,336	-	4,572	-	-	-	-	500	-	1,421,408
Interest Expense	316,763	-	-	-	-	-	-	-	-	316,763
Casualty Losses	281,884	-	-	-	-	-	-	-	-	281,884
Extraordinary Maintenance	1,534,867	-	-	-	-	-	-	8,497,585	-	10,032,452
<b>Total Expenses</b>	<b>78,101,761</b>	<b>420,234</b>	<b>39,606,718</b>	<b>207,428</b>	<b>140,579</b>	<b>182,439</b>	<b>5,606</b>	<b>18,352,248</b>	<b>(20,883,350)</b>	<b>116,133,663</b>
Operating Transfers In	83,517,075	-	33,838,885	-	-	-	-	-	-	117,355,960
Operating Transfers Out	(58,682,954)	(17,804,045)	(40,428,582)	-	-	-	-	(440,379)	-	(117,355,960)
Operating Transfers to Comp. Unit In (Out)	1,000,000	(2,240,284)	(8,080,784)	-	-	-	-	9,321,068	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>25,834,121</b>	<b>(20,044,329)</b>	<b>(14,670,481)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,880,689</b>	<b>-</b>	<b>-</b>
<b>Change in Net Position</b>	<b>23,122,032</b>	<b>-</b>	<b>(3,095,013)</b>	<b>(310)</b>	<b>276,463</b>	<b>-</b>	<b>-</b>	<b>451,201</b>	<b>-</b>	<b>20,754,373</b>
Beginning Net Position	112,734,908	-	22,154,318	14,076	345,863	-	-	206,978,740	-	342,227,905
Transfer of Equity	-	-	-	-	-	-	-	-	-	-
<b>Ending Net Position</b>	<b>\$ 135,856,940</b>	<b>\$ -</b>	<b>\$ 19,059,305</b>	<b>\$ 13,766</b>	<b>\$ 622,326</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 207,429,941</b>	<b>\$ -</b>	<b>\$ 362,982,278</b>

## ***Financial Analysis of the Authority (continued)***

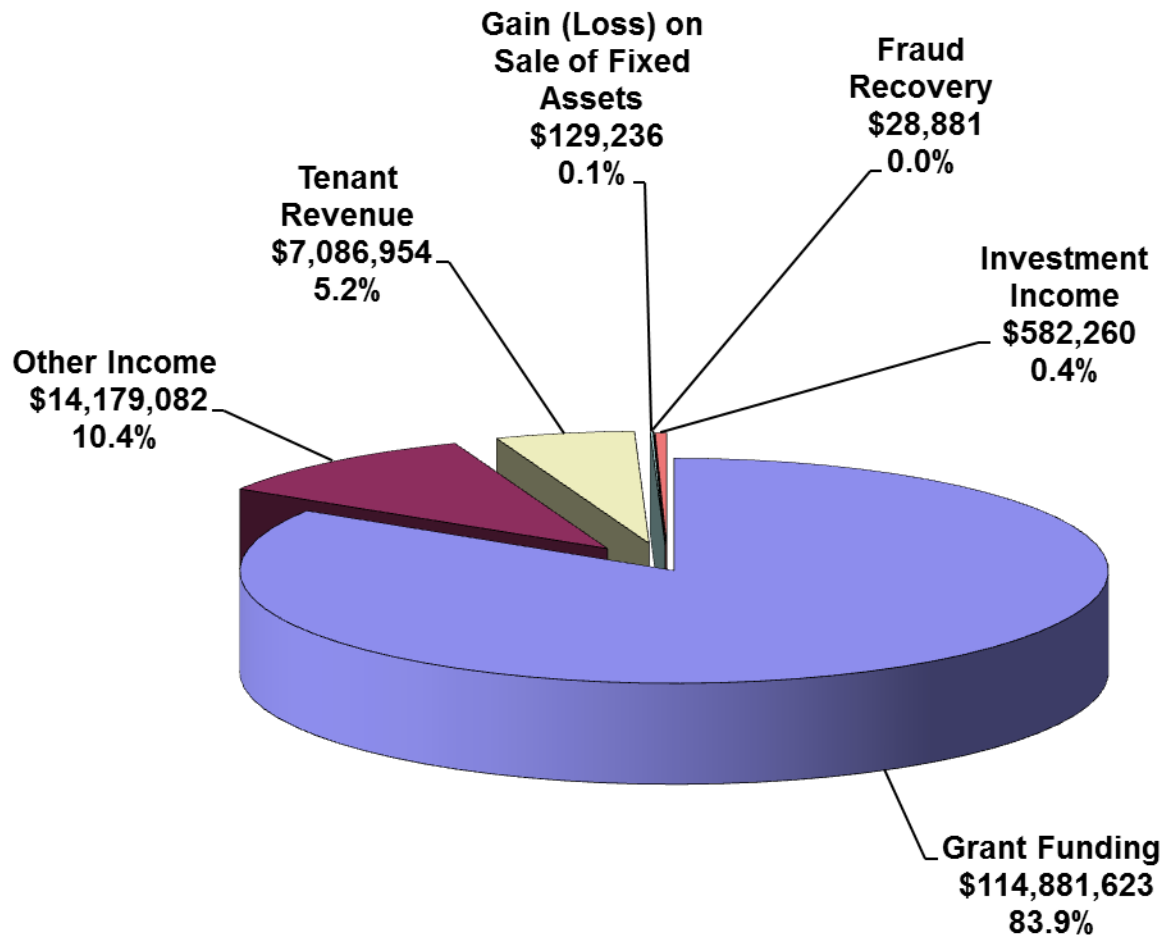
The following commentary is designed to discuss significant operating trends or events occurring in fiscal year 2015 relating to Revenues and Expenses that have been illustrated by the Statements of Revenues, Expenses, and Changes in Net Position.

### ***Revenues***

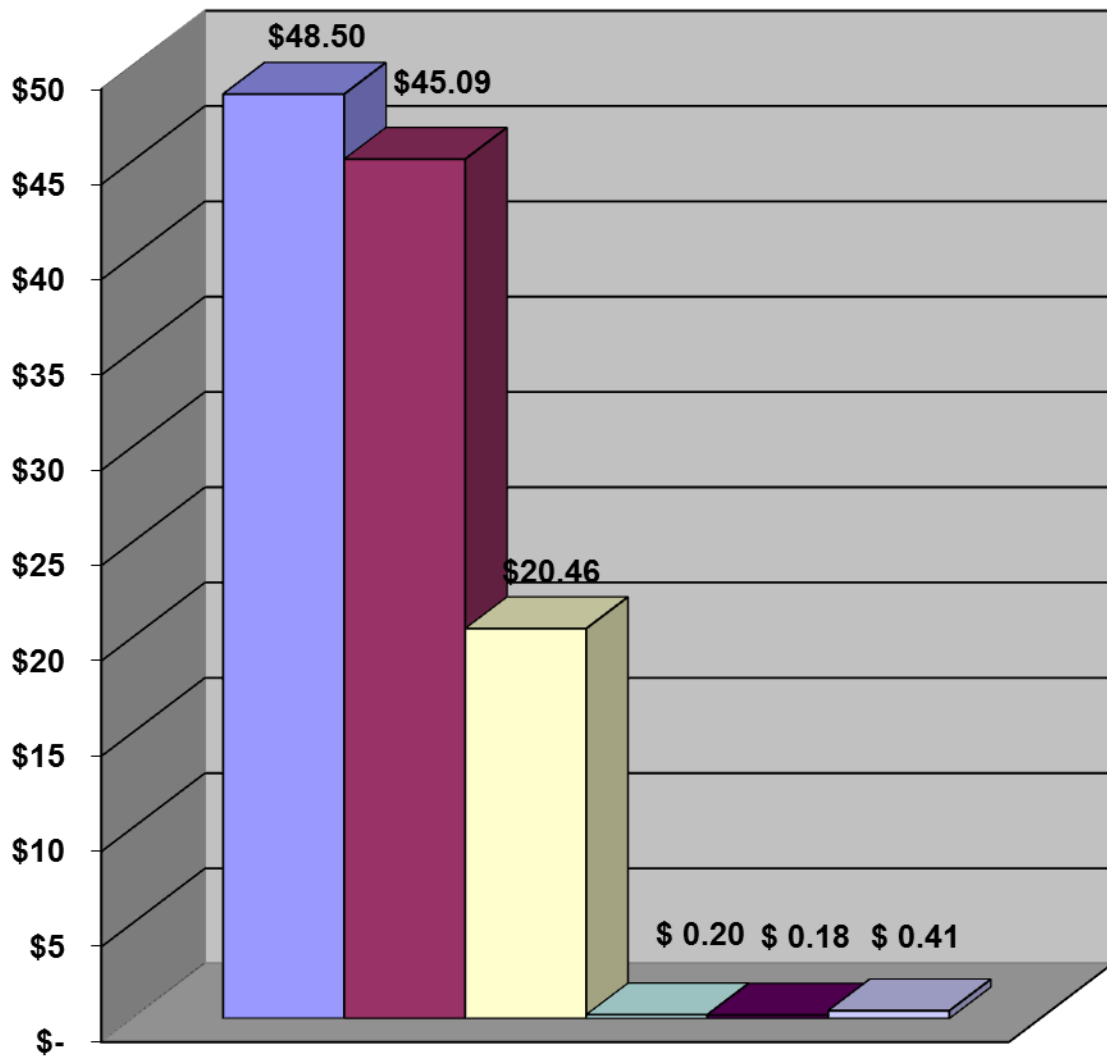
Grants and subsidy payments from HUD are the Authority's main source of funds. The Authority has a very high reliance on HUD and therefore, the federal appropriations process. This creates a certain level of both volatility, in the amount of funds we receive, and the security, that once funds are committed that they *will* be received, since they are provided at the discretion of the federal government. Combined, the Authority's revenues were \$136,888,036 or \$11,710,427 (9.4%) greater than 2014 revenue of \$125,177,609.

- ◆ \$114,881,623 (83.9%) of the Authority's revenues were grants or subsidies received from governmental agencies, principally, HUD. As a whole, these sources enjoyed a modest increase of 4.6% over the prior year, 2014. The breakout of Grant Funding between sources is illustrated by the graph on page "ix."
- ◆ \$7,086,954 (5.2%) of the Authority's revenue was derived from tenants for dwelling rent and related incurred charges. 2014 Tenant Revenue of \$7,015,628 was just about one percent less than that the amount posted in 2015.
- ◆ The Authority had Other Income of \$14,207,963 in 2015, an increase of 58.17% from 2014 when Other Income was \$8,982,603. The difference of \$5,225,360 is comprised of changes to many smaller sub-accounts, but 54.0% of the difference stems from just two occurrences. One, Section Eight Port-in income increased in 2015 by \$1,132,820 (87%) This alone was 21.7% of the total change in Other Income. The fluctuation is driven by the rate and timing by which the Authority absorbs Port-in Vouchers from other agencies and contributes little to net income, as most of this is necessarily offset by increased Housing Assistance Payment expense. Additionally, the financial closing of Addison Phase II contributed \$1,688,278 or 32.3% to the increase in Other Income for fees earned by the Authority.

## 2015 Total Revenue



### 2015 Grant Funding Rounded to Nearest Million



■ Housing Choice Vouchers

■ Low Income Public Housing

■ Capital Fund Grant

■ Section 8 New Construction

■ Ross Grants

■ Section 8 Mod Rehab

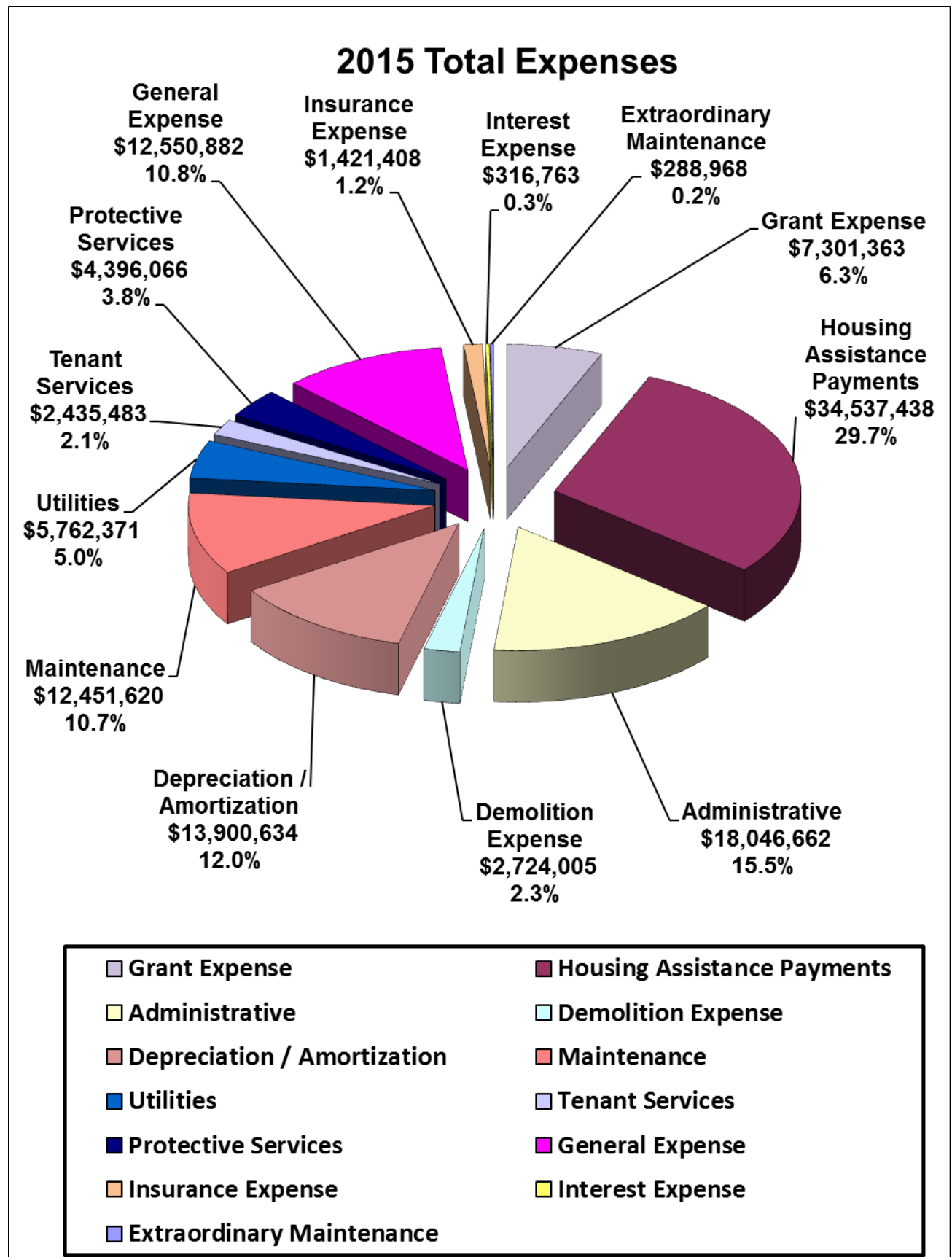


## *Financial Analysis of the Authority (continued)*

### *Expenses*

Total Expenses for the Authority increased by \$10,411,393 or 9.9%, to \$116,133,663 for the year ended December 31, 2015 compared to Total Expenses of \$105,722,270 for the year ended December 31, 2014.

- ◆ 2015 Grant Expense, or our investment in developments not expected to be repaid, was \$7,301,363. This is a 45.3% increase from the \$5,025,126 from the prior year. The Agency anticipates higher costs related to its aggressive efforts to redevelop properties and budgets for it accordingly
- ◆ Demolition Expense was \$5,764,176 in 2012, \$934,704 in 2013, \$4,001 in 2014, for an average of \$2,234,294. Demolition Expense in 2015 was \$2,724,005, roughly 22% higher than the average for those preceding three years. It should be expected that the cost of demolishing old housing stock will drive upward over the next few years, and that wild fluctuations will be less common. But these fluctuations in Demolition Expense closely mirror the timing of approvals as they come back from HUD to remove units for redevelopment.
- ◆ Protective Services Expense increased in 2015 by \$1,442,786, or 48.9% to \$4,396,066. Total expense for 2014 was impacted by delays in contracting for patrol services.
- ◆ Insurance Expense decreased in 2015 by \$308,180 to \$1,421,408, an overall reduction of 17.8%. Of the \$308,180 reduction, 93%, or \$285,997, is continued savings from the switch to a managed workers' compensation carrier. As the Authority continues to settle old claims from a prior period of self-insurance, these savings are expected to continue.



## ***Financial Analysis of the Authority (continued)***

### ***Capital Assets***

Capital Assets, Net of Accumulated Depreciation, decreased by \$4,995,240, or 5.8%, to \$81,686,848 as of December 31, 2015 compared to \$86,682,088 for December 31, 2014. Construction in Progress (CIP) of \$2,612,554 was 67.4% less than 2014's ending balance of \$8,018,366, a reduction of \$5,405,812. The primary difference driving this variance is that the Authority ended 2014 with three open Capital Fund Program grants. Of these, two were closed in 2015, resulting in \$7,116,640 worth of capital improvements being placed into service.

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

	<u>2015</u>	<u>2014</u>	<u>Total Change</u>	<u>% Change</u>
Land	\$ 22,272,592	\$ 21,530,620	\$ 741,972	3.45%
Construction in Progress	2,612,554	8,018,366	(5,405,812)	-67.42%
Buildings	274,258,854	264,165,682	10,093,172	3.82%
Furniture, Equipment, and Machinery - Administration	10,025,716	9,738,902	286,814	2.95%
<b><i>Gross Capital Assets</i></b>	<b><i>\$ 309,169,716</i></b>	<b><i>\$ 303,453,570</i></b>	<b><i>\$ 5,716,146</i></b>	1.88%
Accumulated Depreciation	(227,482,868)	(216,771,482)	(10,711,386)	4.94%
<b><i>Capital Assets - Net</i></b>	<b><i>\$ 81,686,848</i></b>	<b><i>\$ 86,682,088</i></b>	<b><i>\$ (4,995,240)</i></b>	-5.76%

## ***Financial Analysis of the Authority (continued)***

### ***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 grew \$97,585 (12.8%) and \$18,340,876 (13.7%), respectively, in 2015. While these increases were substantial, the effect of closing both Addison Phase II, which added \$15,621,917 and Larimer Phase I, which added \$5,624,933, in the same year seems modest with respect to the \$135 million total Mixed Finance investment with which we ended 2014.

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

	<u>2015</u>	<u>2014</u>
Short-Term Financing Provided To Mixed Finance Development Activities	\$ 862,122	\$ 764,537
Long-Term Investment (Net of Amortization) In Mixed Finance Development Activities	<u>152,763,489</u>	<u>134,324,511</u>
<b><i>Total Mixed Finance Development Activities</i></b>	<b><u><u>\$ 153,625,611</u></u></b>	<b><u><u>\$ 135,089,048</u></u></b>

## ***Financial Analysis of the Authority (continued)***

### ***Long-Term Liabilities and Related Commitments***

During the year ended December 31, 2015, the Authority had modest reduction of 11.4% 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 \$2,292,919 (12.7%) was the result of regularly scheduled principal payments. At December 31, 2015, \$2,813,436 was moved to current liabilities in anticipation of regularly scheduled principle payments due in 2016 and also includes an additional \$405,867 in accelerated repayments for two properties that will be soon converted to RAD funding. Absent this prepayment, the reduction to the capital lease long-term obligation would have been less than 10% of the 2015 beginning balance.

The long-term liability activity for the year ended December 31, 2015 is reflected in Table VI.

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

	<b><i>Balance at</i></b> <b><i>12/31/2014</i></b>	<b><i>Additions</i></b>	<b><i>Reductions</i></b>	<b><i>Balance at</i></b> <b><i>12/31/2015</i></b>
Capital Lease	\$ 18,083,081	\$ -	\$ (2,292,919)	\$ 15,790,162
Reserved Escrow Funding	5,429,607	-	(42,434)	5,387,173
Compensated Absenses	2,564,516	539,568	(416,039)	2,688,045
Other Long-Term Liabilities	884,970	-	(71,964)	813,006
<b><i>Totals</i></b>	<b><i>\$ 26,962,174</i></b>	<b><i>\$ 539,568</i></b>	<b><i>\$ (2,823,356)</i></b>	<b><i>\$ 24,678,386</i></b>

## ***Financial Analysis of the Authority (continued)***

### ***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 2015, the Authority received an extension of the program agreement through December 31, 2028. This extension gives the Authority 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 proration of funding, the result is the same, less funding for authorities. The fiscal year 2015 public housing funding proration was 85.36%, a decrease from the prior year where the Authority received 88.79% of total subsidy requested and approved. A proration of 87% is anticipated for fiscal year 2016.
- ◆ 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, 9<sup>th</sup> Floor  
Pittsburgh, PA 15219  
(412) 456-5022

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## STATEMENTS OF NET POSITION

DECEMBER 31, 2015 AND 2014

<b>Assets</b>	2015	2014
Current assets:		
Cash and cash equivalents:		
Cash:		
Cash - unrestricted	\$ 56,701,441	\$ 46,670,624
Cash - other restricted	52,565,715	48,642,560
Cash - restricted - tenant security deposits	233,097	229,968
Total cash	<u>109,500,253</u>	<u>95,543,152</u>
Investments (cash equivalents):		
Investments - unrestricted	11,975,346	27,867,654
Investments - restricted	11,098,375	20,785,612
Total investments (cash equivalents)	<u>23,073,721</u>	<u>48,653,266</u>
Total cash and cash equivalents	<u>132,573,974</u>	<u>144,196,418</u>
Accounts receivable, net of allowances for doubtful accounts:		
Accounts receivable - PHA projects	35,563	19,430
Accounts receivable - HUD other projects	25,165,880	8,319,314
Accounts receivable - miscellaneous	16,894	82,359
Accounts receivable - tenants - dwelling rents	369,922	480,662
Allowance for doubtful accounts - dwelling rents	(144,415)	(247,283)
Mixed finance notes receivable - current	862,122	764,537
Fraud recovery	51,426	261,859
Allowance for doubtful accounts - fraud recovery	(51,426)	(261,859)
Accrued interest receivable	33,010	88,229
Total accounts receivable, net of allowances for doubtful accounts	<u>26,338,976</u>	<u>9,507,248</u>
Prepaid expenses and other assets - current	56,793	66,085
Inventories, net of allowance	151,449	146,221
Assets held for sale	243,433	208,657
Total current assets	<u>159,364,625</u>	<u>154,124,629</u>
Noncurrent assets:		
Capital assets:		
Land	22,272,592	21,530,620
Buildings	274,256,854	264,165,682
Furniture, equipment, and machinery - administration	10,025,716	9,738,902
Accumulated depreciation	(227,482,868)	(216,771,482)
Construction in progress	2,612,554	8,018,366
Total capital assets, net of accumulated depreciation	<u>81,684,848</u>	<u>86,682,088</u>
Prepaid expenses and other assets - noncurrent	575,000	575,000
Mixed finance notes receivable - noncurrent	7,038,237	7,028,993
Other notes receivable - noncurrent	200,628	230,771
Investment in mixed finance development activities, net of accumulated amortization	145,725,252	127,295,518
Total noncurrent assets	<u>235,223,965</u>	<u>221,812,370</u>
<b>Total Assets</b>	<u><u>\$ 394,588,590</u></u>	<u><u>\$ 375,936,999</u></u>

(Continued)

See accompanying notes to financial statements.



# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## STATEMENTS OF NET POSITION

DECEMBER 31, 2015 AND 2014

(Continued)

	2015	2014
<b>Liabilities and Net Position</b>		
<b>Liabilities:</b>		
Current liabilities:		
Accounts payable and other accrued liabilities	\$ 3,745,262	\$ 3,235,492
Accrued wage/payroll taxes payable	402,879	949,833
Accrued compensated absences - current	388,450	416,037
Accrued contingency liability	1,053,869	1,165,129
Accrued interest payable	24,740	28,330
Accounts payable - other government	126,056	58,700
Tenant security deposits	233,097	229,968
Unearned revenue	148,459	110,631
Current portion of capital lease liability	2,813,436	2,292,921
Other current liabilities	1,193,564	968,837
Total current liabilities	10,129,812	9,455,878
Noncurrent liabilities:		
Capital lease liability - noncurrent	12,976,726	15,790,160
Accrued compensated absences - noncurrent	2,299,595	2,148,479
Other noncurrent liabilities	6,200,179	6,314,577
Total noncurrent liabilities	21,476,500	24,253,216
Total Liabilities	31,606,312	33,709,094
<b>Net Position:</b>		
Net investment in capital assets	65,894,686	68,599,007
Restricted for:		
Mixed financing activities	201,934,338	201,491,052
Guarantee corporation	5,136,907	5,046,757
Addison Terrace site	-	245,990
Allegheny Dwellings site	993,126	-
Workers compensation	728,711	728,464
Oak Hill site	600,000	747,302
Housing assistance payments	505,668	237,861
Total restricted net position	209,898,750	208,497,426
Unrestricted net position	87,188,842	65,131,472
Total Net Position	362,982,278	342,227,905
<b>Total Liabilities and Net Position</b>	<b>\$ 394,588,590</b>	<b>\$ 375,936,999</b>

(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, 2015 AND 2014

	2015	2014
<b>Operating Revenues:</b>		
Tenant revenue:		
Net tenant rental revenue	\$ 7,053,649	\$ 6,987,616
Tenant revenue - other	33,305	28,012
Total tenant revenue	7,086,954	7,015,628
HUD PHA operating grants	97,935,676	98,528,845
Mixed financing loan interest	7,626,129	5,921,728
Other revenue	6,581,834	3,060,875
Investment income (loss) - unrestricted	425,165	350,024
Investment income (loss) - restricted	157,095	283,706
Total operating revenues	119,812,853	115,160,806
<b>Operating Expenses:</b>		
Housing assistance payments	34,537,438	31,566,109
Grant expense	7,301,363	5,025,126
Administrative:		
Administrative salaries	7,961,293	7,476,021
Employee benefit contributions - administrative	2,836,359	2,749,443
Other operating - administrative	7,249,010	6,840,620
Tenant services:		
Tenant services - salaries	1,012,678	913,194
Relocation costs	13,763	264,181
Employee benefit contributions - tenant services	376,270	387,667
Tenant services - other	1,032,772	1,176,387
Utilities:		
Water	1,122,038	1,179,503
Electricity	2,009,101	2,135,360
Gas	1,237,885	1,663,313
Sewer	1,293,770	1,320,864
Utilities - other	99,577	99,577
Ordinary maintenance and operations:		
Ordinary maintenance and operations - labor	6,273,699	5,973,468
Ordinary maintenance and operations - materials and other	2,131,260	1,975,174
Ordinary maintenance and operations - contract costs	1,558,726	2,096,253
Employee benefit contributions - ordinary maintenance	2,487,935	2,607,380
Protective services:		
Protective services - other contract costs	3,311,442	2,474,586
Protective services - other	1,084,624	478,694
Insurance expense:		
Property insurance	318,199	315,594
Liability insurance	343,127	310,030
Workmen's compensation	678,967	947,685
All other insurance	81,115	156,279
General expense:		
Other general expenses	564,558	467,586
Demolition expense	2,724,005	4,001
Other payroll related expenses	323,122	170,467
Bad debt expense - mixed financing	6,903,293	5,904,364
Outside management fees	4,759,909	4,781,602
Mixed financing investment amortization	2,663,419	2,672,767
Total operating expenses	104,290,717	94,133,295
<b>Operating Income</b>	15,522,136	21,027,511

(Continued)

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, 2015 AND 2014 (Continued)

	2015	2014
<b>Non-Operating Revenues (Expenses):</b>		
Extraordinary maintenance	(7,084)	(156,279)
Casualty gains/losses - non-capitalized	(281,884)	(350,676)
Interest expense	(316,763)	(358,910)
Gain (loss) on disposition of capital assets	129,236	(1,367,926)
Gain (loss) on disposition of assets held for sale	-	44,566
Depreciation expense	(11,237,215)	(10,723,110)
Total non-operating revenues (expenses)	(11,713,710)	(12,912,335)
<b>Capital Contributions:</b>		
HUD capital grants	16,945,947	11,340,163
<b>Change in Net Position</b>	20,754,373	19,455,339
Net position - beginning	342,227,905	322,772,566
Net position - ending	\$ 362,982,278	\$ 342,227,905

(Concluded)

See accompanying notes to financial statements.

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

	2015	2014
<b>Cash Flows From Operating Activities:</b>		
Operating grants received	\$ 90,877,395	\$ 98,528,845
Receipts from tenants	7,097,955	7,077,034
Other receipts	7,403,330	4,211,461
Housing assistance payments	(34,553,571)	(31,573,544)
Payments for goods and services	(31,033,589)	(30,226,790)
Grant expense	(7,301,363)	(5,025,126)
Payments to employees	(21,694,781)	(19,755,884)
Net cash provided by (used in) operating activities	10,795,376	23,235,996
<b>Cash Flows From Non-Capital Financing Activities:</b>		
Cash received from outstanding loans receivable	176,296	1,857,665
Cash paid out for loans receivable	(273,881)	(739,889)
Net cash provided by (used in) non-capital financing activities	(97,585)	1,117,776
<b>Cash Flows From Capital and Related Financing Activities:</b>		
Capital grants received for capital assets	7,157,662	14,015,839
Cash paid out for investment in mixed finance development activities	(21,197,557)	(10,717,378)
Cash received from investment in mixed finance development activities	95,160	65,218
Principal payments on debt	(2,292,919)	(2,182,244)
Interest payments	(320,353)	(362,329)
Acquisition and construction of capital assets	(6,399,707)	(8,274,995)
Net cash provided by (used in) capital and related financing activities	(22,957,714)	(7,455,889)
<b>Cash Flows From Investing Activities:</b>		
Interest and dividends on investments	637,479	631,437
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	(11,622,444)	17,529,320
<b>Cash and Cash Equivalents:</b>		
Beginning of year	144,196,418	126,667,098
End of year	\$ 132,573,974	\$ 144,196,418

(Continued)

See accompanying notes to financial statements.

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

(Continued)

	2015	2014
<b>Reconciliation of Operating Income to Net Cash Provided by (Used in) Operating Activities:</b>		
Operating income	\$ 15,522,136	\$ 21,027,511
Adjustments to reconcile operating income to net cash and cash equivalents provided by (used in) operating activities:		
Investment (income) loss	(582,260)	(633,730)
Changes in mixed financing items	2,663,419	2,672,767
Change in assets and liabilities:		
Accounts receivable	(6,864,937)	1,192,369
Allowance for doubtful accounts	(102,868)	(17,509)
Prepaid expenses and other current assets	4,064	81,035
Assets held for sale	(34,776)	-
Accounts payable and accrued liabilities	149,180	(1,102,199)
Interest payable	3,590	3,419
Unearned revenue	37,828	12,333
Total adjustments	(4,726,760)	2,208,485
Net cash and cash equivalents provided by (used in) operating activities	\$ 10,795,376	\$ 23,235,996

(Concluded)

Cash and cash equivalents at end of year:		
Cash - unrestricted	\$ 56,701,441	\$ 46,670,624
Cash - restricted	52,798,812	48,872,528
Investments - unrestricted	11,975,346	27,867,654
Investments - restricted	11,098,375	20,785,612
	\$ 132,573,974	\$ 144,196,418

See accompanying notes to financial statements.

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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### 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. This blended component unit is included as a separate program within the Financial Data Schedules (FDS).

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# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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### Guarantee Corporation

ARMDC has created a guarantee corporation for which the officers of the guarantee corporation are the same as the officers of ARMDC. The board members of the guarantee corporation are not compensated by the guarantee corporation. The guarantee corporation was granted \$5 million by ARMDC, which is set aside to guarantee completion of mixed finance development projects for which the Authority will eventually become the management agent. This blended component unit is included within the ARMDC program within the FDS.

### Mixed Finance Partnerships

ARMDC is a co-general partner in several mixed financing partnerships, either directly, or through a controlled entity created by ARMDC. ARMDC's interests in these partnerships are immaterial individually and in aggregate. The officers of these partnerships are the same as the officers of ARMDC and receive no additional compensation for ARMDC or the partnerships. These blended component units are included within the ARMDC program within the FDS.

### 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

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# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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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.

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

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# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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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 Capital Fund 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)
- Disaster Housing Assistance Program (DHAP)
- Clean Slate E3 (blended component unit)

### Operating and Non-Operating Revenues

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.

### 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. A portion of the Authority's restricted net position is restricted in accordance with the mixed financing activities as discussed in Note 3, for the Guarantee Corporation as described previously, for the Oak Hill and Allegheny Dwellings housing sites, for workers' compensation claims, and for housing assistance payments within the Section 8 Housing Choice Voucher Program.

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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- 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.

### 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.

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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### 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, an 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 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.

### Pending Pronouncements

The Governmental Accounting Standards Board (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. 72, "*Fair Value Measurement and Application*," effective for fiscal years beginning after June 15, 2015 (the Authority's financial statements for

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# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

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the year ending December 31, 2016). This Statement addresses accounting and financial reporting issues related to fair value measurements.

GASB Statement No. 76, "*Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*," effective for fiscal years beginning after June 15, 2015 (the Authority's financial statements for the year ending December 31, 2016). This Statement identifies the hierarchy of generally accepted accounting principles (GAAP), reduces this hierarchy to two categories of authoritative GAAP, and addresses the use of authoritative and non-authoritative 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.

GASB Statement No. 79, "*Certain External Investment Pools and Pool Participants*," effective for fiscal years beginning after June 15, 2015 (the Authority's financial statements for the year ending December 31, 2016). This Statement addresses accounting and reporting for certain external investment pools and pool participants. Specifically, it establishes criteria for an external investment pool to qualify for the election to measure all of its investments at amortized cost for financial reporting purposes.

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.

## 2. CASH AND INVESTMENTS

### Cash

Statutes allow the Authority to invest in direct obligations of the federal government backed by the full faith and credit of the United States of America, obligations of federal government agencies, securities of government-sponsored agencies, and demand and savings deposits. 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

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# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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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, 2015, \$1,404,583 of the Authority's \$114,908,803 bank balance (with a carrying amount of \$110,244,785 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.

As of December 31, 2014, \$1,480,217 of the Authority's \$98,403,125 bank balance (with a carrying amount of \$96,280,301 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 2014 deposit amounts in the preceding paragraph are \$737,149 of certificates of deposit classified as investments on the statements of net position. Bank balance approximates book value for all of these investments.

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

### Restricted Cash

Cash was restricted at December 31, 2015 and 2014 for the following purposes:

	2015	2014
LIPH Family Self Sufficiency Program	\$ 415,834	\$ 339,523
Voucher Family Self Sufficiency Program	397,172	509,323
Total Family Self Sufficiency Program	813,006	848,846
Tenant security deposits	233,097	229,968
ARMDC blended component unit	39,409,582	45,248,839
Program income	7,604,218	1,210,354
Tax Guarantee Corporation	2,640,115	66,817
Housing assistance payments	505,668	238,288
Oak Hill resident activities	600,000	747,302
Allegheny Dwellings site	993,126	-
Addison Terrace housing site	-	282,114
Total	<u>\$ 52,798,812</u>	<u>\$ 48,872,528</u>

### Investments

Investments are highly liquid and are classified as cash and cash equivalents for financial statement purposes. Investments consisted of the following at December 31, 2015:

Investment Type	Fair Value	Book Value
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>

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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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.

Investments consisted of the following at December 31, 2014:

Investment Type	Fair Value	Book Value
Money Market	\$ 2,899,975	\$ 2,899,975
U.S. Treasury Bills	2,529,632	2,529,632
U.S. Government Obligations	41,758,046	41,758,046
Mutual Funds	728,464	728,464
	<u>\$ 47,916,117</u>	<u>\$ 47,916,117</u>

As of December 31, 2014, deposits of \$737,149 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:

*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, 2015 and 2014, 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

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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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, 2015 and 2014, no investment maturities exceeded five years, and the aggregate investments had an average maturity of less than two years.

### Restricted Investments

Investments were restricted at December 31, 2015 and 2014 for the following purposes:

	2015	2014
Contractual agreements with mixed finance development partnerships	\$ 5,387,173	\$ 5,429,607
Workers' compensation self-insurance	728,711	728,464
Capital Fund loan repayments	2,492,444	9,657,339
Tax Guarantee Corporation	2,490,047	4,970,202
Total	<u>\$ 11,098,375</u>	<u>\$ 20,785,612</u>

### **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 from its Capital Fund Program 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

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# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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bridge notes as of December 31, 2015 and 2014 are related to the Addison Terrace and Larimer projects.

The Authority currently has one, \$7 million long-term note receivable outstanding related to the Addison Terrace project. Monthly installment payments of \$33,938 will begin once Addison Terrace is stabilized and will be paid over a 40-year period, unlike the below discussed long-term investments. As such, this note receivable will not be amortized similar to the below-discussed notes, and instead the principal balance on the note will reduce as payments are received. The balance of this note at December 31, 2015 and 2014 was approximately \$7 million.

Long-term investments are in the form of a long-term note 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. 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.

### Mixed Finance Development Activities (Dollars in Millions)

#### As of December 31, 2015:

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

#### As of December 31, 2014:

Bridge loan financing	\$ 0.8
Long-term note receivable	7.0
Long-term investments (net of amortization)	<u>127.3</u>
Balance	<u><u>\$ 135.1</u></u>

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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### **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, 2015, there were approximately 340 Plan participants and at December 31, 2014, 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, 2015 were approximately \$1,081,000 and \$820,000, respectively, and for the year ended December 31, 2014 were approximately \$998,000 and \$756,000, respectively.

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

### 5. CAPITAL ASSETS/ACCUMULATED DEPRECIATION

A summary of changes in capital assets is as follows:

	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	(43,816)	274,256,854
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	(525,829)	284,282,570
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)	-	56,799,702
Total capital assets	\$ 86,682,088	\$ 2,125,090	\$ (7,122,330)	\$ 81,684,848

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

	December 31, 2013	Increases	Decreases	December 31, 2014
Capital assets, not being depreciated:				
Land	\$ 21,351,063	\$ 259,521	\$ (79,964)	\$ 21,530,620
Construction in progress	2,782,883	7,429,594	(2,194,111)	8,018,366
Total capital assets not being depreciated	24,133,946	7,689,115	(2,274,075)	29,548,986
Capital assets being depreciated:				
Buildings	278,570,973	2,194,111	(16,599,402)	264,165,682
Furniture, equipment, and machinery - administration	9,584,458	206,366	(51,922)	9,738,902
Total capital assets, being depreciated	288,155,431	2,400,477	(16,651,324)	273,904,584
Less accumulated depreciation for:				
Buildings	(217,496,624)	(9,363,947)	15,228,566	(211,632,005)
Furniture, equipment, and machinery - administration	(3,832,235)	(1,359,163)	51,921	(5,139,477)
Total accumulated depreciation	(221,328,859)	(10,723,110)	15,280,487	(216,771,482)
Total capital assets being depreciated, net	66,826,572	(8,322,633)	(1,370,837)	57,133,102
Total capital assets	\$ 90,960,518	\$ (633,518)	\$ (3,644,912)	\$ 86,682,088

## 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

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

renegotiated lease were approximately \$217,000 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
2016	\$ 2,813,436	\$ 276,118
2017	2,526,438	229,861
2018	2,649,382	181,337
2019	2,776,685	130,464
2020	2,908,324	77,163
2021	2,115,897	21,764
	\$ 15,790,162	\$ 916,707

As of December 31, 2015 and 2014, approximately \$12.3 million (\$24.5 million, net of \$12.2 million of accumulated depreciation) and \$14.7 million (\$24.5 million, net of \$9.8 million of accumulated depreciation) of the capital assets balance was related to assets acquired or constructed through this lease financing, respectively. During 2014, approximately \$500,000 of capital assets related to the lease were disposed of as part of the Addison Terrace mixed financing project.

### Changes in Long-Term Liabilities

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	\$ 26,962,174	\$ 539,568	\$ (2,823,356)	\$ 24,678,386	\$ 3,201,886

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

Long-term liability activity for the year ended December 31, 2014 was as follows:

	Balance at December 31, 2013	Additions	Reductions	Balance at December 31, 2014	Due Within One Year
Capital lease	\$ 20,265,325	\$ -	\$ (2,182,244)	\$ 18,083,081	\$ 2,292,921
Reserved escrow funding	5,219,691	209,916	-	5,429,607	-
Compensated absences	2,407,722	540,898	(384,104)	2,564,516	416,037
Other long-term liabilities	1,212,579	-	(327,609)	884,970	-
Long-term liabilities	<u>\$ 29,105,317</u>	<u>\$ 750,814</u>	<u>\$ (2,893,957)</u>	<u>\$ 26,962,174</u>	<u>\$ 2,708,958</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 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.

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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Independent actuarial assessments of self-insured workers' compensation were performed as of December 2015 and 2014. The actuarial assessments were revised to indicate the outstanding claims liability balance at December 31, 2015 and 2014, which was \$586,000 and \$741,379, respectively. The rate used to discount the above liability was 2.50% and 3.35% in 2015 and 2014, 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.

### Accrued Claims Liability:

	December 31, 2015	December 31, 2014
Unpaid claims, beginning of fiscal year	\$ 741,379	\$ 888,874
Change in actuarial estimate	331,421	441,155
Claim payments	(486,800)	(588,650)
Unpaid claims, end of fiscal year	<u>\$ 586,000</u>	<u>\$ 741,379</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.

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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### 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, 2015 and 2014.

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.

#### Commitments

Construction commitments related to the rehabilitation and/or construction of public housing neighborhoods at December 31, 2015 and 2014 amounted to approximately \$35 million and \$37 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, 2015 and 2014 amounted to approximately \$4.8 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.

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# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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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. The Bond bears interest at a variable rate of Daily LIBOR plus 2.25%, with a maturity date of June 23, 2016. Interest is due monthly, and principal is not due until maturity. The Bond is secured by collateral held by Addison Terrace Phase 1 L.P. (Addison I) 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 I whereby the entire Bond proceeds were lent by the Authority to Addison I, 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 I housing site.

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 obligation for repayment of these debts from other resources. At December 31, 2015 and 2014, the outstanding conduit debt for the Authority relating to Bonds was \$46,050,000 and \$31,300,000, respectively.

# **HOUSING AUTHORITY OF THE CITY OF PITTSBURGH**

## **NOTES TO FINANCIAL STATEMENTS**

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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### **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 2016, 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	CNIG	ROSS Total	903 CDBG	Section 8 NC	Mod Rehab - Total	210 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881
111	Cash-unrestricted	26,944,592	-	-	-	13,766	90,132	-	8,722,014	20,775,760	29,497,774
112	Cash-restricted-modernization and development	-	-	-	-	-	-	-	-	-	-
113	Cash-other restricted	2,008,960	-	-	-	-	-	505,668	397,172	-	397,172
114	Cash-tenant security deposits	233,097	-	-	-	-	-	-	-	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-
100	<b>Total Cash</b>	<b>29,186,649</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,766</b>	<b>90,132</b>	<b>505,668</b>	<b>9,119,186</b>	<b>20,775,760</b>	<b>29,894,946</b>
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	35,563	-	35,563
122	<b>Accounts receivable - HUD other projects</b>	<b>15,484,442</b>	<b>2,586,347</b>	<b>10,284</b>	<b>-</b>	<b>-</b>	<b>18,236</b>	<b>8,290</b>	<b>7,058,281</b>	<b>-</b>	<b>7,058,281</b>
124	Account receivable - other government	-	-	-	-	-	-	-	-	-	-
125	<b>Account receivable - miscellaneous</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>14,824</b>	<b>2,070</b>	<b>16,894</b>
126	Accounts receivable - tenants	369,922	-	-	-	-	-	-	-	-	-
126.1	Allowance for doubtful accounts - tenants	(144,415)	-	-	-	-	-	-	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	3,671	-	-	-	-	-	-	47,755	-	47,755
128.1	Allowance for doubtful accounts - fraud	(3,671)	-	-	-	-	-	-	(47,755)	-	(47,755)
129	Accrued interest receivable	5,985	-	-	-	-	-	-	632	15,405	16,037
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>15,715,934</b>	<b>2,586,347</b>	<b>10,284</b>	<b>-</b>	<b>-</b>	<b>18,236</b>	<b>8,290</b>	<b>7,109,300</b>	<b>17,475</b>	<b>7,126,775</b>
131	Investments - unrestricted	-	-	-	-	-	-	-	3,746,502	8,228,844	11,975,346
132	Investments - restricted	-	-	-	-	-	-	-	-	728,711	728,711
135	Investments - restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	697	-	-	-	-	-	-	1,251	54,845	56,096
143	Inventories	571,199	-	-	-	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	(419,750)	-	-	-	-	-	-	-	-	-
144	Inter program - due from	-	-	-	478	-	-	-	-	17,413,239	17,413,239
145	Assets held for sale	243,433	-	-	-	-	-	-	-	-	-
150	<b>Total Current Assets</b>	<b>45,298,162</b>	<b>2,586,347</b>	<b>10,284</b>	<b>478</b>	<b>13,766</b>	<b>108,368</b>	<b>513,958</b>	<b>19,976,239</b>	<b>47,218,874</b>	<b>67,195,113</b>
161	Land	22,061,573	-	-	-	-	-	-	-	-	-
162	Buildings	274,256,854	-	-	-	-	-	-	-	-	-
163	Furniture, equipment and machinery - dwellings	-	-	-	-	-	-	-	-	-	-
164	Furniture, equipment and machinery - administration	9,935,247	-	-	-	-	-	-	90,469	-	90,469
165	Leasehold improvements	-	-	-	-	-	-	-	-	-	-
166	Accumulated depreciation	(227,438,727)	-	-	-	-	-	-	(44,141)	-	(44,141)
167	Construction in progress	2,612,554	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	-	-	-	-	-	-
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>81,427,501</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>46,328</b>	<b>-</b>	<b>46,328</b>
171	<b>Notes, Loans, &amp; mortgages receivable-Non-current</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
172	<b>Notes, Loans, &amp; mortgages receivable-Non-current-past due</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
173	Grants receivable - Non-current	-	-	-	-	-	-	-	-	-	-
174	<b>Other assets</b>	<b>298,730</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>575,000</b>	<b>575,000</b>
176	<b>Investment in joint venture</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
180	<b>Total Non-current Assets</b>	<b>81,726,231</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>46,328</b>	<b>575,000</b>	<b>621,328</b>
190	<b>Total Assets</b>	<b>127,024,393</b>	<b>2,586,347</b>	<b>10,284</b>	<b>478</b>	<b>13,766</b>	<b>108,368</b>	<b>513,958</b>	<b>20,022,567</b>	<b>47,793,874</b>	<b>67,816,441</b>

Line Item No.	Description	TOTAL LIPH	CNIG	ROSS Total	903 CDBG	Section 8 NC	Mod Rehab - Total	210 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881
311	Bank overdraft	-	-	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	1,583,682	30,715	-	478	-	-	-	16,086	328,617	344,703
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	402,879	402,879
322	Accrued compensated absences - current portion	345,776	-	-	-	-	-	-	42,674	-	42,674
324	Accrued contingency liability	1,053,780	-	-	-	-	-	-	89	-	89
325	Accrued interest payable	24,740	-	-	-	-	-	-	-	-	-
331	<b>Accounts payable - HUD PHA Programs</b>	-	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-	-	-
333	Accounts payable - other government	126,056	-	-	-	-	-	-	-	-	-
341	Tenant security deposits	233,097	-	-	-	-	-	-	-	-	-
342	<b>Unearned Revenue</b>	<b>148,459</b>	-	-	-	-	-	-	-	-	-
343	<b>Current portion of LTD- capital proj/mortg revenue bonds</b>	<b>2,813,436</b>	-	-	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	695,830	-	-	-	-	-	-	216,460	281,274	497,734
346	Accrued liabilities - other	366,240	308,286	-	-	-	-	-	-	-	-
347	Inter program - due to	15,156,087	2,247,346	10,284	-	-	-	-	-	-	-
348	<b>Loan liability - current</b>	-	-	-	-	-	-	-	-	-	-
310	<b>Total Current Liabilities</b>	<b>22,547,183</b>	<b>2,586,347</b>	<b>10,284</b>	<b>478</b>	-	-	-	<b>275,309</b>	<b>1,012,770</b>	<b>1,288,079</b>
351	<b>Capital Projects/ Mortgage Revenue Bonds</b>	<b>12,976,726</b>	-	-	-	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-
353	Non-current liabilities - other	415,834	-	-	-	-	-	-	397,172	-	397,172
354	Accrued compensated absences- Non-current	2,008,814	-	-	-	-	-	-	290,781	-	290,781
355	<b>Loan liability - Non-current</b>	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-	-	-
350	<b>Total Non-Current Liabilities</b>	<b>15,401,374</b>	-	-	-	-	-	-	<b>687,953</b>	-	<b>687,953</b>
300	<b>Total Liabilities</b>	<b>37,948,557</b>	<b>2,586,347</b>	<b>10,284</b>	<b>478</b>	-	-	-	<b>963,262</b>	<b>1,012,770</b>	<b>1,976,032</b>
508.4	Net Investment in Capital Assets	65,637,339	-	-	-	-	-	-	46,328	-	46,328
511.4	Restricted Net Position	1,593,126	-	-	-	-	-	505,668	-	728,711	728,711
512.4	Unrestricted Net Position	21,845,371	-	-	-	13,766	108,368	8,290	19,012,977	46,052,393	65,065,370
513	<b>Total Equity - Net Position</b>	<b>89,075,836</b>	-	-	-	<b>13,766</b>	<b>108,368</b>	<b>513,958</b>	<b>19,059,305</b>	<b>46,781,104</b>	<b>65,840,409</b>
600	<b>Total Liabilities, Deferred Inflows of Resources, and Equity - Net Position</b>	<b>127,024,393</b>	<b>2,586,347</b>	<b>10,284</b>	<b>478</b>	<b>13,766</b>	<b>108,368</b>	<b>513,958</b>	<b>20,022,567</b>	<b>47,793,874</b>	<b>67,816,441</b>

Line Item No.	Description	606 Allies & Ross (Business Activities)	608 ARMDC Tax Corp (Business Activities)	660 Program Income (Business Activities)	Business Activities Total	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
111	Cash-unrestricted				-	155,177				56,701,441		56,701,441
112	Cash-restricted-modernization and development				-	-				-		-
113	Cash-other restricted	39,409,582	2,640,115	7,604,218	49,653,915					52,565,715		52,565,715
114	Cash-tenant security deposits				-	-				233,097		233,097
115	Cash - Restricted for payment of current liability				-	-				-		-
100	<b>Total Cash</b>	<b>39,409,582</b>	<b>2,640,115</b>	<b>7,604,218</b>	<b>49,653,915</b>	<b>155,177</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>109,500,253</b>	<b>-</b>	<b>109,500,253</b>
121	Accounts receivable - PHA projects				-	-				35,563		35,563
122	<b>Accounts receivable - HUD other projects</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,165,880</b>	<b>-</b>	<b>25,165,880</b>
124	Account receivable - other government				-	-				-		-
125	<b>Account receivable - miscellaneous</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16,894</b>	<b>-</b>	<b>16,894</b>
126	Accounts receivable - tenants				-	-				369,922		369,922
126.1	Allowance for doubtful accounts - tenants				-	-				(144,415)		(144,415)
126.2	Allowance for doubtful accounts - other				-	-				-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	862,122			862,122	-				862,122		862,122
128	Fraud recovery				-	-				51,426		51,426
128.1	Allowance for doubtful accounts - fraud				-	-				(51,426)		(51,426)
129	Accrued interest receivable		6,745	4,243	10,988	-				33,010		33,010
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>862,122</b>	<b>6,745</b>	<b>4,243</b>	<b>873,110</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>26,338,976</b>	<b>-</b>	<b>26,338,976</b>
131	Investments - unrestricted			-	-	-				11,975,346		11,975,346
132	Investments - restricted		2,490,047	7,879,617	10,369,664	-				11,098,375		11,098,375
135	Investments - restricted for payment of current liability				-	-				-		-
142	Prepaid expenses and other assets				-	-				56,793		56,793
143	Inventories				-	-				571,199		571,199
143.1	Allowance for obsolete inventories				-	-				(419,750)		(419,750)
144	Inter program - due from		-		-	-				17,413,717	(17,413,717)	-
145	Assets held for sale				-	-				243,433		243,433
150	<b>Total Current Assets</b>	<b>40,271,704</b>	<b>5,136,907</b>	<b>15,488,078</b>	<b>60,896,689</b>	<b>155,177</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>176,778,342</b>	<b>(17,413,717)</b>	<b>159,364,625</b>
161	Land	77,459		133,560	211,019	-				22,272,592		22,272,592
162	Buildings				-	-				274,256,854		274,256,854
163	Furniture, equipment and machinery - dwellings				-	-				-		-
164	Furniture, equipment and machinery - administration				-	-				10,025,716		10,025,716
165	Leasehold improvements				-	-				-		-
166	Accumulated depreciation				-	-				(227,482,868)		(227,482,868)
167	Construction in progress				-	-				2,612,554		2,612,554
168	Infrastructure				-	-				-		-
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>77,459</b>	<b>-</b>	<b>133,560</b>	<b>211,019</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>81,684,848</b>	<b>-</b>	<b>81,684,848</b>
171	Notes, Loans, & mortgages receivable-Non-current	7,038,237	-	-	7,038,237	-	-	-	-	7,038,237	-	7,038,237
172	Notes, Loans, & mortgages receivable-Non-current-past due	-	-	-	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current				-	-				-		-
174	<b>Other assets</b>	<b>79,184,123</b>	<b>-</b>	<b>66,443,027</b>	<b>145,627,150</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>146,500,880</b>	<b>-</b>	<b>146,500,880</b>
176	Investment in joint venture		-	-	-	-	-	-	-	-	-	-
180	<b>Total Non-current Assets</b>	<b>86,299,819</b>	<b>-</b>	<b>66,576,587</b>	<b>152,876,406</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>235,223,965</b>	<b>-</b>	<b>235,223,965</b>
190	<b>Total Assets</b>	<b>126,571,523</b>	<b>5,136,907</b>	<b>82,064,665</b>	<b>213,773,095</b>	<b>155,177</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>412,002,307</b>	<b>(17,413,717)</b>	<b>394,588,590</b>

Line Item No.	Description	606 Allies & Ross (Business Activities)	608 ARMDC Tax Corp (Business Activities)	660 Program Income (Business Activities)	Business Activities Total	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACF
311	Bank overdraft				-	-				-		-
312	Accounts payable <= 90 days	576,465		-	576,465	7,500				2,543,543		2,543,543
313	Accounts payable > 90 days past due				-	-				-		-
321	Accrued wage/payroll taxes payable				-	-				402,879		402,879
322	Accrued compensated absences - current portion				-	-				388,450		388,450
324	Accrued contingency liability				-	-				1,053,869		1,053,869
325	Accrued interest payable				-	-				24,740		24,740
331	Accounts payable - HUD PHA Programs	-	-	-	-	-				-	-	-
332	Accounts payable - PHA Projects				-	-				-		-
333	Accounts payable - other government				-					126,056		126,056
341	Tenant security deposits				-					233,097		233,097
342	Unearned Revenue	-	-	-	-	-				148,459	-	148,459
343	Current portion of LTD- capital proj/mortg revenue bonds	-	-	-	-	-				2,813,436	-	2,813,436
344	Current portion of long-term debt - operating borrowings				-	-				-		-
345	Other current liabilities	-			-	-				1,193,564		1,193,564
346	Accrued liabilities - other	527,193	-	-	527,193	-				1,201,719	-	1,201,719
347	Inter program - due to	-		-	-					17,413,717	(17,413,717)	-
348	Loan liability - current	-	-	-	-	-				-	-	-
310	Total Current Liabilities	1,103,658	-	-	1,103,658	7,500				27,543,529	(17,413,717)	10,129,812
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-	-				12,976,726	-	12,976,726
352	Long-term debt, net of current - operating borrowings				-	-				-		-
353	Non-current liabilities - other			5,387,173	5,387,173	-				6,200,179		6,200,179
354	Accrued compensated absences- Non-current				-	-				2,299,595		2,299,595
355	Loan liability - Non-current	-	-	-	-	-				-	-	-
356	FASB 5 Liabilities				-	-				-		-
357	Accrued Pension and OPEB Liability				-	-				-		-
350	Total Non-Current Liabilities	-	-	5,387,173	5,387,173	-				21,476,500	-	21,476,500
300	Total Liabilities	1,103,658	-	5,387,173	6,490,831	7,500				49,020,029	(17,413,717)	31,606,312
508.4	Net Investment in Capital Assets	77,459	-	133,560	211,019	-	-	-	-	65,894,686	-	65,894,686
511.4	Restricted Net Position	125,390,406	5,136,907	76,543,932	207,071,245	-				209,898,750		209,898,750
512.4	Unrestricted Net Position	-	-	-	-	147,677	-	-	-	87,188,842		87,188,842
513	Total Equity - Net Position	125,467,865	5,136,907	76,677,492	207,282,264	147,677	-	-	-	362,982,278	-	362,982,278
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Position	126,571,523	5,136,907	82,064,665	213,773,095	155,177	-	-	-	412,002,307	(17,413,717)	394,588,590



Line Item No.	Description	14.850 TOTAL LIPH	CNIG	ROSS	CDBG	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881
70300	Net tenant rental revenue	7,053,649	-	-	-	-	-	-	-	-	-
70400	Tenant revenue - other	33,305	-	-	-	-	-	-	-	-	-
70500	<b>Total Tenant Revenue</b>	<b>7,086,954</b>	-	-	-	-	-	-	-	-	-
70600-010	Housing assistance payments	-	-	-	-	189,875	15,484	387,827	-	-	-
70600-020	Ongoing administrative fees earned	-	-	-	-	16,881	2,752	10,347	200	-	200
70600-000	HUD PHA operating grants	-	2,660,518	182,439	5,606	-	-	-	-	-	-
70600	<b>HUD PHA operating grants</b>	<b>-</b>	<b>2,660,518</b>	<b>182,439</b>	<b>5,606</b>	<b>206,756</b>	<b>18,236</b>	<b>398,174</b>	<b>200</b>	-	<b>200</b>
70610	Capital grants	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	7,437,097	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	476,340	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	933,645	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	12,036,268	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-
70700	<b>Total Fee Revenue</b>	<b>20,883,350</b>	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-
71100	<b>Investment income - unrestricted</b>	<b>101,157</b>	-	-	-	<b>362</b>	<b>41</b>	<b>591</b>	<b>62,750</b>	<b>260,264</b>	<b>323,014</b>
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-
71400	<b>Fraud recovery</b>	<b>1,035</b>	-	-	-	-	-	-	<b>27,846</b>	-	<b>27,846</b>
71500	Other revenue	1,831,161	-	-	-	-	-	-	2,582,024	232	2,582,256
71600	Gain or loss on sale of capital assets	94,776	-	-	-	-	-	-	-	34,460	34,460
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-
70000	<b>Total Revenue</b>	<b>29,998,433</b>	<b>2,660,518</b>	<b>182,439</b>	<b>5,606</b>	<b>207,118</b>	<b>18,277</b>	<b>398,765</b>	<b>2,672,820</b>	<b>294,956</b>	<b>2,967,776</b>
91100	Administrative salaries	6,315,787	56,766	-	-	8,242	933	-	1,545,105	-	1,545,105
91200	Auditing fees	69,500	-	-	-	122	14	-	22,865	-	22,865
91300	Management Fee	6,502,105	-	-	-	-	-	-	934,992	-	934,992
91310	Book-Keeping Fee	349,278	-	-	-	-	-	-	584,370	-	584,370
91400	Advertising and Marketing	114,068	-	-	-	13	1	-	2,433	-	2,433
91500	Employee benefit contributions - administrative	2,202,494	22,467	-	-	3,240	367	-	607,791	-	607,791
91600	Office Expenses	1,433,310	-	-	-	1,071	121	-	200,774	-	200,774
91700	Legal Expense	1,654,869	-	-	-	580	66	-	108,859	-	108,859
91800	Travel	157,808	-	-	-	134	15	-	26,204	-	26,204
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-
91900	Other	7,460,392	341,001	25,680	-	4,151	441	3,007	812,831	-	812,831
91000	<b>Total Operating-Administrative</b>	<b>26,259,611</b>	<b>420,234</b>	<b>25,680</b>	-	<b>17,553</b>	<b>1,958</b>	<b>3,007</b>	<b>4,846,224</b>	-	<b>4,846,224</b>
92000	Asset Management Fee	476,340	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	752,212	-	112,928	-	-	-	-	147,538	-	147,538
92200	Relocation Costs	10,841	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	259,243	-	43,831	-	-	-	-	73,196	-	73,196
92400	Tenant services - other	1,041,363	-	-	5,606	-	-	-	129,514	-	129,514
92500	<b>Total Tenant Services</b>	<b>2,063,659</b>	-	<b>156,759</b>	<b>5,606</b>	-	-	-	<b>350,248</b>	-	<b>350,248</b>
93100	Water	1,121,788	-	-	-	-	-	-	-	-	-
93200	Electricity	2,009,101	-	-	-	-	-	-	-	-	-
93300	Gas	1,237,885	-	-	-	-	-	-	-	-	-
93400	Fuel	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-
93600	Sewer	1,293,723	-	-	-	-	-	-	-	-	-
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	99,577	-	-	-	-	-	-	-	-	-
93000	<b>Total Utilities</b>	<b>5,762,074</b>	-	-	-	-	-	-	-	-	-

Line Item No.	Description	14.850 TOTAL LIPH	CNIG	ROSS	CDBG	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881
94100	Ordinary maintenance and operations - labor	6,273,699	-	-	-	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	2,131,260	-	-	-	-	-	-	-	-	-
94300	<b>Ordinary Maintenance and Operations Contracts</b>	<b>8,011,420</b>	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	2,487,935	-	-	-	-	-	-	-	-	-
94000	<b>Total Maintenance</b>	<b>18,904,314</b>	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-
95200	Protective services - other contract costs	3,311,442	-	-	-	-	-	-	-	-	-
95300	Protective services - other	1,084,624	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-
95000	<b>Total Protective Services</b>	<b>4,396,066</b>	-	-	-	-	-	-	-	-	-
96110	Property Insurance	318,037	-	-	-	-	-	-	162	-	162
96120	Liability Insurance	341,454	-	-	-	-	-	-	1,173	-	1,173
96130	Workmen's Compensation	675,735	-	-	-	-	-	-	3,232	-	3,232
96140	All other Insurance	81,110	-	-	-	-	-	-	5	-	5
96100	<b>Total Insurance Premiums</b>	<b>1,416,336</b>	-	-	-	-	-	-	<b>4,572</b>	-	<b>4,572</b>
96200	Other general expenses	4,853,093	-	-	-	-	-	69	158,034	-	158,034
96210	Compensated absences	297,273	-	-	-	-	-	-	25,849	-	25,849
96300	Payments in lieu of taxes	126,055	-	-	-	-	-	-	-	-	-
96400	Bad debt - tenant rents	177,655	-	-	-	-	-	-	-	-	-
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	8,329	-	8,329
96800	Severance expense	-	-	-	-	-	-	-	-	-	-
96000	<b>Total Other General Expenses</b>	<b>5,454,076</b>	-	-	-	-	-	<b>69</b>	<b>192,212</b>	-	<b>192,212</b>
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	316,763	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-
96700	<b>Interest expense and Amortization cost</b>	<b>316,763</b>	-	-	-	-	-	-	-	-	-
96900	<b>Total Operating Expenses</b>	<b>65,049,239</b>	<b>420,234</b>	<b>182,439</b>	<b>5,606</b>	<b>17,553</b>	<b>1,958</b>	<b>3,076</b>	<b>5,393,256</b>	-	<b>5,393,256</b>
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>(35,050,806)</b>	<b>2,240,284</b>	-	-	<b>189,565</b>	<b>16,319</b>	<b>395,689</b>	<b>(2,720,436)</b>	<b>294,956</b>	<b>(2,425,480)</b>
97100	Extraordinary maintenance	1,534,867	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	281,884	-	-	-	-	-	-	-	-	-
97300-035	Moving to Work	-	-	-	-	-	-	-	31,773,567	-	31,773,567
97300-040	Tenant Protection	-	-	-	-	-	-	-	-	-	-
97300-050	Portability In	-	-	-	-	-	-	-	-	-	-
97300-060	Enhanced	-	-	-	-	-	-	-	-	-	-
97300-070	All Other	-	-	-	-	189,875	15,525	120,020	-	-	-
97300	<b>Total Housing assistance payments</b>	-	-	-	-	<b>189,875</b>	<b>15,525</b>	<b>120,020</b>	<b>31,773,567</b>	-	<b>31,773,567</b>
93750	HAP Portability-In	-	-	-	-	-	-	-	2,438,451	-	2,438,451
97400	Depreciation expense	11,235,771	-	-	-	-	-	-	1,444	-	1,444
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-
90000	<b>Total Expenses</b>	<b>78,101,761</b>	<b>420,234</b>	<b>182,439</b>	<b>5,606</b>	<b>207,428</b>	<b>17,483</b>	<b>123,096</b>	<b>39,606,718</b>	-	<b>39,606,718</b>

Line Item No.	Description	14.850 TOTAL LIPH	CNIG	ROSS	CDBG	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881
10010	Operating transfer in	57,516,519		-	-	-	-	-	33,838,885	21,641,281	55,480,166
10020	Operating transfer out	(12,586,671)		-	-	-	-	-	-	(1,000,000)	(1,000,000)
10030	Operating transfers from / to primary government	-		-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	(2,240,284)	-	-	-	-	-	-	1,000,000	1,000,000
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	4,359,275		-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-		-	-	-	-	-	-	-	-
10100	<b>Total other financing sources (uses)</b>	<b>49,289,123</b>		-	-	-	-	-	<b>33,838,885</b>	<b>21,641,281</b>	<b>55,480,166</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>1,185,795</b>		-	-	(310)	794	275,669	(3,095,013)	21,936,237	18,841,224
11020	Required Annual Debt Principal Payments	2,985,440				-	-			-	-
11030	Beginning equity	87,890,041		-	-	14,076	107,574	238,289	22,154,318	24,844,867	46,999,185
11040	<b>Prior period adj, equity transfers, and correction of errors</b>	-		-	-	-	-	-	-	-	-
11170-001	Administrative Fee Equity- Beginning Balance	-		-	-	-	-	428	-	-	-
11170-010	Administrative Fee Revenue	-		-	-	-	-	10,347	-	-	-
11170-020	Hard to House Fee Revenue	-		-	-	-	-	-	-	-	-
11170-030	Audit Costs	-		-	-	-	-	-	-	-	-
11170-040	Investment Income	-		-	-	-	-	591	-	-	-
11170-045	Fraud Recovery Revenue	-		-	-	-	-	-	-	-	-
11170-050	Other Revenue	-		-	-	-	-	-	-	-	-
11170-051	Comment for Other Revenue	-		-	-	-	-	-	-	-	-
11170-060	<b>Total Admin Fee Revenues</b>	-		-	-	-	-	<b>10,938</b>	-	-	-
11170-080	Total Operating Expenses	-		-	-	-	-	3,076	-	-	-
11170-090	Depreciation	-		-	-	-	-	-	-	-	-
11170-100	Other Expenses	-		-	-	-	-	-	-	-	-
11170-101	Comment for Other Expense	-		-	-	-	-	-	-	-	-
11170-110	<b>Total Admin Fee Expenses</b>	-		-	-	-	-	3,076	-	-	-
11170-002	Net Administrative Fee	-		-	-	-	-	7,862	-	-	-
11170-003	Administrative Fee Equity- Ending Balance	-		-	-	-	-	8,290	-	-	-
11170	<b>Administrative Fee Equity</b>	-		-	-	-	-	<b>8,290</b>	-	-	-
11180-001	Housing Assistance Payments Equity - Beginning Balance	-		-	-	-	-	237,861	-	-	-
11180-010	Housing Assistance Payments Revenue	-		-	-	189,875	-	387,827	-	-	-
11180-015	Fraud Recovery Revenue	-		-	-	-	-	-	-	-	-
11180-020	Other revenue	-		-	-	-	-	-	-	-	-
11180-021	Comment for other revenue	-		-	-	-	-	-	-	-	-
11180-025	Investment Income	-		-	-	-	-	-	-	-	-
11180-030	Total HAP revenues	-		-	-	-	-	387,827	-	-	-
11180-080	Housing Assistance Payments	-		-	-	189,875	-	120,020	-	-	-
11180-090	Other expense	-		-	-	-	-	-	-	-	-
11180-091	Comment for other expense	-		-	-	-	-	-	-	-	-
11180-100	Total Housing Assistance Payments Expense	-		-	-	-	-	120,020	-	-	-
11180-002	Net Housing Assistance Payments	-		-	-	-	-	-	-	-	-
11180-003	Housing Assistance Payment Equity - Ending Balance	-		-	-	-	-	<b>505,668</b>	-	-	-
11180	<b>Housing Assistance Payments Equity</b>	-		-	-	-	-	<b>505,668</b>	-	-	-
11190	Unit Months Available	47,285		-	-	-	-	261	84,960	-	84,960
11210	Unit Months Leased	45,542		-	-	-	-	261	61,128	-	61,128
11270	Excess Cash	10,235,881		-	-	-	-	-	-	-	-
11610	Land Purchases	-		-	-	-	-	-	-	-	-
11620	Building Purchases	4,287,926		-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-		-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	676,545		-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-		-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-		-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-		-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	12,586,671		-	-	-	-	-	-	-	-

Line Item No.	Description	606 Allies & Ross (Business Activities)	608 ARMDC Tax Corp (Business Activities)	660 Program Income (Business Activities)	Business Activities Total	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
70300	Net tenant rental revenue				-	-	-	-	-	7,053,649	-	7,053,649
70400	Tenant revenue - other				-	-	-	-	-	33,305	-	33,305
70500	<b>Total Tenant Revenue</b>	-	-	-	-	-	-	-	-	<b>7,086,954</b>	-	<b>7,086,954</b>
70600-010	Housing assistance payments				-	-	-	-	48,509,366	49,102,552	-	49,102,552
70600-020	Ongoing administrative fees earned				-	-	-	-		30,180	-	30,180
70600-000	HUD PHA operating grants					42,006,590	3,947,791			48,802,944	-	48,802,944
70600	<b>HUD PHA operating grants</b>				-	42,006,590	3,947,791		48,509,366	97,935,676	-	97,935,676
70610	Capital grants				-	-	3,089,693	13,856,254	-	16,945,947	-	16,945,947
70710	Management Fee				-	-	-	-	-	7,437,097	(7,437,097)	-
70720	Asset Management Fee				-	-	-	-	-	476,340	(476,340)	-
70730	Book-Keeping Fee				-	-	-	-	-	933,645	(933,645)	-
70740	Front Line Service Fee				-	-	-	-	-	12,036,268	(12,036,268)	-
70750	Other Fees				-	-	-	-	-	-	-	-
70700	<b>Total Fee Revenue</b>	-	-	-	-	-	-	-	-	<b>20,883,350</b>	<b>(20,883,350)</b>	-
70800	Other government grants				-	-	-	-	-	-	-	-
71100	<b>Investment income - unrestricted</b>	-	-	-	-	-	-	-	-	425,165	-	425,165
71200	Mortgage interest income				-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale				-	-	-	-	-	-	-	-
71310	Cost of sale of assets				-	-	-	-	-	-	-	-
71400	<b>Fraud recovery</b>	-			-	-	-	-	-	28,881	-	28,881
71500	Other revenue	2,978,870	25,000	6,751,825	9,755,695	9,970	-	-	-	14,179,082	-	14,179,082
71600	Gain or loss on sale of capital assets				-	-	-	-	-	129,236	-	129,236
72000	Investment income - restricted	26,530	66,353	64,212	157,095	-	-	-	-	157,095	-	157,095
70000	<b>Total Revenue</b>	<b>3,005,400</b>	<b>91,353</b>	<b>6,816,037</b>	<b>9,912,790</b>	<b>9,970</b>	<b>45,096,283</b>	<b>17,804,045</b>	<b>48,509,366</b>	<b>157,771,386</b>	<b>(20,883,350)</b>	<b>136,888,036</b>
91100	Administrative salaries			34,460	34,460	-	-	-	-	7,961,293	-	7,961,293
91200	Auditing fees				-	-	-	-	-	92,501	-	92,501
91300	Management Fee				-	-	-	-	-	7,437,097	(7,437,097)	-
91310	Book-Keeping Fee				-	-	-	-	-	933,648	(933,648)	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	116,515	-	116,515
91500	Employee benefit contributions - administrative				-	-	-	-	-	2,836,359	-	2,836,359
91600	Office Expenses	599			599	-	-	-	-	1,635,875	-	1,635,875
91700	Legal Expense	6,064		3,210	9,274	-	-	-	-	1,773,648	(883,157)	890,491
91800	Travel				-	-	-	-	-	184,161	-	184,161
91810	Allocated Overhead				-	-	-	-	-	-	-	-
91900	Other	129,317	1	11,618	140,936	-	-	-	-	8,788,439	(4,458,972)	4,329,467
91000	<b>Total Operating-Administrative</b>	<b>135,980</b>	<b>1</b>	<b>49,288</b>	<b>185,269</b>	-	-	-	-	<b>31,759,536</b>	<b>(13,712,874)</b>	<b>18,046,662</b>
92000	Asset Management Fee				-	-	-	-	-	476,340	(476,340)	-
92100	Tenant services - salaries				-	-	-	-	-	1,012,678	-	1,012,678
92200	Relocation Costs			2,922	2,922	-	-	-	-	13,763	-	13,763
92300	Employee benefit contributions - tenant services				-	-	-	-	-	376,270	-	376,270
92400	Tenant services - other	-		5,202	5,202	92,529	-	-	-	1,274,214	(241,442)	1,032,772
92500	<b>Total Tenant Services</b>	-	-	<b>8,124</b>	<b>8,124</b>	<b>92,529</b>	-	-	-	<b>2,676,925</b>	<b>(241,442)</b>	<b>2,435,483</b>
93100	Water	250			250	-	-	-	-	1,122,038	-	1,122,038
93200	Electricity	-			-	-	-	-	-	2,009,101	-	2,009,101
93300	Gas				-	-	-	-	-	1,237,885	-	1,237,885
93400	Fuel				-	-	-	-	-	-	-	-
93500	Labor				-	-	-	-	-	-	-	-
93600	Sewer	47			47	-	-	-	-	1,293,770	-	1,293,770
93700	Employee benefit contributions - utilities				-	-	-	-	-	-	-	-
93800	Other utilities expense				-	-	-	-	-	99,577	-	99,577
93000	<b>Total Utilities</b>	<b>297</b>	-	-	<b>297</b>	-	-	-	-	<b>5,762,371</b>	-	<b>5,762,371</b>

Line Item No.	Description	606 Allies & Ross (Business Activities)	608 ARMDC Tax Corp (Business Activities)	660 Program Income (Business Activities)	Business Activities Total	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
94100	Ordinary maintenance and operations - labor				-	-	-	-	-	6,273,699	-	6,273,699
94200	Ordinary maintenance and operations - materials and other				-	-	-	-	-	2,131,260	-	2,131,260
94300	<b>Ordinary Maintenance and Operations Contracts</b>	-	-	-	-	-	-	-	-	<b>8,011,420</b>	<b>(6,452,694)</b>	<b>1,558,726</b>
94500	Employee benefit contribution - ordinary maintenance				-	-	-	-	-	2,487,935	-	2,487,935
94000	<b>Total Maintenance</b>	-	-	-	-	-	-	-	-	18,904,314	<b>(6,452,694)</b>	<b>12,451,620</b>
95100	Protective services - labor				-	-	-	-	-	-	-	-
95200	Protective services - other contract costs				-	-	-	-	-	3,311,442	-	3,311,442
95300	Protective services - other				-	-	-	-	-	1,084,624	-	1,084,624
95500	Employee benefit contributions - protective services				-	-	-	-	-	-	-	-
95000	<b>Total Protective Services</b>	-	-	-	-	-	-	-	-	<b>4,396,066</b>	-	<b>4,396,066</b>
96110	Property Insurance	-			-	-	-	-	-	318,199	-	318,199
96120	Liability Insurance	500			500	-	-	-	-	343,127	-	343,127
96130	Workmen's Compensation				-	-	-	-	-	678,967	-	678,967
96140	All other Insurance				-	-	-	-	-	81,115	-	81,115
96100	<b>Total Insurance Premiums</b>	<b>500</b>	-	-	<b>500</b>	-	-	-	-	<b>1,421,408</b>	-	<b>1,421,408</b>
96200	Other general expenses	30			30	-	-	-	-	5,011,226	-	5,011,226
96210	Compensated absences				-	-	-	-	-	323,122	-	323,122
96300	Payments in lieu of taxes		1,202		1,202	-	-	-	-	127,257	-	127,257
96400	Bad debt - tenant rents				-	-	-	-	-	177,655	-	177,655
96500	Bad debt - mortgages	1,440,600		8,126,112	9,566,712	-	-	-	-	9,566,712	-	9,566,712
96600	Bad debt - other				-	-	-	-	-	8,329	-	8,329
96800	Severance expense				-	-	-	-	-	-	-	-
96000	<b>Total Other General Expenses</b>	<b>1,440,630</b>	<b>1,202</b>	<b>8,126,112</b>	<b>9,567,944</b>	-	-	-	-	<b>15,214,301</b>	-	<b>15,214,301</b>
96710	Interest of Mortgage (or Bonds) Payable				-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)				-	-	-	-	-	316,763	-	316,763
96730	Amortization of Bond Issue Costs				-	-	-	-	-	-	-	-
96700	<b>Interest expense and Amortization cost</b>	-	-	-	-	-	-	-	-	316,763	-	316,763
96900	<b>Total Operating Expenses</b>	<b>1,577,407</b>	<b>1,203</b>	<b>8,183,524</b>	<b>9,762,134</b>	<b>92,529</b>	-	-	-	<b>80,928,024</b>	<b>(20,883,350.00)</b>	<b>60,044,674</b>
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>1,427,993</b>	<b>90,150</b>	<b>(1,367,487)</b>	<b>150,656</b>	<b>(82,559)</b>	<b>45,096,283</b>	<b>17,804,045</b>	<b>48,509,366</b>	<b>76,843,362</b>	-	<b>76,843,362</b>
97100	Extraordinary maintenance	8,497,585			8,497,585	-	-	-	-	10,032,452	-	10,032,452
97200	Casualty losses- Non-capitalized				-	-	-	-	-	281,884	-	281,884
97300-035	Moving to Work				-	-	-	-	-	31,773,567	-	31,773,567
97300-040	Tenant Protection				-	-	-	-	-	-	-	-
97300-050	Portability In				-	-	-	-	-	-	-	-
97300-060	Enhanced				-	-	-	-	-	-	-	-
97300-070	All Other				-	-	-	-	-	325,420	-	325,420
97300	<b>Total Housing assistance payments</b>	-	-	-	-	-	-	-	-	<b>32,098,987</b>	-	<b>32,098,987</b>
93750	HAP Portability-In				-	-	-	-	-	2,438,451	-	2,438,451
97400	Depreciation expense				-	-	-	-	-	11,237,215	-	11,237,215
97500	Fraud losses				-	-	-	-	-	-	-	-
97800	Dwelling units rent expense				-	-	-	-	-	-	-	-
90000	<b>Total Expenses</b>	<b>10,074,992</b>	<b>1,203</b>	<b>8,183,524</b>	<b>18,259,719</b>	<b>92,529</b>	-	-	-	<b>137,017,013</b>	<b>(20,883,350)</b>	<b>116,133,663</b>

Line Item No.	Description	606 Allies & Ross (Business Activities)	608 ARMDC Tax Corp (Business Activities)	660 Program Income (Business Activities)	Business Activities Total	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
10010	Operating transfer in			-	-	-	-	-	-	112,996,685	(112,996,685)	-
10020	Operating transfer out			(440,379)	(440,379)	-	(42,006,590)	(16,534,463)	(40,428,582)	(112,996,685)	112,996,685	-
10030	Operating transfers from / to primary government			-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	10,423,688	-	(1,102,620)	9,321,068	-	-	-	(8,080,784)	-	-	-
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			-	-	-	-	-	-	4,359,275	(4,359,275)	-
10094	Transfers from AMP to Program			-	-	-	(3,089,693)	(1,269,582)	-	(4,359,275)	4,359,275	-
10100	<b>Total other financing sources (uses)</b>	<b>10,423,688</b>	<b>-</b>	<b>(1,542,999)</b>	<b>8,880,689</b>	<b>-</b>	<b>(45,096,283)</b>	<b>(17,804,045)</b>	<b>(48,509,366)</b>	<b>-</b>	<b>-</b>	<b>-</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>3,354,096</b>	<b>90,150</b>	<b>(2,910,486)</b>	<b>533,760</b>	<b>(82,559)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20,754,373</b>	<b>-</b>	<b>20,754,373</b>
11020	Required Annual Debt Principal Payments				-	-	-	-	-	2,985,440	-	2,985,440
11030	Beginning equity	122,113,769	5,046,757	79,587,978	206,748,504	230,236	-	-	-	342,227,905	-	342,227,905
11040	<b>Prior period adj. equity transfers, and correction of errors</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
11170-001	Administrative Fee Equity- Beginning Balance				-	-	-	-	-	428	-	428
11170-010	Administrative Fee Revenue				-	-	-	-	-	10,347	-	10,347
11170-020	Hard to House Fee Revenue				-	-	-	-	-	-	-	-
11170-030	Audit Costs				-	-	-	-	-	-	-	-
11170-040	Investment Income				-	-	-	-	-	591	-	591
11170-045	Fraud Recovery Revenue				-	-	-	-	-	-	-	-
11170-050	Other Revenue				-	-	-	-	-	-	-	-
11170-051	Comment for Other Revenue				-	-	-	-	-	-	-	-
11170-060	<b>Total Admin Fee Revenues</b>				-	-	-	-	-	10,938	-	10,938
11170-080	Total Operating Expenses				-	-	-	-	-	3,076	-	3,076
11170-090	Depreciation				-	-	-	-	-	-	-	-
11170-100	Other Expenses				-	-	-	-	-	-	-	-
11170-101	Comment for Other Expense				-	-	-	-	-	-	-	-
11170-110	<b>Total Admin Fee Expenses</b>				-	-	-	-	-	3,076	-	3,076
11170-002	Net Administrative Fee				-	-	-	-	-	7,862	-	7,862
11170-003	Administrative Fee Equity- Ending Balance				-	-	-	-	-	8,290	-	8,290
11170	<b>Administrative Fee Equity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,290</b>	<b>-</b>	<b>8,290</b>
11180-001	Housing Assistance Payments Equity - Beginning Balance				-	-	-	-	-	237,861	-	237,861
11180-010	Housing Assistance Payments Revenue				-	-	-	-	-	577,702	-	577,702
11180-015	Fraud Recovery Revenue				-	-	-	-	-	-	-	-
11180-020	Other revenue				-	-	-	-	-	-	-	-
11180-021	Comment for other revenue				-	-	-	-	-	-	-	-
11180-025	Investment Income				-	-	-	-	-	-	-	-
11180-030	Total HAP revenues				-	-	-	-	-	387,827	-	387,827
11180-080	Housing Assistance Payments				-	-	-	-	-	309,895	-	309,895
11180-090	Other expense				-	-	-	-	-	-	-	-
11180-091	Comment for other expense				-	-	-	-	-	-	-	-
11180-100	Total Housing Assistance Payments Expense				-	-	-	-	-	120,020	-	120,020
11180-002	Net Housing Assistance Payments				-	-	-	-	-	-	-	-
11180-003	Housing Assistance Payment Equity - Ending Balance				-	-	-	-	-	505,668	-	505,668
11180	<b>Housing Assistance Payments Equity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>505,668</b>	<b>-</b>	<b>505,668</b>
11190	Unit Months Available				-	-	-	-	-	132,506	-	132,506
11210	Unit Months Leased				-	-	-	-	-	106,931	-	106,931
11270	Excess Cash				-	-	-	-	-	10,235,881	-	10,235,881
11610	Land Purchases	-			-	-	-	-	-	-	-	-
11620	Building Purchases				-	-	-	-	-	4,287,926	-	4,287,926
11630	Furniture & Equipment-Dwelling Purchases				-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases				-	-	-	-	-	676,545	-	676,545
11650	Leasehold Improvements Purchases				-	-	-	-	-	-	-	-
11660	Infrastructure Purchases				-	-	-	-	-	-	-	-
13510	CFPP Debt Service Payments				-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds				-	-	-	-	-	12,586,671	-	12,586,671

**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
111	Cash-unrestricted	165,017	1,247,721	1,219,514	906,629		4,156,997	-
112	Cash-restricted-modernization and development							
113	Cash-other restricted	-	98,811	33,096	1,017,315		149,041	
114	Cash-tenant security deposits	-	32,354	11,862	24,838		40,429	
115	Cash - Restricted for payment of current liability							
100	<b>Total Cash</b>	<b>165,017</b>	<b>1,378,886</b>	<b>1,264,472</b>	<b>1,948,782</b>	<b>-</b>	<b>4,346,467</b>	<b>-</b>
121	Accounts receivable - PHA projects							
122	<b>Accounts receivable - HUD other projects</b>	<b>12,926,270</b>	<b>594,847</b>	<b>42,958</b>	<b>128,951</b>	<b>-</b>	<b>630,951</b>	<b>-</b>
124	Account receivable - other government							
125	<b>Account receivable - miscellaneous</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
126	Accounts receivable - tenants	-	63,906	14,778	59,187		107,422	
126.1	Allowance for doubtful accounts - tenants	-	(28,810)	(4,223)	(24,756)		(57,011)	
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	42	292	300	478		838	
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>12,926,312</b>	<b>630,235</b>	<b>53,813</b>	<b>163,860</b>	<b>-</b>	<b>682,200</b>	<b>-</b>
131	Investments - unrestricted							
132	Investments - restricted						-	
135	Investments - Restricted for payment of current liability							
142	Prepaid expenses and other assets	-	-	-	-		-	
143	Inventories	-	373	320			722	
143.1	Allowance for obsolete inventories	-	(373)	(320)			(722)	
144	Inter program - due from	-						
145	Assets held for sale							
150	<b>Total Current Assets</b>	<b>13,091,329</b>	<b>2,009,121</b>	<b>1,318,285</b>	<b>2,112,642</b>	<b>-</b>	<b>5,028,667</b>	<b>-</b>
161	Land	2,763,862	512,334	1,337,760	322,464		1,298,950	
162	Buildings	-	41,452,555	16,260,488	17,644,545		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	-	(36,956,969)	(13,484,295)	(16,919,067)		(47,934,905)	
167	Construction in progress		1,386,137		-		439,741	
168	Infrastructure							
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>2,763,862</b>	<b>7,133,524</b>	<b>4,353,400</b>	<b>1,601,764</b>	<b>-</b>	<b>20,479,228</b>	<b>-</b>
171	<b>Notes, Loans, &amp; mortgages receivable – Non-current</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
172	<b>Notes, Loans, &amp; mortgages receivable – Non-current - past due</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
173	Grants receivable – Non-current							
174	<b>Other assets</b>	<b>-</b>	<b>48,566</b>	<b>17,200</b>	<b>32,630</b>	<b>-</b>	<b>64,375</b>	<b>-</b>
176	<b>Investment in joint venture</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
180	<b>Total Non-current Assets</b>	<b>2,763,862</b>	<b>7,182,090</b>	<b>4,370,600</b>	<b>1,634,394</b>	<b>-</b>	<b>20,543,603</b>	<b>-</b>
190	<b>Total Assets</b>	<b>15,855,191</b>	<b>9,191,211</b>	<b>5,688,885</b>	<b>3,747,036</b>	<b>-</b>	<b>25,572,270</b>	<b>-</b>



**Public Housing Balance Sheet**

Line Item No.	Description	AMP 901	AMP 902	AMP 904	AMP 905	AMP 907	AMP 909	AMP 911
311	Bank overdraft	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	136,041	27,728	57,695		329,133	
313	Accounts payable > 90 days past due							-
321	Accrued wage/payroll taxes payable							-
322	Accrued compensated absences - current portion	-	6,721	1,617	8,298		10,214	
324	Accrued contingency liability	-	4,950	8,811	1,789		527,468	
325	Accrued interest payable	-	201	4,818	343		12,392	
331	<b>Accounts payable - HUD PHA Programs</b>	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-
333	Accounts payable - other government	-	6,251	13,087	-			
341	Tenant security deposits	-	32,354	11,862	24,838		40,429	
342	<b>Unearned Revenue</b>	-	<b>18,551</b>	<b>3,397</b>	<b>9,702</b>	-	<b>31,822</b>	-
343	<b>Current portion of LTD- capital projects/mortgage revenue bonds</b>	-	<b>19,577</b>	<b>468,899</b>	<b>33,364</b>	-	<b>1,206,002</b>	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-
345	Other current liabilities	-	10,924	5,362	10,278		81,687	
346	Accrued liabilities - other	-	10,885	2,973	127		185,155	
347	Inter program - due to	12,926,270	578,837	42,680	127,312		415,979	
348	<b>Loan liability - current</b>	-	-	-	-	-	-	-
310	<b>Total Current Liabilities</b>	<b>12,926,270</b>	<b>825,292</b>	<b>591,234</b>	<b>273,746</b>	-	<b>2,840,281</b>	-
351	<b>Capital Projects/ Mortgage Revenue Bonds</b>	-	<b>108,817</b>	<b>2,606,402</b>	<b>185,453</b>	-	<b>6,703,630</b>	-
352	Long-term debt, net of current - operating borrowings	-						
353	Non-current liabilities - other - 269000	-	98,811	33,096	24,190		149,040	
354	Accrued compensated absences- Non-current - 270010	-	7,941	4,646	9,094		28,868	
355	<b>Loan liability - Non-current</b>	-	-	-	-	-	-	-
356	FASB 5 Liabilities							
357	Accrued Pension and OPEB Liability							
350	<b>Total Non-Current Liabilities</b>	-	<b>215,569</b>	<b>2,644,144</b>	<b>218,737</b>	-	<b>6,881,538</b>	-
300	<b>Total Liabilities</b>	<b>12,926,270</b>	<b>1,040,861</b>	<b>3,235,378</b>	<b>492,483</b>	-	<b>9,721,819</b>	-
508.4	Net Investment in Capital Assets	2,763,862	7,005,130	1,278,099	1,382,947	-	12,569,596	-
511.4	Restricted Net Position	-			993,126			
512.4	Unrestricted Net Position	165,059	1,145,220	1,175,408	878,480	-	3,280,855	-
513	<b>Total Equity- Net Position</b>	<b>2,928,921</b>	<b>8,150,350</b>	<b>2,453,507</b>	<b>3,254,553</b>	-	<b>15,850,451</b>	-
600	<b>Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets</b>	<b>15,855,191</b>	<b>9,191,211</b>	<b>5,688,885</b>	<b>3,747,036</b>	-	<b>25,572,270</b>	-

Public Housing Balance Sheet									
Line Item No.	Description	AMP 912	AMP 914	AMP 915	AMP 917	AMP 920	AMP 922	AMP 929	AMP 931
111	Cash-unrestricted	-		420,486	673,874	1,031,367	497,958		652,350
112	Cash-restricted-modernization and development								-
113	Cash-other restricted			801		47,083	30,182		
114	Cash-tenant security deposits			10,722	18,918	10,908	11,223		5,350
115	Cash - Restricted for payment of current liability								
100	<b>Total Cash</b>	-	-	<b>432,009</b>	<b>692,792</b>	<b>1,089,358</b>	<b>539,363</b>	-	<b>657,700</b>
121	Accounts receivable - PHA projects								
122	<b>Accounts receivable - HUD other projects</b>	-	-	<b>96,615</b>	<b>71,548</b>	<b>267,261</b>	<b>33,171</b>	-	<b>29,391</b>
124	Account receivable - other government								
125	<b>Account receivable - miscellaneous</b>	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants	-		2,114	2,370	30,069	20,007		1,177
126.1	Allowance for doubtful accounts - tenants			-		(8,497)	(1,200)		
126.2	Allowance for doubtful accounts - other								
127	Notes, Loans, & Mortgages Receivable - Current	-							
128	Fraud recovery					465	1,680		
128.1	Allowance for doubtful accounts - fraud					(465)	(1,680)		
129	Accrued interest receivable	-		92	143	248	106		146
120	<b>Total receivables, net of allowance for doubtful accounts</b>	-	-	<b>98,821</b>	<b>74,061</b>	<b>289,081</b>	<b>52,084</b>	-	<b>30,714</b>
131	Investments - unrestricted								
132	Investments - restricted						-		
135	Investments - Restricted for payment of current liability								
142	Prepaid expenses and other assets			-	-	-			-
143	Inventories			300		217			
143.1	Allowance for obsolete inventories			(300)		(217)			
144	Inter program - due from								
145	Assets held for sale								
150	<b>Total Current Assets</b>	-	-	<b>530,830</b>	<b>766,853</b>	<b>1,378,439</b>	<b>591,447</b>	-	<b>688,414</b>
161	Land			21,405	65,056	244,325	1,236,869		10,777
162	Buildings			10,101,558	20,656,853	17,370,131	12,032,745		4,302,980
163	Furniture, equipment and machinery - dwellings								
164	Furniture, equipment and machinery - administration			342,293	381,984	739,946	86,621		226,645
165	Leasehold improvements				-	-	-		-
166	Accumulated depreciation			(9,072,776)	(20,147,730)	(14,214,548)	(9,813,679)		(2,981,274)
167	Construction in progress			81,314		117,576	13,613		-
168	Infrastructure								
160	<b>Total capital assets, net of accumulated depreciation</b>	-	-	<b>1,473,794</b>	<b>956,163</b>	<b>4,257,430</b>	<b>3,556,169</b>	-	<b>1,559,128</b>
171	<b>Notes, Loans, &amp; mortgages receivable – Non-current</b>	-	-	-	-	-	-	-	-
172	<b>Notes, Loans, &amp; mortgages receivable – Non-current - past due</b>	-	-	-	-	-	-	-	-
173	Grants receivable – Non-current								
174	<b>Other assets</b>	-	-	<b>14,924</b>	<b>25,674</b>	<b>15,050</b>	-	-	<b>8,221</b>
176	<b>Investment in joint venture</b>	-	-	-	-	-	-	-	-
180	<b>Total Non-current Assets</b>	-	-	<b>1,488,718</b>	<b>981,837</b>	<b>4,272,480</b>	<b>3,556,169</b>	-	<b>1,567,349</b>
190	<b>Total Assets</b>	-	-	<b>2,019,548</b>	<b>1,748,690</b>	<b>5,650,919</b>	<b>4,147,616</b>	-	<b>2,255,763</b>

Public Housing Balance Sheet									
Line Item No.	Description	AMP 912	AMP 914	AMP 915	AMP 917	AMP 920	AMP 922	AMP 929	AMP 931
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days		-	32,148	61,500	51,893	46,163	-	24,197
313	Accounts payable > 90 days past due		-					-	
321	Accrued wage/payroll taxes payable		-					-	
322	Accrued compensated absences - current portion			4,851	5,126	3,500	6,847		7,502
324	Accrued contingency liability			-		1,385	585		225
325	Accrued interest payable			318	252	4,192			582
331	<b>Accounts payable - HUD PHA Programs</b>	-	-		-	-	-	-	-
332	Accounts payable - PHA Projects	-	-		-	-	-	-	-
333	Accounts payable - other government			13,222	24,819	1,259			9,409
341	Tenant security deposits			10,722	18,918	10,908	11,223		5,350
342	<b>Unearned Revenue</b>	-	-	<b>4,449</b>	<b>10,171</b>	<b>1,504</b>	<b>14,961</b>	-	<b>5,313</b>
343	<b>Current portion of LTD- capital projects/mortgage revenue bonds</b>	-	-	<b>30,952</b>	<b>24,496</b>	<b>407,990</b>	-	-	<b>371,195</b>
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities			10,484	12,819	16,698	13,451		2,162
346	Accrued liabilities - other			-	-	696	126		1,138
347	Inter program - due to			94,934	69,116	262,586	32,442		29,390
348	<b>Loan liability - current</b>	-	-	-	-	-	-	-	-
310	<b>Total Current Liabilities</b>	-	-	<b>202,080</b>	<b>227,217</b>	<b>762,611</b>	<b>125,798</b>	-	<b>456,463</b>
351	<b>Capital Projects/ Mortgage Revenue Bonds</b>	-	-	<b>172,048</b>	<b>136,163</b>	<b>2,267,836</b>	-	-	-
352	Long-term debt, net of current - operating borrowings								
353	Non-current liabilities - other - 269000			801		47,083	30,182		
354	Accrued compensated absences- Non-current - 270010			13,768	29,568	20,565	22,743		38,275
355	<b>Loan liability - Non-current</b>	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities								
357	Accrued Pension and OPEB Liability								
350	<b>Total Non-Current Liabilities</b>	-	-	<b>186,617</b>	<b>165,731</b>	<b>2,335,484</b>	<b>52,925</b>	-	<b>38,275</b>
300	<b>Total Liabilities</b>	-	-	<b>388,697</b>	<b>392,948</b>	<b>3,098,095</b>	<b>178,723</b>	-	<b>494,738</b>
508.4	Net Investment in Capital Assets	-	-	1,270,794	795,504	1,581,604	3,556,169	-	1,187,933
511.4	Restricted Net Position			-					
512.4	Unrestricted Net Position	-	-	360,057	560,238	971,220	412,724	-	573,092
513	<b>Total Equity- Net Position</b>	-	-	<b>1,630,851</b>	<b>1,355,742</b>	<b>2,552,824</b>	<b>3,968,893</b>	-	<b>1,761,025</b>
600	<b>Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets</b>	-	-	<b>2,019,548</b>	<b>1,748,690</b>	<b>5,650,919</b>	<b>4,147,616</b>	-	<b>2,255,763</b>

Public Housing Balance Sheet								
Line Item No.	Description	AMP 932	AMP 933	AMP 939	AMP 940	AMP 941	AMP 944	AMP 945
111	Cash-unrestricted	928,043	426,829	866,479	174,602	405,847	272,132	380,662
112	Cash-restricted-modernization and development							
113	Cash-other restricted	12,861	4,689	15,081				
114	Cash-tenant security deposits	8,616	8,498	7,947	2,277	8,872	5,606	5,382
115	Cash - Restricted for payment of current liability							
100	<b>Total Cash</b>	<b>949,520</b>	<b>440,016</b>	<b>889,507</b>	<b>176,879</b>	<b>414,719</b>	<b>277,738</b>	<b>386,044</b>
121	Accounts receivable - PHA projects							
122	<b>Accounts receivable - HUD other projects</b>	<b>236,200</b>	<b>69,059</b>	<b>36,586</b>	<b>20,586</b>	<b>125,551</b>	<b>33,537</b>	<b>70,984</b>
124	Account receivable - other government							
125	<b>Account receivable - miscellaneous</b>	-	-	-	-	-	-	-
126	Accounts receivable - tenants	21,334	6,426	31,416	72	4,889	1,315	673
126.1	Allowance for doubtful accounts - tenants	(1,200)	(2,053)	(16,665)		-		
126.2	Allowance for doubtful accounts - other							
127	Notes, Loans, & Mortgages Receivable - Current							
128	Fraud recovery			1,526				
128.1	Allowance for doubtful accounts - fraud			(1,526)				
129	Accrued interest receivable	156	84	189	39	81	58	61
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>256,490</b>	<b>73,516</b>	<b>51,526</b>	<b>20,697</b>	<b>130,521</b>	<b>34,910</b>	<b>71,718</b>
131	Investments - unrestricted							
132	Investments - restricted			-				
135	Investments - Restricted for payment of current liability							
142	Prepaid expenses and other assets	-	-		-	-	-	-
143	Inventories	155		80				
143.1	Allowance for obsolete inventories	(155)		(80)				
144	Inter program - due from							
145	Assets held for sale							
150	<b>Total Current Assets</b>	<b>1,206,010</b>	<b>513,532</b>	<b>941,033</b>	<b>197,576</b>	<b>545,240</b>	<b>312,648</b>	<b>457,762</b>
161	Land	317,095	1,854,006	2,409,817	10,560	16,356	20,507	10,493
162	Buildings	13,185,897	11,699,260	6,922,030	8,594,931	7,588,980	4,627,576	7,183,650
163	Furniture, equipment and machinery - dwellings						-	
164	Furniture, equipment and machinery - administration	545,522	62,208	129,328	149,099	277,558	190,857	166,910
165	Leasehold improvements		-				-	
166	Accumulated depreciation	(11,009,137)	(9,883,901)	(3,518,417)	(5,188,573)	(7,047,472)	(4,128,269)	(4,685,006)
167	Construction in progress	236,467	103,865	-	-	26,372		192,568
168	Infrastructure							
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>3,275,844</b>	<b>3,835,438</b>	<b>5,942,758</b>	<b>3,566,017</b>	<b>861,794</b>	<b>710,671</b>	<b>2,868,615</b>
171	<b>Notes, Loans, &amp; mortgages receivable – Non-current</b>	-	-	-	-	-	-	-
172	<b>Notes, Loans, &amp; mortgages receivable – Non-current - past due</b>	-	-	-	-	-	-	-
173	Grants receivable – Non-current							
174	<b>Other assets</b>	<b>16,189</b>	<b>12,141</b>	-	<b>7,968</b>	<b>12,647</b>	<b>7,335</b>	<b>8,474</b>
176	<b>Investment in joint venture</b>	-	-	-	-	-	-	-
180	<b>Total Non-current Assets</b>	<b>3,292,033</b>	<b>3,847,579</b>	<b>5,942,758</b>	<b>3,573,985</b>	<b>874,441</b>	<b>718,006</b>	<b>2,877,089</b>
190	<b>Total Assets</b>	<b>4,498,043</b>	<b>4,361,111</b>	<b>6,883,791</b>	<b>3,771,561</b>	<b>1,419,681</b>	<b>1,030,654</b>	<b>3,334,851</b>

**Public Housing Balance Sheet**

Line Item No.	Description	AMP 932	AMP 933	AMP 939	AMP 940	AMP 941	AMP 944	AMP 945
311	Bank overdraft	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	96,045	55,281	30,462	21,076	58,391	12,016	23,387
313	Accounts payable > 90 days past due				-			
321	Accrued wage/payroll taxes payable				-			
322	Accrued compensated absences - current portion	4,959	2,107	1,407		3,873	111	1,966
324	Accrued contingency liability	7,053	25,481	5,483		7,156		219
325	Accrued interest payable	169		131	198	137	42	189
331	<b>Accounts payable - HUD PHA Programs</b>	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-
333	Accounts payable - other government	3,392	8,545	9,970	4,200	8,598	6,616	7,884
341	Tenant security deposits	8,616	8,498	7,947	2,277	8,872	5,606	5,382
342	<b>Unearned Revenue</b>	<b>6,946</b>	<b>4,473</b>	<b>6,704</b>	<b>2,454</b>	<b>11,760</b>	<b>3,319</b>	<b>4,197</b>
343	<b>Current portion of LTD- capital projects/mortgage revenue bonds</b>	<b>107,689</b>	-	<b>12,717</b>	<b>19,293</b>	<b>13,288</b>	<b>4,065</b>	<b>18,401</b>
344	Current portion of long-term debt - operating borrowings	-	-	-		-	-	-
345	Other current liabilities	241,304	37,060	9,622	2,140	4,594	4,119	96,838
346	Accrued liabilities - other	3,036	3,036	75,195	-	-	-	4,617
347	Inter program - due to	194,405	45,477	35,396	20,556	110,118	33,492	70,622
348	<b>Loan liability - current</b>	-	-	-	-	-	-	-
310	<b>Total Current Liabilities</b>	<b>673,614</b>	<b>189,958</b>	<b>195,034</b>	<b>72,194</b>	<b>226,787</b>	<b>69,386</b>	<b>233,702</b>
351	<b>Capital Projects/ Mortgage Revenue Bonds</b>	-	-	<b>70,685</b>	<b>107,240</b>	<b>73,860</b>	<b>22,595</b>	<b>102,281</b>
352	Long-term debt, net of current - operating borrowings							
353	Non-current liabilities - other - 269000	12,861	4,689	15,081				
354	Accrued compensated absences- Non-current - 270010	34,174	1,608	4,332		26,025	25,678	11,344
355	<b>Loan liability - Non-current</b>	-	-	-	-	-	-	-
356	FASB 5 Liabilities							
357	Accrued Pension and OPEB Liability							
350	<b>Total Non-Current Liabilities</b>	<b>47,035</b>	<b>6,297</b>	<b>90,098</b>	<b>107,240</b>	<b>99,885</b>	<b>48,273</b>	<b>113,625</b>
300	<b>Total Liabilities</b>	<b>720,649</b>	<b>196,255</b>	<b>285,132</b>	<b>179,434</b>	<b>326,672</b>	<b>117,659</b>	<b>347,327</b>
508.4	Net Investment in Capital Assets	3,168,155	3,835,438	5,859,356	3,439,484	774,646	684,011	2,747,933
511.4	Restricted Net Position							
512.4	Unrestricted Net Position	609,239	329,418	739,303	152,643	318,363	228,984	239,591
513	<b>Total Equity- Net Position</b>	<b>3,777,394</b>	<b>4,164,856</b>	<b>6,598,659</b>	<b>3,592,127</b>	<b>1,093,009</b>	<b>912,995</b>	<b>2,987,524</b>
600	<b>Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets</b>	<b>4,498,043</b>	<b>4,361,111</b>	<b>6,883,791</b>	<b>3,771,561</b>	<b>1,419,681</b>	<b>1,030,654</b>	<b>3,334,851</b>

Public Housing Balance Sheet									
Line Item No.	Description	AMP 946	AMP 947	AMP 962	AMP 964	AMP 966	AMP 972	AMP 973	AMP 980
111	Cash-unrestricted	265,775	182,837		39,668	538,132	85,329	57,918	87,997
112	Cash-restricted-modernization and development								
113	Cash-other restricted								
114	Cash-tenant security deposits	5,252	2,903						
115	Cash - Restricted for payment of current liability								
100	<b>Total Cash</b>	<b>271,027</b>	<b>185,740</b>	<b>-</b>	<b>39,668</b>	<b>538,132</b>	<b>85,329</b>	<b>57,918</b>	<b>87,997</b>
121	Accounts receivable - PHA projects								
122	<b>Accounts receivable - HUD other projects</b>	<b>32,497</b>	<b>37,479</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
124	Account receivable - other government								
125	<b>Account receivable - miscellaneous</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
126	Accounts receivable - tenants	1,757	1,010						
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	54	37	-	10	137	22	15	22
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>34,308</b>	<b>38,526</b>	<b>-</b>	<b>10</b>	<b>137</b>	<b>22</b>	<b>15</b>	<b>22</b>
131	Investments - unrestricted								
132	Investments - restricted								
135	Investments - Restricted for payment of current liability								
142	Prepaid expenses and other assets	-	-						
143	Inventories	320							
143.1	Allowance for obsolete inventories	(320)							
144	Inter program - due from								
145	Assets held for sale								
150	<b>Total Current Assets</b>	<b>305,335</b>	<b>224,266</b>	<b>-</b>	<b>39,678</b>	<b>538,269</b>	<b>85,351</b>	<b>57,933</b>	<b>88,019</b>
161	Land	12,512	18,239		120,790	427,891	47,460	30,656	3,624
162	Buildings	5,700,470	3,844,209						
163	Furniture, equipment and machinery - dwellings								
164	Furniture, equipment and machinery - administration	212,452	163,150						
165	Leasehold improvements	-	-						
166	Accumulated depreciation	(5,309,641)	(3,089,561)						
167	Construction in progress		14,901						
168	Infrastructure								
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>615,793</b>	<b>950,938</b>	<b>-</b>	<b>120,790</b>	<b>427,891</b>	<b>47,460</b>	<b>30,656</b>	<b>3,624</b>
171	<b>Notes, Loans, &amp; mortgages receivable – Non-current</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
172	<b>Notes, Loans, &amp; mortgages receivable – Non-current - past due</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
173	Grants receivable – Non-current								
174	<b>Other assets</b>	<b>3,668</b>	<b>3,668</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
176	<b>Investment in joint venture</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
180	<b>Total Non-current Assets</b>	<b>619,461</b>	<b>954,606</b>	<b>-</b>	<b>120,790</b>	<b>427,891</b>	<b>47,460</b>	<b>30,656</b>	<b>3,624</b>
190	<b>Total Assets</b>	<b>924,796</b>	<b>1,178,872</b>	<b>-</b>	<b>160,468</b>	<b>966,160</b>	<b>132,811</b>	<b>88,589</b>	<b>91,643</b>

Public Housing Balance Sheet									
Line Item No.	Description	AMP 946	AMP 947	AMP 962	AMP 964	AMP 966	AMP 972	AMP 973	AMP 980
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	22,800	32,744	-	-	-	-	-	-
313	Accounts payable > 90 days past due			-	-	-	-	-	-
321	Accrued wage/payroll taxes payable			-	-	-	-	-	-
322	Accrued compensated absences - current portion	1,526	1,223						
324	Accrued contingency liability	1,335							
325	Accrued interest payable	115	53						
331	<b>Accounts payable - HUD PHA Programs</b>	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government	6,278	2,526						
341	Tenant security deposits	5,252	2,903						
342	<b>Unearned Revenue</b>	<b>6,625</b>	<b>2,111</b>	-	-	-	-	-	-
343	<b>Current portion of LTD- capital projects/mortgage revenue bonds</b>	<b>11,191</b>	<b>5,174</b>	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	1,936	3,309						
346	Accrued liabilities - other	-	-				-		
347	Inter program - due to	30,800	35,675						
348	<b>Loan liability - current</b>	-	-	-	-	-	-	-	-
310	<b>Total Current Liabilities</b>	<b>87,858</b>	<b>85,718</b>	-	-	-	-	-	-
351	<b>Capital Projects/ Mortgage Revenue Bonds</b>	<b>62,204</b>	<b>28,763</b>	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings								
353	Non-current liabilities - other - 269000								
354	Accrued compensated absences- Non-current - 270010	20,438	2,123						
355	<b>Loan liability – Non-current</b>	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities								
357	Accrued Pension and OPEB Liability								
350	<b>Total Non-Current Liabilities</b>	<b>82,642</b>	<b>30,886</b>	-	-	-	-	-	-
300	<b>Total Liabilities</b>	<b>170,500</b>	<b>116,604</b>	-	-	-	-	-	-
508.4	Net Investment in Capital Assets	542,398	917,001	-	120,790	427,891	47,460	30,656	3,624
511.4	Restricted Net Position								
512.4	Unrestricted Net Position	211,898	145,267	-	39,678	538,269	85,351	57,933	88,019
513	<b>Total Equity- Net Position</b>	<b>754,296</b>	<b>1,062,268</b>	-	<b>160,468</b>	<b>966,160</b>	<b>132,811</b>	<b>88,589</b>	<b>91,643</b>
600	<b>Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets</b>	<b>924,796</b>	<b>1,178,872</b>	-	<b>160,468</b>	<b>966,160</b>	<b>132,811</b>	<b>88,589</b>	<b>91,643</b>

Public Housing Balance Sheet									
Line Item No.	Description	AMP 982	AMP 985	AMP 986	AMP 987	AMP 992	AMP 993	AMP 994	AMP 995
111	Cash-unrestricted	217,569	81,116	56,506	97,562	61,975	23,645	779,986	148,896
112	Cash-restricted-modernization and development			-					
113	Cash-other restricted							600,000	
114	Cash-tenant security deposits								
115	Cash - Restricted for payment of current liability								
100	<b>Total Cash</b>	<b>217,569</b>	<b>81,116</b>	<b>56,506</b>	<b>97,562</b>	<b>61,975</b>	<b>23,645</b>	<b>1,379,986</b>	<b>148,896</b>
121	Accounts receivable - PHA projects								
122	<b>Accounts receivable - HUD other projects</b>	-	-	-	-	-	-	-	-
124	Account receivable - other government								
125	<b>Account receivable - miscellaneous</b>	-	-	-	-	-	-	-	-
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	118	21	14	25	16	6	353	38
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>118</b>	<b>21</b>	<b>14</b>	<b>25</b>	<b>16</b>	<b>6</b>	<b>353</b>	<b>38</b>
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	<b>Total Current Assets</b>	<b>461,120</b>	<b>81,137</b>	<b>56,520</b>	<b>97,587</b>	<b>61,991</b>	<b>23,651</b>	<b>1,380,339</b>	<b>148,934</b>
161	Land	4,722,415	420,442	520,425	375,099	308,038	154,018	127,064	136,905
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	<b>Total capital assets, net of accumulated depreciation</b>	<b>4,722,415</b>	<b>420,442</b>	<b>520,425</b>	<b>375,099</b>	<b>308,038</b>	<b>154,018</b>	<b>127,064</b>	<b>136,905</b>
171	<b>Notes, Loans, &amp; mortgages receivable – Non-current</b>	-	-	-	-	-	-	-	-
172	<b>Notes, Loans, &amp; mortgages receivable – Non-current - past due</b>	-	-	-	-	-	-	-	-
173	Grants receivable – Non-current								
174	<b>Other assets</b>	-	-	-	-	-	-	-	-
176	<b>Investment in joint venture</b>	-	-	-	-	-	-	-	-
180	<b>Total Non-current Assets</b>	<b>4,722,415</b>	<b>420,442</b>	<b>520,425</b>	<b>375,099</b>	<b>308,038</b>	<b>154,018</b>	<b>127,064</b>	<b>136,905</b>
190	<b>Total Assets</b>	<b>5,183,535</b>	<b>501,579</b>	<b>576,945</b>	<b>472,686</b>	<b>370,029</b>	<b>177,669</b>	<b>1,507,403</b>	<b>285,839</b>



Public Housing Balance Sheet									
Line Item No.	Description	AMP 982	AMP 985	AMP 986	AMP 987	AMP 992	AMP 993	AMP 994	AMP 995
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	-	-	-	-	-	-	-
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	<b>Accounts payable - HUD PHA Programs</b>	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government								
341	Tenant security deposits								
342	<b>Unearned Revenue</b>	-	-	-	-	-	-	-	-
343	<b>Current portion of LTD- capital projects/mortgage revenue bonds</b>	-	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities								
346	Accrued liabilities - other						-	-	
347	Inter program - due to								
348	<b>Loan liability - current</b>	-	-	-	-	-	-	-	-
310	<b>Total Current Liabilities</b>	-	-	-	-	-	-	-	-
351	<b>Capital Projects/ Mortgage Revenue Bonds</b>	-	-	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings								
353	Non-current liabilities - other - 269000								
354	Accrued compensated absences- Non-current - 270010								
355	<b>Loan liability – Non-current</b>	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities								
357	Accrued Pension and OPEB Liability								
350	<b>Total Non-Current Liabilities</b>	-	-	-	-	-	-	-	-
300	<b>Total Liabilities</b>	-	-	-	-	-	-	-	-
508.4	Net Investment in Capital Assets	4,722,415	420,442	520,425	375,099	308,038	154,018	127,064	136,905
511.4	Restricted Net Position							600,000	
512.4	Unrestricted Net Position	461,120	81,137	56,520	97,587	61,991	23,651	780,339	148,934
513	<b>Total Equity- Net Position</b>	<b>5,183,535</b>	<b>501,579</b>	<b>576,945</b>	<b>472,686</b>	<b>370,029</b>	<b>177,669</b>	<b>1,507,403</b>	<b>285,839</b>
600	<b>Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets</b>	<b>5,183,535</b>	<b>501,579</b>	<b>576,945</b>	<b>472,686</b>	<b>370,029</b>	<b>177,669</b>	<b>1,507,403</b>	<b>285,839</b>

Public Housing Balance Sheet						
Line Item No.	Description	AMP 996	AMP Other	TOTAL AMPs	COCC	TOTAL PUBLIC HOUSING
111	Cash-unrestricted	32,189	1,685,151	18,868,758	8,075,834	26,944,592
112	Cash-restricted-modernization and development		-	-		-
113	Cash-other restricted		-	2,008,960		2,008,960
114	Cash-tenant security deposits		11,140	233,097		233,097
115	Cash - Restricted for payment of current liability		-	-		-
100	<b>Total Cash</b>	<b>32,189</b>	<b>1,696,291</b>	<b>21,110,815</b>	<b>8,075,834</b>	<b>29,186,649</b>
121	Accounts receivable - PHA projects		-	-		-
122	<b>Accounts receivable - HUD other projects</b>	<b>-</b>	<b>-</b>	<b>15,484,442</b>	<b>-</b>	<b>15,484,442</b>
124	Account receivable - other government	-	-	-		-
125	<b>Account receivable - miscellaneous</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
126	Accounts receivable - tenants		-	369,922		369,922
126.1	Allowance for doubtful accounts - tenants		-	(144,415)		(144,415)
126.2	Allowance for doubtful accounts - other		-	-		-
127	Notes, Loans, & Mortgages Receivable - Current		-	-		-
128	Fraud recovery		-	3,671		3,671
128.1	Allowance for doubtful accounts - fraud		-	(3,671)		(3,671)
129	Accrued interest receivable	8	338	4,587	1,398	5,985
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>8</b>	<b>338</b>	<b>15,714,536</b>	<b>1,398</b>	<b>15,715,934</b>
131	Investments - unrestricted		-	-	-	-
132	Investments - restricted		-	-		-
135	Investments - Restricted for payment of current liability		-	-		-
142	Prepaid expenses and other assets		-	-	697	697
143	Inventories		-	2,487	568,712	571,199
143.1	Allowance for obsolete inventories		-	(2,487)	(417,263)	(419,750)
144	Inter program - due from			-		-
145	Assets held for sale			243,433	-	243,433
150	<b>Total Current Assets</b>	<b>32,197</b>	<b>1,696,629</b>	<b>37,068,784</b>	<b>8,229,378</b>	<b>45,298,162</b>
161	Land	171,132	2,012,227	22,061,573		22,061,573
162	Buildings		-	274,256,854		274,256,854
163	Furniture, equipment and machinery - dwellings			-	-	-
164	Furniture, equipment and machinery - administration		119,436	6,914,191	3,021,056	9,935,247
165	Leasehold improvements			-	-	-
166	Accumulated depreciation		(119,436)	(225,504,656)	(1,934,071)	(227,438,727)
167	Construction in progress		-	2,612,554		2,612,554
168	Infrastructure		-	-		-
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>171,132</b>	<b>2,012,227</b>	<b>80,340,516</b>	<b>1,086,985</b>	<b>81,427,501</b>
171	<b>Notes, Loans, &amp; mortgages receivable – Non-current</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
172	<b>Notes, Loans, &amp; mortgages receivable – Non-current - past due</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
173	Grants receivable – Non-current		-	-	-	-
174	<b>Other assets</b>		<b>-</b>	<b>298,730</b>	<b>-</b>	<b>298,730</b>
176	<b>Investment in joint venture</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
180	<b>Total Non-current Assets</b>	<b>171,132</b>	<b>2,012,227</b>	<b>80,639,246</b>	<b>1,086,985</b>	<b>81,726,231</b>
190	<b>Total Assets</b>	<b>203,329</b>	<b>3,708,856</b>	<b>117,708,030</b>	<b>9,316,363</b>	<b>127,024,393</b>

Public Housing Balance Sheet						
Line Item No.	Description	AMP 996	AMP Other	TOTAL AMPs	COCC	TOTAL PUBLIC HOUSING
311	Bank overdraft	-	-	-	-	-
312	Accounts payable <= 90 days	-	127,689	1,246,389	337,293	1,583,682
313	Accounts payable > 90 days past due	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-
322	Accrued compensated absences - current portion	-	-	71,848	273,928	345,776
324	Accrued contingency liability	-	195,969	787,909	265,871	1,053,780
325	Accrued interest payable	-	608	24,740	-	24,740
331	<b>Accounts payable - HUD PHA Programs</b>	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-
333	Accounts payable - other government	-	-	<b>126,056</b>	-	126,056
341	Tenant security deposits	-	<b>11,140</b>	<b>233,097</b>	-	233,097
342	<b>Unearned Revenue</b>	-	-	<b>148,459</b>	-	<b>148,459</b>
343	<b>Current portion of LTD- capital projects/mortgage revenue bonds</b>	-	<b>59,143</b>	<b>2,813,436</b>	-	<b>2,813,436</b>
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-
345	Other current liabilities	-	37,457	602,244	93,586	695,830
346	Accrued liabilities - other	-	379	287,363	78,877	366,240
347	Inter program - due to	-	-	15,156,087	-	15,156,087
348	<b>Loan liability - current</b>	-	-	-	-	-
310	<b>Total Current Liabilities</b>	-	<b>432,385</b>	<b>21,497,628</b>	<b>1,049,555</b>	<b>22,547,183</b>
351	<b>Capital Projects/ Mortgage Revenue Bonds</b>	-	<b>328,749</b>	<b>12,976,726</b>	-	<b>12,976,726</b>
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-
353	Non-current liabilities - other - 269000	-	-	415,834	-	415,834
354	Accrued compensated absences- Non-current - 270010	-	-	301,190	1,707,624	2,008,814
355	<b>Loan liability - Non-current</b>	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-
350	<b>Total Non-Current Liabilities</b>	-	<b>328,749</b>	<b>13,693,750</b>	<b>1,707,624</b>	<b>15,401,374</b>
300	<b>Total Liabilities</b>	-	<b>761,134</b>	<b>35,191,378</b>	<b>2,757,179</b>	<b>37,948,557</b>
508.4	Net Investment in Capital Assets	171,132	1,624,335	64,550,354	1,086,985	65,637,339
511.4	Restricted Net Position	-	-	1,593,126	-	1,593,126
512.4	Unrestricted Net Position	32,197	1,323,387	16,373,172	5,472,199	21,845,371
513	<b>Total Equity- Net Position</b>	<b>203,329</b>	<b>2,947,722</b>	<b>82,516,652</b>	<b>6,559,184</b>	<b>89,075,836</b>
600	<b>Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets</b>	<b>203,329</b>	<b>3,708,856</b>	<b>117,708,030</b>	<b>9,316,363</b>	<b>127,024,393</b>

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	-	-		915,559	915,559		267,273	267,273	
70400	Tenant revenue - other	-	-		4,591	4,591		1,489	1,489	
70500	<b>Total Tenant Revenue</b>	-	-	-	<b>920,150</b>	<b>920,150</b>	-	<b>268,762</b>	<b>268,762</b>	-
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	<b>Total Fee Revenue</b>									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	712	712		4,942	4,942		5,072	5,072	
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	-	-		170,199	170,199		41,852	41,852	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-	-		-	-		-	-	
70000	<b>Total Revenue</b>	<b>712</b>	<b>712</b>	-	<b>1,095,291</b>	<b>1,095,291</b>	-	<b>315,686</b>	<b>315,686</b>	-
91100	Administrative salaries	-	-	-	119,233	119,233		46,052	46,052	
91200	Auditing fees	-	-	-	4,715	4,715		1,644	1,644	
91300	Management Fee	516,871	516,871	-	588,538	450,136	138,402	255,643	206,626	49,017
91310	Book-Keeping Fee	-	-	-	36,922	36,922		12,780	12,780	
91400	Advertising and Marketing	-	-	-	2,515	2,515		1,955	1,955	
91500	Employee benefit contributions - administrative	-	-	-	49,219	49,219		18,694	18,694	
91600	Office Expenses	-	-	-	39,087	39,087		14,664	14,664	
91700	Legal Expense	-	-	-	103,869	103,869		19,515	19,515	
91800	Travel	-	-	-	1,441	1,441		114	114	
91810	Allocated Overhead	-	-	-	-	-		-	-	
91900	Other	-	-	-	653,321	569,817	83,504	219,887	216,373	3,514
91000	<b>Total Operating-Administrative</b>	<b>516,871</b>	<b>516,871</b>	-	<b>1,598,860</b>	<b>1,376,954</b>	<b>221,906</b>	<b>590,948</b>	<b>538,417</b>	<b>52,531</b>
92000	Asset Management Fee	-	-		49,320	49,320		17,160	17,160	
92100	Tenant services - salaries	-	-	-	112,817	112,817	-	38,948	38,948	-
92200	Relocation Costs	-	-		-	-		-	-	
92300	Employee benefit contributions - tenant services	-	-	-	38,881	38,881	-	13,448	13,448	-
92400	Tenant services - other	-	-	-	111,165	110,617	548	48,118	47,881	237
92500	<b>Total Tenant Services</b>	-	-	-	<b>262,863</b>	<b>262,315</b>	<b>548</b>	<b>100,514</b>	<b>100,277</b>	<b>237</b>
93100	Water	-	-	-	124,194	124,194		21,794	21,794	
93200	Electricity	-	-		218,771	218,771		706	706	
93300	Gas	-	-		276,606	276,606		32,643	32,643	
93400	Fuel	-	-		-	-		-	-	
93500	Labor	-	-		-	-		-	-	
93600	Sewer	-	-		188,224	188,224		29,011	29,011	
93700	Employee benefit contributions - utilities	-	-		-	-		-	-	
93750	HAP Portability-In	-	-		-	-		-	-	
93800	Other utilities expense	-	-		16,188	16,188		5,734	5,734	
93000	<b>Total Utilities</b>	-	-	-	<b>823,983</b>	<b>823,983</b>	-	<b>89,888</b>	<b>89,888</b>	-

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	-	-		183,671	183,671		83,683	83,683	
94200	Ordinary maintenance and operations - materials and other	-	-		297,531	297,531		100,682	100,682	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-	-		-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-	-		8,357	8,357		60,200	60,200	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		-	-		-	-	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-	-		3,405	3,405		-	-	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-	-		10,504	10,504		4,084	4,084	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-	-		-	-	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-	-		132,780	132,780		15,272	15,272	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-	-		225,752	225,752		103,826	103,826	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-	-		25,032	25,032		11,503	11,503	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		2,953	2,953		-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-	-		165,758	165,758		103,816	103,816	
94300-120	Ord Maint and Op Contracts - Misc Contracts	-	-		339,018	339,018		155,850	155,850	
94300	Ordinary Maintenance and Operations Contracts	-	-	-	913,559	913,559	-	454,551	454,551	-
94500	Employee benefit contribution - ordinary maintenance	-	-		60,643	60,643		24,111	24,111	
94000	Total Maintenance	-	-	-	1,455,404	1,455,404	-	663,027	663,027	-
95100	Protective services - labor	-	-	-	-	-		-	-	
95200	Protective services - other contract costs	-	-	-	212,141	173,663	38,478	98,898	81,876	17,022
95300	Protective services - other	-	-	-	75,245	41,258	33,987	34,853	16,914	17,939
95500	Employee benefit contributions - protective services	-	-		-	-		-	-	
95000	Total Protective Services	-	-	-	287,386	214,921	72,465	133,751	98,790	34,961
96110	Property Insurance	-	-	-	25,412	25,412		10,260	10,260	
96120	Liability Insurance	-	-	-	26,040	26,040		10,178	10,178	
96130	Workmen's Compensation	-	-	-	26,018	26,018		11,438	11,438	
96140	All other Insurance	-	-	-	11,067	11,067		2,811	2,811	
96100	Total insurance Premiums	-	-	-	88,537	88,537	-	34,687	34,687	-
96200	Other general expenses	-	-	-	7,981	7,981		17,261	17,261	
96210	Compensated absences	-	-	-	-	-		-	-	
96300	Payments in lieu of taxes	-	-	-	6,250	6,250		13,087	13,087	
96400	Bad debt - tenant rents	-	-	-	32,062	32,062		13,243	13,243	
96500	Bad debt - mortgages	-	-	-	-	-		-	-	
96600	Bad debt - other	-	-	-	-	-		-	-	
96800	Severance expense	-	-	-	-	-		-	-	
96000	Total Other General Expenses	-	-	-	46,293	46,293	-	43,591	43,591	-
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	2,576	2,576		61,693	61,693	
96730	Amortization of Bond Issue Costs	-	-	-	-	-		-	-	
96700	Interest expense and Amortization cost	-	-	-	2,576	2,576	-	61,693	61,693	-
96900	Total Operating Expenses	516,871	516,871	-	4,615,222	4,320,303	294,919	1,735,259	1,647,530	87,729
97000	Excess Revenue Over Operating Expenses	(516,159)	(516,159)	-	(3,519,931)	(3,225,012)	(294,919)	(1,419,573)	(1,331,844)	(87,729)
97100	Extraordinary maintenance	-	-		440,040	46,564	393,476	-	-	
97200	Casualty losses- Non-capitalized	-	-		9,705	9,705		-	-	
97300	Housing assistance payments	-	-		-	-		-	-	
97400	Depreciation expense	-	-		1,035,201	1,035,201		722,118	722,118	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	516,871	516,871	-	6,100,168	5,411,773	688,395	2,457,377	2,369,648	87,729

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	12,685,557	98,886	12,586,671	4,085,954	3,397,560	688,394	1,480,370	1,392,641	87,729
10020	Operating transfer out	(12,586,671)		(12,586,671)	-	-		-	-	
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	-			588,409	69,144	519,265	-		
10094	Transfers from AMP to Program	-			-			-		
10100	<b>Total other financing sources (uses)</b>	<b>98,886</b>	<b>98,886</b>	<b>-</b>	<b>4,674,363</b>	<b>3,466,704</b>	<b>1,207,659</b>	<b>1,480,370</b>	<b>1,392,641</b>	<b>87,729</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>(417,273)</b>	<b>(417,273)</b>	<b>-</b>	<b>(330,514)</b>	<b>(849,778)</b>	<b>519,264</b>	<b>(661,321)</b>	<b>(661,321)</b>	<b>-</b>
11020	Required Annual Debt Principal Payments	-	-		33,364	33,364		-	-	
11030	Beginning equity	3,346,194	3,346,194	-	8,480,864	4,417,625	4,063,239	3,114,828	3,114,828	-
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	-	-	-	-	3,196,367	(3,196,367)	-		
11040-080	Equity Transfers	-			-			-		
11040-090	Equity Transfers	-			-			-		
11040-100	Equity Transfers	-	-		-	-		-	-	
11040-110	Equity Transfers	-	-		-			-	-	
11040	<b>Prior period adjustments, equity transfers, and correction of errors</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,196,367</b>	<b>(3,196,367)</b>	<b>-</b>	<b>-</b>	<b>-</b>
11170	<b>Administrative Fee Equity</b>									
11180	<b>Housing Assistance Payments</b>									
11190	Unit Months Available	-	-		4,923	4,923		1,704	1,704	
11210	Unit Months Leased	-	-		4,752	4,752		1,639	1,639	
11270	Excess Cash	165,059	165,059		724,993	724,993		556,662	556,662	
11610	Land Purchases	-	-		-			-		
11620	Building Purchases	-	-		588,409	69,144	519,265	-		
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	12,586,671		12,586,671	-			-		

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	529,641	529,641		-	-		1,447,160	1,447,160	
70400	Tenant revenue - other	6,090	6,090		-	-		4,241	4,241	
70500	<b>Total Tenant Revenue</b>	<b>535,731</b>	<b>535,731</b>	-	-	-	-	<b>1,451,401</b>	<b>1,451,401</b>	-
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	<b>Total Fee Revenue</b>									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	8,077	8,077		-			14,158	14,158	
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	190,691	190,691		-			167,193	167,193	
71600	Gain or loss on sale of capital assets	-	-		-			-	-	
72000	Investment income - restricted	-			-			-		
70000	<b>Total Revenue</b>	<b>734,499</b>	<b>734,499</b>	-	-	-	-	<b>1,632,752</b>	<b>1,632,752</b>	-
91100	Administrative salaries	100,312	100,312		-			160,078	160,078	
91200	Auditing fees	3,119	3,119		-			6,190	6,190	
91300	Management Fee	408,481	315,492	92,989	-			1,055,546	872,092	183,454
91310	Book-Keeping Fee	24,120	24,120		-			47,790	47,790	
91400	Advertising and Marketing	3,851	3,851		-			6,241	6,241	
91500	Employee benefit contributions - administrative	44,473	44,473		-			76,266	76,266	
91600	Office Expenses	47,270	47,270		-			101,240	101,240	
91700	Legal Expense	82,863	82,863		-			134,891	134,891	
91800	Travel	1,358	1,358		-			3,434	3,434	
91810	Allocated Overhead	-	-		-			-	-	
91900	Other	422,770	402,122	20,648	-			877,623	810,398	67,225
91000	<b>Total Operating-Administrative</b>	<b>1,138,617</b>	<b>1,024,980</b>	<b>113,637</b>	-	-	-	<b>2,469,299</b>	<b>2,218,620</b>	<b>250,679</b>
92000	Asset Management Fee	32,640	32,640		-			64,560	64,560	
92100	Tenant services - salaries	73,287	73,287	-	-			144,062	144,062	-
92200	Relocation Costs	456	456		-			655	655	
92300	Employee benefit contributions - tenant services	25,221	25,221	-	-			49,671	49,671	-
92400	Tenant services - other	73,904	73,540	364	-			135,757	135,090	667
92500	<b>Total Tenant Services</b>	<b>172,868</b>	<b>172,504</b>	<b>364</b>	-	-	-	<b>330,145</b>	<b>329,478</b>	<b>667</b>
93100	Water	104,054	104,054		-			258,791	258,791	
93200	Electricity	161,984	161,984		-			612,789	612,789	
93300	Gas	147,570	147,570		-			258,927	258,927	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	133,151	133,151		-			390,454	390,454	
93700	Employee benefit contributions - utilities	-			-	-		-	-	
93750	HAP Portability-In	-			-	-		-	-	
93800	Other utilities expense	10,877	10,877		-			21,458	21,458	
93000	<b>Total Utilities</b>	<b>557,636</b>	<b>557,636</b>	-	-	-	-	<b>1,542,419</b>	<b>1,542,419</b>	-

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	199,741	199,741		-			459,386	459,386	
94200	Ordinary maintenance and operations - materials and other	186,633	186,633		-			443,542	443,542	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-			28,258	28,258	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	51,692	51,692		-			154,084	154,084	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	300	300		-			600	600	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-	-		-			5,356	5,356	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	4,444	4,444		-			15,630	15,630	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-			5,861	5,861	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	78,699	78,699		-			267,564	267,564	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	54,272	54,272		-			329,621	329,621	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	20,753	20,753		-			38,485	38,485	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		-			-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	142,530	142,530		-			413,478	413,478	
94300-120	Ord Maint and Op Contracts - Misc Contracts	156,957	156,957		-			356,617	356,617	
94300	<b>Ordinary Maintenance and Operations Contracts</b>	<b>509,647</b>	<b>509,647</b>	-	-	-	-	<b>1,615,554</b>	<b>1,615,554</b>	-
94500	Employee benefit contribution - ordinary maintenance	66,858	66,858		-			176,258	176,258	
94000	<b>Total Maintenance</b>	<b>962,879</b>	<b>962,879</b>	-	-	-	-	<b>2,694,740</b>	<b>2,694,740</b>	-
95100	Protective services - labor	-	-		-			-	-	
95200	Protective services - other contract costs	99,149	79,310	19,839	-			906,515	713,323	193,192
95300	Protective services - other	448,509	318,504	130,005	-			110,884	54,503	56,381
95500	Employee benefit contributions - protective services	-	-		-			-	-	
95000	<b>Total Protective Services</b>	<b>547,658</b>	<b>397,814</b>	<b>149,844</b>	-	-	-	<b>1,017,399</b>	<b>767,826</b>	<b>249,573</b>
96110	Property Insurance	18,775	18,775		-			106,029	106,029	
96120	Liability Insurance	17,892	17,892		-			35,656	35,656	
96130	Workmen's Compensation	25,576	25,576		-			59,161	59,161	
96140	All other Insurance	5,336	5,336		-			17,349	17,349	
96100	<b>Total insurance Premiums</b>	<b>67,579</b>	<b>67,579</b>	-	-	-	-	<b>218,195</b>	<b>218,195</b>	-
96200	Other general expenses	2,737	2,737		-			40,358	40,358	
96210	Compensated absences	-	-		-			728	728	
96300	Payments in lieu of taxes	-	-		-			-	-	
96400	Bad debt - tenant rents	30,857	30,857		-			65,158	65,158	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	<b>Total Other General Expenses</b>	<b>33,594</b>	<b>33,594</b>	-	-	-	-	<b>106,244</b>	<b>106,244</b>	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-			-	-	
96720	Interest on Notes Payable (Short and Long Term)	4,390	4,390		-			158,674	158,674	
96730	Amortization of Bond Issue Costs	-	-		-			-	-	
96700	<b>Interest expense and Amortization cost</b>	<b>4,390</b>	<b>4,390</b>	-	-	-	-	<b>158,674</b>	<b>158,674</b>	-
96900	<b>Total Operating Expenses</b>	<b>3,517,861</b>	<b>3,254,016</b>	<b>263,845</b>	-	-	-	<b>8,601,675</b>	<b>8,100,756</b>	<b>500,919</b>
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>(2,783,362)</b>	<b>(2,519,517)</b>	<b>(263,845)</b>	-	-	-	<b>(6,968,923)</b>	<b>(6,468,004)</b>	<b>(500,919)</b>
97100	Extraordinary maintenance	-	-	-	-			453,459	36,700	416,759
97200	Casualty losses- Non-capitalized	-	-		-	-		233,786	233,786	
97300	<b>Housing assistance payments</b>	-	-		-			-	-	
97400	Depreciation expense	437,346	437,346		-			3,616,013	3,616,013	
97500	Fraud losses	-	-		-			-	-	
97800	Dwelling units rent expense	-	-		-			-	-	
90000	<b>Total Expenses</b>	<b>3,955,207</b>	<b>3,691,362</b>	<b>263,845</b>	-	-	-	<b>12,904,933</b>	<b>11,987,255</b>	<b>917,678</b>



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	4,005,514	3,741,669	263,845	-	-	-	9,086,689	8,169,012	917,677
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	-	-	-	-	-	-	601,870	230,373	371,497
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	<b>Total other financing sources (uses)</b>	<b>4,005,514</b>	<b>3,741,669</b>	<b>263,845</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,688,559</b>	<b>8,399,385</b>	<b>1,289,174</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>784,806</b>	<b>784,806</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,583,622)</b>	<b>(1,955,118)</b>	<b>371,496</b>
11020	Required Annual Debt Principal Payments	30,952	30,952	-	-	-	-	107,689	107,689	-
11030	Beginning equity	2,469,747	2,469,747	-	-	-	-	17,434,073	17,142,051	292,022
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	-	-	-	-	-	-	-	292,021	(292,021)
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	<b>Prior period adjustments, equity transfers, and correction of errors</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>292,021</b>	<b>(292,021)</b>
11170	<b>Administrative Fee Equity</b>									
11180	<b>Housing Assistance Payments</b>									
11190	Unit Months Available	3,216	3,216	-	-	-	-	6,372	6,372	-
11210	Unit Months Leased	3,084	3,084	-	-	-	-	6,137	6,137	-
11270	Excess Cash	550,413	550,413	-	-	-	-	1,364,283	1,364,283	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	583,985	212,488	371,497
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	17,885	17,885	-
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	<b>Total Tenant Revenue</b>	-	-	-	-	-	-	-	-	-
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	<b>Total Fee Revenue</b>									
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	<b>Total Revenue</b>	-	-	-	-	-	-	-	-	-
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	<b>Total Operating-Administrative</b>	-	-	-	-	-	-	-	-	-
92000	Asset Management Fee	-			-			-		
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-	-		-		
92400	Tenant services - other	-			-			-		
92500	<b>Total Tenant Services</b>	-	-	-	-	-	-	-	-	-
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	<b>Total Utilities</b>	-	-	-	-	-	-	-	-	-

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	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-		
94300	<b>Ordinary Maintenance and Operations Contracts</b>	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-	-		-	-		-	-	
94000	<b>Total Maintenance</b>	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	<b>Total Protective Services</b>	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-	-		-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-	-		-			-		
96100	<b>Total insurance Premiums</b>	-	-	-	-	-	-	-	-	-
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	<b>Total Other General Expenses</b>	-	-	-	-	-	-	-	-	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	<b>Interest expense and Amortization cost</b>	-	-	-	-	-	-	-	-	-
96900	<b>Total Operating Expenses</b>	-	-	-	-	-	-	-	-	-
97000	<b>Excess Revenue Over Operating Expenses</b>	-	-	-	-	-	-	-	-	-
97100	Extraordinary maintenance	-			-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300	<b>Housing assistance payments</b>	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	<b>Total Expenses</b>	-	-	-	-	-	-	-	-	-

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	<b>Total other financing sources (uses)</b>	-	-	-	-	-	-	-	-	-
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	-	-	-	-	-	-	-	-	-
11020	Required Annual Debt Principal Payments	-	-		-	-		-	-	
11030	Beginning equity	-			-	-	-	-	-	-
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	<b>Prior period adjustments, equity transfers, and correction of errors</b>	-	-	-	-	-	-	-	-	-
11170	<b>Administrative Fee Equity</b>									
11180	<b>Housing Assistance Payments</b>									
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	360,574	360,574		661,215	661,215		293,962	293,962	
70400	Tenant revenue - other	1,746	1,746		730	730		3,433	3,433	
70500	<b>Total Tenant Revenue</b>	<b>362,320</b>	<b>362,320</b>	-	<b>661,945</b>	<b>661,945</b>	-	<b>297,395</b>	<b>297,395</b>	-
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	<b>Total Fee Revenue</b>									
70800	Other government grants	-			-			-	-	
71100	Investment income - unrestricted	1,554	1,554		2,418	2,418		4,191	4,191	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-			-			404	404	
71500	Other revenue	81,677	81,677		164,053	164,053		121,085	121,085	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-			-			-		
70000	<b>Total Revenue</b>	<b>445,551</b>	<b>445,551</b>	-	<b>828,416</b>	<b>828,416</b>	-	<b>423,075</b>	<b>423,075</b>	-
91100	Administrative salaries	38,113	38,113		96,087	96,087		96,223	96,223	
91200	Auditing fees	1,402	1,402		2,478	2,478		1,451	1,451	
91300	Management Fee	182,164	139,634	42,530	306,506	233,340	73,166	231,354	188,464	42,890
91310	Book-Keeping Fee	10,740	10,740		18,990	18,990		11,273	11,273	
91400	Advertising and Marketing	1,542	1,542		2,301	2,301		2,003	2,003	
91500	Employee benefit contributions - administrative	15,383	15,383		41,480	41,480		28,245	28,245	
91600	Office Expenses	27,600	27,600		39,245	39,245		26,495	26,495	
91700	Legal Expense	8,659	8,659		8,209	8,209		63,733	63,733	
91800	Travel	114	114		1,411	1,411		114	114	
91810	Allocated Overhead	-	-		-	-		-	-	
91900	Other	166,675	148,063	18,612	259,167	243,862	15,305	296,965	238,071	58,894
91000	<b>Total Operating-Administrative</b>	<b>452,392</b>	<b>391,250</b>	<b>61,142</b>	<b>775,874</b>	<b>687,403</b>	<b>88,471</b>	<b>757,856</b>	<b>656,072</b>	<b>101,784</b>
92000	Asset Management Fee	14,400	14,400		25,320	25,320		15,120	15,120	
92100	Tenant services - salaries	32,408	32,408	-	58,182	58,182	-	33,520	33,520	-
92200	Relocation Costs	-	-		-	-		-	-	
92300	Employee benefit contributions - tenant services	11,213	11,213	-	20,014	20,014	-	11,476	11,476	-
92400	Tenant services - other	36,189	36,011	178	56,379	56,101	278	50,453	50,204	249
92500	<b>Total Tenant Services</b>	<b>79,810</b>	<b>79,632</b>	<b>178</b>	<b>134,575</b>	<b>134,297</b>	<b>278</b>	<b>95,449</b>	<b>95,200</b>	<b>249</b>
93100	Water	19,719	19,719		31,097	31,097		68,382	68,382	
93200	Electricity	70,216	70,216		141,801	141,801		185,430	185,430	
93300	Gas	71,338	71,338		120,263	120,263		29,278	29,278	
93400	Fuel	-	-		-	-		-	-	
93500	Labor	-	-		-	-		-	-	
93600	Sewer	24,447	24,447		41,352	41,352		5,677	5,677	
93700	Employee benefit contributions - utilities	-	-		-	-		-	-	
93750	HAP Portability-In	-	-		-	-		-	-	
93800	Other utilities expense	4,974	4,974		8,558	8,558		5,017	5,017	
93000	<b>Total Utilities</b>	<b>190,694</b>	<b>190,694</b>	-	<b>343,071</b>	<b>343,071</b>	-	<b>293,784</b>	<b>293,784</b>	-

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	53,754	53,754		94,195	94,195		149,580	149,580	
94200	Ordinary maintenance and operations - materials and other	80,340	80,340		153,729	153,729		105,728	105,728	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-	-		-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	71,690	71,690		54,328	54,328		88,312	88,312	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		-	-		-	-	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	4,193	4,193		11,702	11,702		-	-	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	4,264	4,264		7,516	7,516		22,354	22,354	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	1,971	1,971		-	-		-	-	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	32,001	32,001		47,300	47,300		71,588	71,588	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	27,247	27,247		95,154	95,154		160,301	160,301	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	6,943	6,943		9,025	9,025		9,373	9,373	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		-	-		-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	30,736	30,736		78,653	78,653		106,185	106,185	
94300-120	Ord Maint and Op Contracts - Misc Contracts	83,607	83,607		127,443	127,443		146,902	146,902	
94300	Ordinary Maintenance and Operations Contracts	262,652	262,652	-	431,121	431,121	-	605,015	605,015	-
94500	Employee benefit contribution - ordinary maintenance	22,331	22,331		29,990	29,990		71,711	71,711	
94000	Total Maintenance	419,077	419,077	-	709,035	709,035	-	932,034	932,034	-
95100	Protective services - labor	-	-		-	-		-	-	
95200	Protective services - other contract costs	175,560	139,798	35,762	191,701	156,055	35,646	141,206	113,306	27,900
95300	Protective services - other	38,404	18,991	19,413	39,804	16,960	22,844	63,478	24,433	39,045
95500	Employee benefit contributions - protective services	-	-		-	-		-	-	
95000	Total Protective Services	213,964	158,789	55,175	231,505	173,015	58,490	204,684	137,739	66,945
96110	Property Insurance	11,597	11,597		9,148	9,148		23,854	23,854	
96120	Liability Insurance	6,343	6,343		11,138	11,138		8,780	8,780	
96130	Workmen's Compensation	8,467	8,467		14,341	14,341		16,964	16,964	
96140	All other Insurance	2,358	2,358		6,161	6,161		3,965	3,965	
96100	Total insurance Premiums	28,765	28,765	-	40,788	40,788	-	53,563	53,563	-
96200	Other general expenses	1,071	1,071		1,184	1,184		14,460	14,460	
96210	Compensated absences	-	-		4,484	4,484		-	-	
96300	Payments in lieu of taxes	13,222	13,222		24,819	24,819		1,259	1,259	
96400	Bad debt - tenant rents	4,602	4,602		2,237	2,237		5,307	5,307	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	Total Other General Expenses	18,895	18,895	-	32,724	32,724	-	21,026	21,026	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	4,072	4,072		3,223	3,223		53,679	53,679	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	4,072	4,072	-	3,223	3,223	-	53,679	53,679	-
96900	Total Operating Expenses	1,422,069	1,305,574	116,495	2,296,115	2,148,876	147,239	2,427,195	2,258,217	168,978
97000	Excess Revenue Over Operating Expenses	(976,518)	(860,023)	(116,495)	(1,467,699)	(1,320,460)	(147,239)	(2,004,120)	(1,835,142)	(168,978)
97100	Extraordinary maintenance	-	-		-	-		269,239	-	269,239
97200	Casualty losses- Non-capitalized	18,554	18,554		-	-		19,839	19,839	
97300	Housing assistance payments	-	-		-	-		-	-	
97400	Depreciation expense	435,107	435,107		261,421	261,421		902,926	902,926	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	1,875,730	1,759,235	116,495	2,557,536	2,410,297	147,239	3,619,199	3,180,982	438,217

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	1,086,861	970,365	116,496	1,574,237	1,426,998	147,239	2,739,821	2,301,604	438,217
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	81,315	-	81,315	10,920	10,920	-	105,891	-	105,891
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	<b>Total other financing sources (uses)</b>	<b>1,168,176</b>	<b>970,365</b>	<b>197,811</b>	<b>1,585,157</b>	<b>1,437,918</b>	<b>147,239</b>	<b>2,845,712</b>	<b>2,301,604</b>	<b>544,108</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>(262,003)</b>	<b>(343,319)</b>	<b>81,316</b>	<b>(143,963)</b>	<b>(143,963)</b>	<b>-</b>	<b>(350,412)</b>	<b>(456,303)</b>	<b>105,891</b>
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	1,892,854	1,892,854	-	1,499,705	1,499,705	-	2,903,236	2,478,270	424,966
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	-	-	-	-	-	-	-	424,966	(424,966)
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	<b>Prior period adjustments, equity transfers, and correction of errors</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>424,966</b>	<b>(424,966)</b>
11170	<b>Administrative Fee Equity</b>									
11180	<b>Housing Assistance Payments</b>									
11190	Unit Months Available	1,432	1,432	-	2,532	2,532	-	1,503	1,503	-
11210	Unit Months Leased	1,393	1,393	-	2,497	2,497	-	1,447	1,447	-
11270	Excess Cash	219,150	219,150	-	360,564	360,564	-	380,560	380,560	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	81,315	-	81,315	-	-	-	105,891	-	105,891
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	10,920	10,920	-	-	-	-
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	325,990	325,990		-			205,852	205,852	
70400	Tenant revenue - other	100	100	-	-	-		879	879	
70500	<b>Total Tenant Revenue</b>	<b>326,090</b>	<b>326,090</b>	-	-	-	-	<b>206,731</b>	<b>206,731</b>	-
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	<b>Total Fee Revenue</b>									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	1,786	1,786		-			2,473	2,473	
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	56,059	56,059		-			8,239	8,239	
71600	Gain or loss on sale of capital assets	-	-		-			7,485	7,485	
72000	Investment income - restricted	-			-			-		
70000	<b>Total Revenue</b>	<b>383,935</b>	<b>383,935</b>	-	-	-	-	<b>224,928</b>	<b>224,928</b>	-
91100	Administrative salaries	97,740	97,740		-			37,441	37,441	
91200	Auditing fees	1,777	1,777		-			798	798	
91300	Management Fee	205,910	153,288	52,622	-			114,290	90,863	23,427
91310	Book-Keeping Fee	13,680	13,680		-			6,030	6,030	
91400	Advertising and Marketing	2,041	2,041		-			2,502	2,502	
91500	Employee benefit contributions - administrative	37,290	37,290		-			14,112	14,112	
91600	Office Expenses	11,259	11,259		-			14,885	14,885	
91700	Legal Expense	52,551	52,551		-			3,068	3,068	
91800	Travel	114	114		-			364	364	
91810	Allocated Overhead	-	-		-			-		
91900	Other	186,954	186,261	693	-			122,137	122,132	5
91000	<b>Total Operating-Administrative</b>	<b>609,316</b>	<b>556,001</b>	<b>53,315</b>	-	-	-	<b>315,627</b>	<b>292,195</b>	<b>23,432</b>
92000	Asset Management Fee	18,600	18,600		-			8,040	8,040	
92100	Tenant services - salaries	41,598	41,598	-	-			18,164	18,164	-
92200	Relocation Costs	-	-		-			200	200	
92300	Employee benefit contributions - tenant services	14,411	14,411	-	-			6,319	6,319	-
92400	Tenant services - other	34,316	34,147	169	-			33,582	33,417	165
92500	<b>Total Tenant Services</b>	<b>90,325</b>	<b>90,156</b>	<b>169</b>	-	-	-	<b>58,265</b>	<b>58,100</b>	<b>165</b>
93100	Water	177,748	177,748		-			8,122	8,122	
93200	Electricity	8,763	8,763		-			42,619	42,619	
93300	Gas	9,651	9,651		-			21,187	21,187	
93400	Fuel	-	-		-			-		
93500	Labor	-	-		-			-		
93600	Sewer	126,151	126,151		-			10,664	10,664	
93700	Employee benefit contributions - utilities	-	-		-			-	-	
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			2,740	2,740	
93000	<b>Total Utilities</b>	<b>322,313</b>	<b>322,313</b>	-	-	-	-	<b>85,332</b>	<b>85,332</b>	-



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	96,502	96,502		-			44,678	44,678	
94200	Ordinary maintenance and operations - materials and other	54,676	54,676		-			76,463	76,463	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-			-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	14,847	14,847		-			17,054	17,054	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		-			-	-	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	66	66		-			6,515	6,515	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	111,225	111,225		-			3,594	3,594	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-			-	-	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	95,080	95,080		-			14,033	14,033	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	113,427	113,427		-			16,667	16,667	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	6,740	6,740		-			2,550	2,550	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		-			2,570	2,570	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	54,841	54,841		-			28,178	28,178	
94300-120	Ord Maint and Op Contracts - Misc Contracts	93,548	93,548		-			44,456	44,456	
94300	Ordinary Maintenance and Operations Contracts	489,774	489,774	-	-	-	-	135,617	135,617	-
94500	Employee benefit contribution - ordinary maintenance	34,090	34,090		-	-	-	22,856	22,856	
94000	Total Maintenance	675,042	675,042	-	-	-	-	279,614	279,614	-
95100	Protective services - labor	-	-		-			-	-	
95200	Protective services - other contract costs	-	-	-	-			159,909	138,707	21,202
95300	Protective services - other	27	7	20	-			32,436	16,157	16,279
95500	Employee benefit contributions - protective services	-	-		-			-	-	
95000	Total Protective Services	27	7	20	-	-	-	192,345	154,864	37,481
96110	Property Insurance	34,725	34,725		-			5,119	5,119	
96120	Liability Insurance	13,389	13,389		-			4,291	4,291	
96130	Workmen's Compensation	16,152	16,152		-			5,866	5,866	
96140	All other Insurance	3,043	3,043		-			1,339	1,339	
96100	Total insurance Premiums	67,309	67,309	-	-	-	-	16,615	16,615	-
96200	Other general expenses	617	617		-			1,877	1,877	
96210	Compensated absences	3,892	3,892		-			3,985	3,985	
96300	Payments in lieu of taxes	-	-		-			9,409	9,409	
96400	Bad debt - tenant rents	6,786	6,786		-			439	439	
96500	Bad debt - mortgages	-	-		-			-	-	
96600	Bad debt - other	-	-		-			-	-	
96800	Severance expense	-	-		-			-	-	
96000	Total Other General Expenses	11,295	11,295	-	-	-	-	15,710	15,710	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-			-	-	
96720	Interest on Notes Payable (Short and Long Term)	-	-		-			7,447	7,447	
96730	Amortization of Bond Issue Costs	-	-		-			-	-	
96700	Interest expense and Amortization cost	-	-	-	-	-	-	7,447	7,447	-
96900	Total Operating Expenses	1,794,227	1,740,723	53,504	-	-	-	978,995	917,917	61,078
97000	Excess Revenue Over Operating Expenses	(1,410,292)	(1,356,788)	(53,504)	-	-	-	(754,067)	(692,989)	(61,078)
97100	Extraordinary maintenance	-	-	-	-			3,896	3,896	
97200	Casualty losses- Non-capitalized	-	-		-			-	-	
97300	Housing assistance payments	-	-		-			-	-	
97400	Depreciation expense	197,752	197,752		-			311,817	311,817	
97500	Fraud losses	-	-		-			-	-	
97800	Dwelling units rent expense	-	-		-			-	-	
90000	Total Expenses	1,991,979	1,938,475	53,504	-	-	-	1,294,708	1,233,630	61,078

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	1,436,139	1,382,633	53,506	-	-	-	1,182,768	1,121,686	61,082
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	13,613	-	13,613	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	<b>Total other financing sources (uses)</b>	<b>1,449,752</b>	<b>1,382,633</b>	<b>67,119</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,182,768</b>	<b>1,121,686</b>	<b>61,082</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>(158,292)</b>	<b>(171,907)</b>	<b>13,615</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>112,988</b>	<b>112,984</b>	<b>4</b>
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	2,813,435	2,813,435	-
11030	Beginning equity	4,127,185	4,127,186	(1)	-	-	-	1,648,037	973,644	674,393
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	-	-	-	-	-	-	-	674,396	(674,396)
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	<b>Prior period adjustments, equity transfers, and correction of errors</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>674,396</b>	<b>(674,396)</b>
11170	<b>Administrative Fee Equity</b>									
11180	<b>Housing Assistance Payments</b>									
11190	Unit Months Available	1,824	1,824	-	-	-	-	804	804	-
11210	Unit Months Leased	1,780	1,780	-	-	-	-	793	793	-
11270	Excess Cash	290,405	290,405	-	-	-	-	155,458	155,458	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	13,613	-	13,613	-	-	-	-	-	-
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	408,907	408,907		289,461	289,461		356,351	356,351	
70400	Tenant revenue - other	5,378	5,378		1,107	1,107		599	599	
70500	<b>Total Tenant Revenue</b>	<b>414,285</b>	<b>414,285</b>	-	<b>290,568</b>	<b>290,568</b>	-	<b>356,950</b>	<b>356,950</b>	-
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	<b>Total Fee Revenue</b>									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	2,634	2,634		1,422	1,422		3,190	3,190	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-	-		-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-	-		-	-		631	631	
71500	Other revenue	36,913	36,913		119,180	119,180		12,646	12,646	
71600	Gain or loss on sale of capital assets	43,816	43,816		-	-		-	-	
72000	Investment income - restricted	-			-	-		-	-	
70000	<b>Total Revenue</b>	<b>497,648</b>	<b>497,648</b>	-	<b>411,170</b>	<b>411,170</b>	-	<b>373,417</b>	<b>373,417</b>	-
91100	Administrative salaries	37,838	37,838		38,198	38,198		37,751	37,751	
91200	Auditing fees	1,511	1,511		1,136	1,136		1,547	1,547	
91300	Management Fee	410,972	364,838	46,134	174,370	139,770	34,600	893,451	849,119	44,332
91310	Book-Keeping Fee	11,753	11,753		8,730	8,730		11,078	11,078	
91400	Advertising and Marketing	996	996		1,893	1,893		2,024	2,024	
91500	Employee benefit contributions - administrative	12,712	12,712		12,710	12,710		15,383	15,383	
91600	Office Expenses	21,385	21,385		7,835	7,835		7,019	7,019	
91700	Legal Expense	104,244	104,244		9,125	9,125		431,198	431,198	
91800	Travel	-	-		1,964	1,964		114	114	
91810	Allocated Overhead	-	-		-	-		-	-	
91900	Other	263,473	223,204	40,269	202,067	195,804	6,263	206,234	206,235	(1)
91000	<b>Total Operating-Administrative</b>	<b>864,884</b>	<b>778,481</b>	<b>86,403</b>	<b>458,028</b>	<b>417,165</b>	<b>40,863</b>	<b>1,605,799</b>	<b>1,561,468</b>	<b>44,331</b>
92000	Asset Management Fee	15,670	15,670		11,640	11,640		16,200	16,200	
92100	Tenant services - salaries	36,837	36,837	-	27,130	27,130	-	36,514	36,514	-
92200	Relocation Costs	-	-		480	480		8,800	8,800	
92300	Employee benefit contributions - tenant services	12,681	12,681	-	9,295	9,295	-	12,564	12,564	-
92400	Tenant services - other	33,047	32,884	163	39,467	39,272	195	30,058	29,910	148
92500	<b>Total Tenant Services</b>	<b>82,565</b>	<b>82,402</b>	<b>163</b>	<b>76,372</b>	<b>76,177</b>	<b>195</b>	<b>87,936</b>	<b>87,788</b>	<b>148</b>
93100	Water	57,562	57,562		17,304	17,304		80,803	80,803	
93200	Electricity	139,936	139,936		88,219	88,219		23,650	23,650	
93300	Gas	102,325	102,325		46,476	46,476		24,040	24,040	
93400	Fuel	-	-		-	-		-	-	
93500	Labor	-	-		-	-		-	-	
93600	Sewer	69,153	69,153		20,539	20,539		107,593	107,593	
93700	Employee benefit contributions - utilities	-	-		-	-		-	-	
93750	HAP Portability-In	-	-		-	-		-	-	
93800	Other utilities expense	5,396	5,396		4,047	4,047		-	-	
93000	<b>Total Utilities</b>	<b>374,372</b>	<b>374,372</b>	-	<b>176,585</b>	<b>176,585</b>	-	<b>236,086</b>	<b>236,086</b>	-

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	124,725	124,725		43,143	43,143		89,005	89,005	
94200	Ordinary maintenance and operations - materials and other	73,114	73,114		65,068	65,068		81,421	81,421	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-	-		-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	14,358	14,358		16,984	16,984		30,715	30,715	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		-	-		-	-	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	655	655		4,275	4,275		-	-	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	7,198	7,198		800	800		287,822	287,822	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-	-		1,518	1,518	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	71,320	71,320		29,813	29,813		45,209	45,209	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	112,653	112,653		30,094	30,094		80,566	80,566	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	13,067	13,067		8,824	8,824		9,530	9,530	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		-	-		-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	74,421	74,421		72,378	72,378		38,637	38,637	
94300-120	Ord Maint and Op Contracts - Misc Contracts	116,932	116,932		70,875	70,875		126,137	126,137	
94300	Ordinary Maintenance and Operations Contracts	410,604	410,604	-	234,043	234,043	-	620,134	620,134	-
94500	Employee benefit contribution - ordinary maintenance	41,077	41,077		18,917	18,917		40,467	40,467	
94000	Total Maintenance	649,520	649,520	-	361,171	361,171	-	831,027	831,027	-
95100	Protective services - labor	-	-		-	-		-	-	
95200	Protective services - other contract costs	120,509	98,366	22,143	147,992	126,692	21,300	149,137	120,587	28,550
95300	Protective services - other	41,877	19,310	22,567	17,203	10,982	6,221	3,623	2,624	999
95500	Employee benefit contributions - protective services	-	-		-	-		-	-	
95000	Total Protective Services	162,386	117,676	44,710	165,195	137,674	27,521	152,760	123,211	29,549
96110	Property Insurance	11,858	11,858		7,942	7,942		10,802	10,802	
96120	Liability Insurance	8,334	8,334		5,888	5,888		5,751	5,751	
96130	Workmen's Compensation	14,227	14,227		60,203	60,203		21,809	21,809	
96140	All other Insurance	2,592	2,592		1,914	1,914		4,703	4,703	
96100	Total insurance Premiums	37,011	37,011	-	75,947	75,947	-	43,065	43,065	-
96200	Other general expenses	545	545		-	-		422	422	
96210	Compensated absences	10,897	10,897		-	-		-	-	
96300	Payments in lieu of taxes	3,392	3,392		8,545	8,545		9,970	9,970	
96400	Bad debt - tenant rents	1,480	1,480		4,946	4,946		-	-	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	Total Other General Expenses	16,314	16,314	-	13,491	13,491	-	10,392	10,392	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	2,160	2,160		-	-		1,673	1,673	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	2,160	2,160	-	-	-	-	1,673	1,673	-
96900	Total Operating Expenses	2,204,882	2,073,606	131,276	1,338,429	1,269,850	68,579	2,984,938	2,910,910	74,028
97000	Excess Revenue Over Operating Expenses	(1,707,234)	(1,575,958)	(131,276)	(927,259)	(858,680)	(68,579)	(2,611,521)	(2,537,493)	(74,028)
97100	Extraordinary maintenance	348,270	-	348,270	-	-		-	-	
97200	Casualty losses- Non-capitalized	-	-	-	-	-		-	-	
97300	Housing assistance payments	-	-	-	-	-		-	-	
97400	Depreciation expense	320,773	320,773		582,432	582,432		376,892	376,892	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	2,873,925	2,394,379	479,546	1,920,861	1,852,282	68,579	3,361,830	3,287,802	74,028

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	2,527,217	2,047,671	479,546	1,029,230	960,651	68,579	3,610,736	3,536,708	74,028
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	2,145,035	2,145,035	-	309,595	236,978	72,617	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	<b>Total other financing sources (uses)</b>	<b>4,672,252</b>	<b>4,192,706</b>	<b>479,546</b>	<b>1,338,825</b>	<b>1,197,629</b>	<b>141,196</b>	<b>3,610,736</b>	<b>3,536,708</b>	<b>74,028</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>2,295,975</b>	<b>2,295,975</b>	<b>-</b>	<b>(170,866)</b>	<b>(243,483)</b>	<b>72,617</b>	<b>622,323</b>	<b>622,323</b>	<b>-</b>
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	1,481,419	1,481,418	1	4,335,722	4,335,722	-	5,976,336	5,976,337	(1)
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	<b>Prior period adjustments, equity transfers, and correction of errors</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
11170	<b>Administrative Fee Equity</b>									
11180	<b>Housing Assistance Payments</b>									
11190	Unit Months Available	1,567	1,567	-	1,164	1,164	-	1,477	1,477	-
11210	Unit Months Leased	1,518	1,518	-	1,123	1,123	-	1,451	1,451	-
11270	Excess Cash	346,736	346,736	-	213,063	213,063	-	488,343	488,343	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	2,145,035	2,145,035	-	309,596	236,979	72,617	-	-	-
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 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	108,052	108,052		258,635	258,635		155,092	155,092	
70400	Tenant revenue - other	-	-	-	2,120	2,120		335	335	
70500	<b>Total Tenant Revenue</b>	<b>108,052</b>	<b>108,052</b>	<b>-</b>	<b>260,755</b>	<b>260,755</b>	<b>-</b>	<b>155,427</b>	<b>155,427</b>	<b>-</b>
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	<b>Total Fee Revenue</b>									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	659	659		1,374	1,374		988	988	
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	525	525		52,427	52,427		2,851	2,851	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-	-		-	-		-	-	
70000	<b>Total Revenue</b>	<b>109,236</b>	<b>109,236</b>	<b>-</b>	<b>314,556</b>	<b>314,556</b>	<b>-</b>	<b>159,266</b>	<b>159,266</b>	<b>-</b>
91100	Administrative salaries	20,189	20,189		41,194	41,194		27,901	27,901	
91200	Auditing fees	351	351		1,221	1,221		701	701	
91300	Management Fee	57,192	46,740	10,452	147,172	124,465	22,707	111,019	74,977	36,042
91310	Book-Keeping Fee	2,700	2,700		9,360	9,360		5,400	5,400	
91400	Advertising and Marketing	1,556	1,556		1,861	1,861		1,542	1,542	
91500	Employee benefit contributions - administrative	8,217	8,217		16,518	16,518		10,585	10,585	
91600	Office Expenses	3,462	3,462		15,972	15,972		5,487	5,487	
91700	Legal Expense	3,034	3,034		6,505	6,505		2,369	2,369	
91800	Travel	114	114		1,214	1,214		364	364	
91810	Allocated Overhead	-	-		-	-		-	-	
91900	Other	45,382	45,382	-	363,693	169,298	194,395	85,215	85,216	(1)
91000	<b>Total Operating-Administrative</b>	<b>142,197</b>	<b>131,745</b>	<b>10,452</b>	<b>604,710</b>	<b>387,608</b>	<b>217,102</b>	<b>250,583</b>	<b>214,542</b>	<b>36,041</b>
92000	Asset Management Fee	3,600	3,600		12,480	12,480		7,200	7,200	
92100	Tenant services - salaries	8,328	8,328	-	29,177	29,177	-	16,032	16,032	-
92200	Relocation Costs	-	-		-	-		-	-	
92300	Employee benefit contributions - tenant services	2,885	2,885	-	10,038	10,038	-	5,544	5,544	-
92400	Tenant services - other	12,960	12,896	64	41,326	41,122	204	18,139	18,050	89
92500	<b>Total Tenant Services</b>	<b>24,173</b>	<b>24,109</b>	<b>64</b>	<b>80,541</b>	<b>80,337</b>	<b>204</b>	<b>39,715</b>	<b>39,626</b>	<b>89</b>
93100	Water	10,681	10,681		26,378	26,378		12,719	12,719	
93200	Electricity	36,418	36,418		52,440	52,440		25,458	25,458	
93300	Gas	3,271	3,271		24,192	24,192		14,067	14,067	
93400	Fuel	-	-		-	-		-	-	
93500	Labor	-	-		-	-		-	-	
93600	Sewer	2,521	2,521		36,970	36,970		16,121	16,121	
93700	Employee benefit contributions - utilities	-	-		-	-		-	-	
93750	HAP Portability-In	-	-		-	-		-	-	
93800	Other utilities expense	2,656	2,656		4,216	4,216		2,445	2,445	
93000	<b>Total Utilities</b>	<b>55,547</b>	<b>55,547</b>	<b>-</b>	<b>144,196</b>	<b>144,196</b>	<b>-</b>	<b>70,810</b>	<b>70,810</b>	<b>-</b>

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	2,419	2,419		39,026	39,026		44,535	44,535	
94200	Ordinary maintenance and operations - materials and other	51,268	51,268		39,604	39,604		78,048	78,048	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-	-		-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	1,622	1,622		77,334	77,334		5,792	5,792	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		-	-		-	-	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	4,060	4,060		4,535	4,535		6,079	6,079	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	4,294	4,294		3,944	3,944		3,074	3,074	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-	-		-	-	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	3,036	3,036		40,261	40,261		228,184	228,184	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	6,944	6,944		35,308	35,308		19,619	19,619	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	6,771	6,771		5,149	5,149		2,609	2,609	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	2,470	2,470		-	-		-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	6,822	6,822		68,657	68,657		13,962	13,962	
94300-120	Ord Maint and Op Contracts - Misc Contracts	32,437	32,437		80,255	80,255		43,604	43,604	
94300	<b>Ordinary Maintenance and Operations Contracts</b>	<b>68,456</b>	<b>68,456</b>	-	<b>315,443</b>	<b>315,443</b>	-	<b>322,923</b>	<b>322,923</b>	-
94500	Employee benefit contribution - ordinary maintenance	952	952		21,573	21,573		25,776	25,776	
94000	<b>Total Maintenance</b>	<b>123,095</b>	<b>123,095</b>	-	<b>415,646</b>	<b>415,646</b>	-	<b>471,282</b>	<b>471,282</b>	-
95100	Protective services - labor	-	-		-	-		-	-	
95200	Protective services - other contract costs	151,328	132,057	19,271	153,720	132,480	21,240	148,240	127,001	21,239
95300	Protective services - other	26,422	13,547	12,875	31,227	13,916	17,311	28,920	16,920	12,000
95500	Employee benefit contributions - protective services	-	-		-	-		-	-	
95000	<b>Total Protective Services</b>	<b>177,750</b>	<b>145,604</b>	<b>32,146</b>	<b>184,947</b>	<b>146,396</b>	<b>38,551</b>	<b>177,160</b>	<b>143,921</b>	<b>33,239</b>
96110	Property Insurance	3,420	3,420		7,172	7,172		3,816	3,816	
96120	Liability Insurance	1,530	1,530		5,506	5,506		3,135	3,135	
96130	Workmen's Compensation	2,042	2,042		49,722	49,722		5,287	5,287	
96140	All other Insurance	591	591		2,417	2,417		1,188	1,188	
96100	<b>Total insurance Premiums</b>	<b>7,583</b>	<b>7,583</b>	-	<b>64,817</b>	<b>64,817</b>	-	<b>13,426</b>	<b>13,426</b>	-
96200	Other general expenses	640	640		441	441		135	135	
96210	Compensated absences	-	-		-	-		629	629	
96300	Payments in lieu of taxes	4,200	4,200		8,598	8,598		6,616	6,616	
96400	Bad debt - tenant rents	230	230		6,051	6,051		376	376	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	<b>Total Other General Expenses</b>	<b>5,070</b>	<b>5,070</b>	-	<b>15,090</b>	<b>15,090</b>	-	<b>7,756</b>	<b>7,756</b>	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	2,538	2,538		1,748	1,748		535	535	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	<b>Interest expense and Amortization cost</b>	<b>2,538</b>	<b>2,538</b>	-	<b>1,748</b>	<b>1,748</b>	-	<b>535</b>	<b>535</b>	-
96900	<b>Total Operating Expenses</b>	<b>541,553</b>	<b>498,891</b>	<b>42,662</b>	<b>1,524,175</b>	<b>1,268,318</b>	<b>255,857</b>	<b>1,038,467</b>	<b>969,098</b>	<b>69,369</b>
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>(432,317)</b>	<b>(389,655)</b>	<b>(42,662)</b>	<b>(1,209,619)</b>	<b>(953,762)</b>	<b>(255,857)</b>	<b>(879,201)</b>	<b>(809,832)</b>	<b>(69,369)</b>
97100	Extraordinary maintenance	-	-	-	-	-		-	-	
97200	Casualty losses- Non-capitalized	-	-		-	-		-	-	
97300	<b>Housing assistance payments</b>	-	-		-	-		-	-	
97400	Depreciation expense	715,488	715,488		263,322	263,322		176,221	176,221	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	<b>Total Expenses</b>	<b>1,257,041</b>	<b>1,214,379</b>	<b>42,662</b>	<b>1,787,497</b>	<b>1,531,640</b>	<b>255,857</b>	<b>1,214,688</b>	<b>1,145,319</b>	<b>69,369</b>

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	489,345	446,683	42,662	1,263,687	1,007,831	255,856	972,386	903,016	69,370
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	-	-	-	12,455	12,455	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	<b>Total other financing sources (uses)</b>	<b>489,345</b>	<b>446,683</b>	<b>42,662</b>	<b>1,276,142</b>	<b>1,020,286</b>	<b>255,856</b>	<b>972,386</b>	<b>903,016</b>	<b>69,370</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>(658,460)</b>	<b>(658,460)</b>	<b>-</b>	<b>(196,799)</b>	<b>(196,798)</b>	<b>(1)</b>	<b>(83,036)</b>	<b>(83,037)</b>	<b>1</b>
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	4,250,587	4,224,702	25,885	1,289,808	1,216,537	73,271	996,031	996,032	(1)
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	-	25,855	(25,855)	-	46,898	(46,898)	-	-	-
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	<b>Prior period adjustments, equity transfers, and correction of errors</b>	<b>-</b>	<b>25,855</b>	<b>(25,855)</b>	<b>-</b>	<b>46,898</b>	<b>(46,898)</b>	<b>-</b>	<b>-</b>	<b>-</b>
11170	<b>Administrative Fee Equity</b>									
11180	<b>Housing Assistance Payments</b>									
11190	Unit Months Available	360	360		1,248	1,248		720	720	
11210	Unit Months Leased	340	340		1,187	1,187		713	713	
11270	Excess Cash	83,807	83,807		212,760	212,760		162,506	162,506	
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	12,456	12,456	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFEP 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	194,804	194,804		195,517	195,517		79,604	79,604	
70400	Tenant revenue - other	355	355		85	85		27	27	
70500	<b>Total Tenant Revenue</b>	<b>195,159</b>	<b>195,159</b>	-	<b>195,602</b>	<b>195,602</b>	-	<b>79,631</b>	<b>79,631</b>	-
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	<b>Total Fee Revenue</b>									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	1,034	1,034		914	914		627	627	
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	1,172	1,172		19,876	19,876		1,795	1,795	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-	-		-	-		-	-	
70000	<b>Total Revenue</b>	<b>197,365</b>	<b>197,365</b>	-	<b>216,392</b>	<b>216,392</b>	-	<b>82,053</b>	<b>82,053</b>	-
91100	Administrative salaries	27,539	27,539		31,183	31,183		20,188	20,188	
91200	Auditing fees	822	822		786	786		351	351	
91300	Management Fee	144,206	123,302	20,904	111,148	87,000	24,148	56,287	45,835	10,452
91310	Book-Keeping Fee	6,225	6,225		5,940	5,940		2,790	2,790	
91400	Advertising and Marketing	1,737	1,737		1,733	1,733		1,780	1,780	
91500	Employee benefit contributions - administrative	10,586	10,586		12,349	12,349		8,217	8,217	
91600	Office Expenses	5,664	5,664		7,166	7,166		3,018	3,018	
91700	Legal Expense	3,821	3,821		1,797	1,797		901	901	
91800	Travel	364	364		114	114		114	114	
91810	Allocated Overhead	-			-			-		
91900	Other	123,950	119,388	4,562	97,694	91,648	6,046	52,541	45,143	7,398
91000	<b>Total Operating-Administrative</b>	<b>324,914</b>	<b>299,448</b>	<b>25,466</b>	<b>269,910</b>	<b>239,716</b>	<b>30,194</b>	<b>146,187</b>	<b>128,337</b>	<b>17,850</b>
92000	Asset Management Fee	8,400	8,400		7,920	7,920		3,720	3,720	
92100	Tenant services - salaries	19,125	19,125	-	17,755	17,755	-	8,328	8,328	-
92200	Relocation Costs	250	250		-	-		-	-	
92300	Employee benefit contributions - tenant services	6,527	6,527	-	6,170	6,170	-	2,885	2,885	-
92400	Tenant services - other	20,433	20,332	101	39,797	39,601	196	12,219	12,159	60
92500	<b>Total Tenant Services</b>	<b>46,335</b>	<b>46,234</b>	<b>101</b>	<b>63,722</b>	<b>63,526</b>	<b>196</b>	<b>23,432</b>	<b>23,372</b>	<b>60</b>
93100	Water	19,818	19,818		28,854	28,854		9,185	9,185	
93200	Electricity	33,117	33,117		51,219	51,219		18,073	18,073	
93300	Gas	17,016	17,016		19,409	19,409		16,106	16,106	
93400	Fuel	-	-		-	-		-	-	
93500	Labor	-	-		-	-		-	-	
93600	Sewer	22,284	22,284		12,658	12,658		2,624	2,624	
93700	Employee benefit contributions - utilities	-	-		-	-		-	-	
93750	HAP Portability-In	-	-		-	-		-	-	
93800	Other utilities expense	2,825	2,825		1,223	1,223		1,223	1,223	
93000	<b>Total Utilities</b>	<b>95,060</b>	<b>95,060</b>	-	<b>113,363</b>	<b>113,363</b>	-	<b>47,211</b>	<b>47,211</b>	-

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	51,021	51,021		45,678	45,678		44,982	44,982	
94200	Ordinary maintenance and operations - materials and other	47,029	47,029		41,150	41,150		24,258	24,258	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-	-		-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	8,038	8,038		22,629	22,629		4,067	4,067	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		300	300		300	300	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	4,543	4,543		4,193	4,193		4,193	4,193	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	3,735	3,735		4,014	4,014		3,944	3,944	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-	-		-	-	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	12,947	12,947		9,299	9,299		14,403	14,403	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	22,244	22,244		16,858	16,858		16,379	16,379	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	4,695	4,695		3,861	3,861		4,103	4,103	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	553	553		-	-		-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	11,744	11,744		35,839	35,839		17,375	17,375	
94300-120	Ord Maint and Op Contracts - Misc Contracts	79,023	79,023		63,571	63,571		42,772	42,772	
94300	<b>Ordinary Maintenance and Operations Contracts</b>	<b>147,522</b>	<b>147,522</b>	-	<b>160,564</b>	<b>160,564</b>	-	<b>107,536</b>	<b>107,536</b>	-
94500	Employee benefit contribution - ordinary maintenance	21,906	21,906		13,581	13,581		20,184	20,184	
94000	<b>Total Maintenance</b>	<b>267,478</b>	<b>267,478</b>	-	<b>260,973</b>	<b>260,973</b>	-	<b>196,960</b>	<b>196,960</b>	-
95100	Protective services - labor	-	-		-	-		-	-	
95200	Protective services - other contract costs	148,311	132,600	15,711	159,934	138,726	21,208	147,192	120,562	26,630
95300	Protective services - other	26,803	13,570	13,233	29,986	14,519	15,467	34,923	17,471	17,452
95500	Employee benefit contributions - protective services	-	-		-	-		-	-	
95000	<b>Total Protective Services</b>	<b>175,114</b>	<b>146,170</b>	<b>28,944</b>	<b>189,920</b>	<b>153,245</b>	<b>36,675</b>	<b>182,115</b>	<b>138,033</b>	<b>44,082</b>
96110	Property Insurance	4,620	4,620		3,811	3,811		1,833	1,833	
96120	Liability Insurance	3,658	3,658		3,448	3,448		1,883	1,883	
96130	Workmen's Compensation	5,937	5,937		6,581	6,581		5,106	5,106	
96140	All other Insurance	1,385	1,385		1,311	1,311		597	597	
96100	<b>Total insurance Premiums</b>	<b>15,600</b>	<b>15,600</b>	-	<b>15,151</b>	<b>15,151</b>	-	<b>9,419</b>	<b>9,419</b>	-
96200	Other general expenses	709	709		463	463		172	172	
96210	Compensated absences	2,050	2,050		914	914		1,254	1,254	
96300	Payments in lieu of taxes	7,884	7,884		6,278	6,278		2,526	2,526	
96400	Bad debt - tenant rents	653	653		3,228	3,228		-	-	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	<b>Total Other General Expenses</b>	<b>11,296</b>	<b>11,296</b>	-	<b>10,883</b>	<b>10,883</b>	-	<b>3,952</b>	<b>3,952</b>	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	2,421	2,421		1,472	1,472		681	681	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	<b>Interest expense and Amortization cost</b>	<b>2,421</b>	<b>2,421</b>	-	<b>1,472</b>	<b>1,472</b>	-	<b>681</b>	<b>681</b>	-
96900	<b>Total Operating Expenses</b>	<b>946,618</b>	<b>892,107</b>	<b>54,511</b>	<b>933,314</b>	<b>866,249</b>	<b>67,065</b>	<b>613,677</b>	<b>551,685</b>	<b>61,992</b>
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>(749,253)</b>	<b>(694,742)</b>	<b>(54,511)</b>	<b>(716,922)</b>	<b>(649,857)</b>	<b>(67,065)</b>	<b>(531,624)</b>	<b>(469,632)</b>	<b>(61,992)</b>
97100	Extraordinary maintenance	-	-	-	-	-		-	-	
97200	Casualty losses- Non-capitalized	-	-		-	-		-	-	
97300	<b>Housing assistance payments</b>	-	-		-	-		-	-	
97400	Depreciation expense	364,217	364,217		205,582	205,582		171,991	171,991	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	<b>Total Expenses</b>	<b>1,310,835</b>	<b>1,256,324</b>	<b>54,511</b>	<b>1,138,896</b>	<b>1,071,831</b>	<b>67,065</b>	<b>785,668</b>	<b>723,676</b>	<b>61,992</b>

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	932,324	877,815	54,509	746,160	679,095	67,065	591,049	529,057	61,992
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	445,182	354,700	90,482	24,700	24,700	-	20,290	5,388	14,902
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	<b>Total other financing sources (uses)</b>	<b>1,377,506</b>	<b>1,232,515</b>	<b>144,991</b>	<b>770,860</b>	<b>703,795</b>	<b>67,065</b>	<b>611,339</b>	<b>534,445</b>	<b>76,894</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>264,036</b>	<b>173,556</b>	<b>90,480</b>	<b>(151,644)</b>	<b>(151,644)</b>	<b>-</b>	<b>(92,276)</b>	<b>(107,178)</b>	<b>14,902</b>
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	2,723,488	725,309	1,998,179	905,940	905,939	1	1,154,544	688,134	466,410
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	-	1,989,697	(1,989,697)	-	-	-	-	466,411	(466,411)
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	<b>Prior period adjustments, equity transfers, and correction of errors</b>	<b>-</b>	<b>1,989,697</b>	<b>(1,989,697)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>466,411</b>	<b>(466,411)</b>
11170	<b>Administrative Fee Equity</b>									
11180	<b>Housing Assistance Payments</b>									
11190	Unit Months Available	830	830		792	792		372	372	
11210	Unit Months Leased	819	819		781	781		358	358	
11270	Excess Cash	149,719	149,719		145,289	145,289		92,574	92,574	
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	445,181	354,699	90,482	-	-	-	14,901	-	14,901
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	24,700	24,700	-	5,388	5,388	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFEP 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	<b>Total Tenant Revenue</b>	-	-	-	-	-	-	-	-	-
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	<b>Total Fee Revenue</b>									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	-			171	171		2,323	2,323	
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	<b>Total Revenue</b>	-	-	-	171	171	-	2,323	2,323	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	-			16,429	16,429		175,090	175,090	
91310	Book-Keeping Fee	-			3,240	3,240		34,530	34,530	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-			-			1,020	1,020	
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	-			3,194	3,194		25,365	25,365	
91000	<b>Total Operating-Administrative</b>	-	-	-	22,863	22,863	-	236,005	236,005	-
92000	Asset Management Fee	-			4,590	4,590		51,180	51,180	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	<b>Total Tenant Services</b>	-	-	-	-	-	-	-	-	-
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	<b>Total Utilities</b>	-	-	-	-	-	-	-	-	-

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	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-		
94300	<b>Ordinary Maintenance and Operations Contracts</b>	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	<b>Total Maintenance</b>	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	<b>Total Protective Services</b>	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	<b>Total insurance Premiums</b>	-	-	-	-	-	-	-	-	-
96200	Other general expenses	-			130,572	130,572		1,856,597	1,856,597	
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	<b>Total Other General Expenses</b>	-	-	-	130,572	130,572	-	1,856,597	1,856,597	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	<b>Interest expense and Amortization cost</b>	-	-	-	-	-	-	-	-	-
96900	<b>Total Operating Expenses</b>	-	-	-	158,025	158,025	-	2,143,782	2,143,782	-
97000	<b>Excess Revenue Over Operating Expenses</b>	-	-	-	(157,854)	(157,854)	-	(2,141,459)	(2,141,459)	-
97100	Extraordinary maintenance	-			-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300	<b>Housing assistance payments</b>	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	<b>Total Expenses</b>	-	-	-	158,025	158,025	-	2,143,782	2,143,782	-

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	-			157,663	157,663	-	2,137,894	2,137,894	
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	<b>Total other financing sources (uses)</b>	-	-	-	157,663	157,663	-	2,137,894	2,137,894	-
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	-	-	-	(191)	(191)	-	(3,565)	(3,565)	-
11020	Required Annual Debt Principal Payments	-	-		-	-		-	-	
11030	Beginning equity	-	-	-	160,659	160,659	-	969,725	969,725	-
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	<b>Prior period adjustments, equity transfers, and correction of errors</b>	-	-	-	-	-	-	-	-	-
11170	<b>Administrative Fee Equity</b>									
11180	<b>Housing Assistance Payments</b>									
11190	Unit Months Available	-	-		456	456		5,157	5,157	
11210	Unit Months Leased	-	-		432	432		4,604	4,604	
11270	Excess Cash	-	-		39,678	39,678		538,269	538,269	
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	<b>Total Tenant Revenue</b>	-	-	-	-	-	-	-	-	-
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	<b>Total Fee Revenue</b>									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	368	368		250	250		380	380	
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	-			36,291	36,291		-		
71600	Gain or loss on sale of capital assets	-			-			-		
72000	Investment income - restricted	-			-			-		
70000	<b>Total Revenue</b>	<b>368</b>	<b>368</b>	-	<b>36,541</b>	<b>36,541</b>	-	<b>380</b>	<b>380</b>	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	38,524	38,524		10,877	10,877		33,847	33,847	
91310	Book-Keeping Fee	7,598	7,598		2,145	2,145		6,675	6,675	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	3,760	3,760		-			-		
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	6,622	6,622		2,275	2,275		4,573	4,573	
91000	<b>Total Operating-Administrative</b>	<b>56,504</b>	<b>56,504</b>	-	<b>15,297</b>	<b>15,297</b>	-	<b>45,095</b>	<b>45,095</b>	-
92000	Asset Management Fee	10,400	10,400		3,010	3,010		8,990	8,990	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	<b>Total Tenant Services</b>	-	-	-	-	-	-	-	-	-
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	<b>Total Utilities</b>	-	-	-	-	-	-	-	-	-

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	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-		
94300	<b>Ordinary Maintenance and Operations Contracts</b>	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	<b>Total Maintenance</b>	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	<b>Total Protective Services</b>	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	<b>Total Insurance Premiums</b>	-	-	-	-	-	-	-	-	-
96200	Other general expenses	273,027	273,027		55,328	55,328		296,472	296,472	
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	<b>Total Other General Expenses</b>	273,027	273,027	-	55,328	55,328	-	296,472	296,472	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	<b>Interest expense and Amortization cost</b>	-	-	-	-	-	-	-	-	-
96900	<b>Total Operating Expenses</b>	339,930	339,930	-	73,635	73,635	-	350,557	350,557	-
97000	<b>Excess Revenue Over Operating Expenses</b>	(339,562)	(339,562)	-	(37,094)	(37,094)	-	(350,177)	(350,177)	-
97100	Extraordinary maintenance	-	-		-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300	<b>Housing assistance payments</b>	-			-			-		
97400	Depreciation expense	-	-		-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	<b>Total Expenses</b>	339,930	339,930	-	73,635	73,635	-	350,557	350,557	-



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	339,256	339,256	-	77,513	77,513	-	348,858	348,858	-
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	<b>Total other financing sources (uses)</b>	<b>339,256</b>	<b>339,256</b>	<b>-</b>	<b>77,513</b>	<b>77,513</b>	<b>-</b>	<b>348,858</b>	<b>348,858</b>	<b>-</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>(306)</b>	<b>(306)</b>	<b>-</b>	<b>40,419</b>	<b>40,419</b>	<b>-</b>	<b>(1,319)</b>	<b>(1,319)</b>	<b>-</b>
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	133,117	133,117	-	48,170	48,170	-	92,962	92,962	-
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	<b>Prior period adjustments, equity transfers, and correction of errors</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
11170	<b>Administrative Fee Equity</b>									
11180	<b>Housing Assistance Payments</b>									
11190	Unit Months Available	1,032	1,032	-	300	300	-	900	900	-
11210	Unit Months Leased	1,013	1,013	-	286	386	-	890	890	-
11270	Excess Cash	85,351	85,351	-	57,933	57,933	-	88,019	88,019	-
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	<b>Total Tenant Revenue</b>	-	-	-	-	-	-	-	-	-
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	<b>Total Fee Revenue</b>									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	1,990	1,990		350	350		244	244	
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	34,776	34,776		-			-		
72000	Investment income - restricted	-			-			-		
70000	<b>Total Revenue</b>	<b>36,766</b>	<b>36,766</b>	-	<b>350</b>	<b>350</b>	-	<b>244</b>	<b>244</b>	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	81,726	81,726		27,838	27,838		22,666	22,666	
91310	Book-Keeping Fee	16,118	16,118		5,490	5,490		4,470	4,470	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-	-		-			-		
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	10,792	10,792		3,780	3,780		2,927	2,927	
91000	<b>Total Operating-Administrative</b>	<b>108,636</b>	<b>108,636</b>	-	<b>37,108</b>	<b>37,108</b>	-	<b>30,063</b>	<b>30,063</b>	-
92000	Asset Management Fee	21,670	21,670		7,450	7,450		6,060	6,060	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-	-		-			-		
92500	<b>Total Tenant Services</b>	-	-	-	-	-	-	-	-	-
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	<b>Total Utilities</b>	-	-	-	-	-	-	-	-	-

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	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-		
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	732,480	732,480		278,589	278,589		188,982	188,982	
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	732,480	732,480	-	278,589	278,589	-	188,982	188,982	-
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	862,786	862,786	-	323,147	323,147	-	225,105	225,105	-
97000	Excess Revenue Over Operating Expenses	(826,020)	(826,020)	-	(322,797)	(322,797)	-	(224,861)	(224,861)	-
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	862,786	862,786	-	323,147	323,147	-	225,105	225,105	-

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	858,070	858,070	-	323,090	323,090	-	225,129	225,129	-
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	<b>Total other financing sources (uses)</b>	<b>858,070</b>	<b>858,070</b>	<b>-</b>	<b>323,090</b>	<b>323,090</b>	<b>-</b>	<b>225,129</b>	<b>225,129</b>	<b>-</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>32,050</b>	<b>32,050</b>	<b>-</b>	<b>293</b>	<b>293</b>	<b>-</b>	<b>268</b>	<b>268</b>	<b>-</b>
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	5,151,485	5,151,485	-	501,286	501,286	-	576,677	576,677	-
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	<b>Prior period adjustments, equity transfers, and correction of errors</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
11170	<b>Administrative Fee Equity</b>									
11180	<b>Housing Assistance Payments</b>									
11190	Unit Months Available	2,160	2,160		744	744		600	600	
11210	Unit Months Leased	2,149	2,149		732	732		596	596	
11270	Excess Cash	217,687	217,687		81,137	81,137	-	56,520	56,520	-
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	<b>Total Tenant Revenue</b>	-	-	-	-	-	-	-	-	-
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	<b>Total Fee Revenue</b>									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	421	421		268	268		102	102	
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	<b>Total Revenue</b>	<b>421</b>	<b>421</b>	-	<b>268</b>	<b>268</b>	-	<b>102</b>	<b>102</b>	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	40,388	40,388		22,590	22,590		11,257	11,257	
91310	Book-Keeping Fee	7,965	7,965		4,455	4,455		2,220	2,220	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-			-			644	644	
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	5,366	5,366		3,049	3,049		1,524	1,524	
91000	<b>Total Operating-Administrative</b>	<b>53,719</b>	<b>53,719</b>	-	<b>30,094</b>	<b>30,094</b>	-	<b>15,645</b>	<b>15,645</b>	-
92000	Asset Management Fee	10,850	10,850		5,980	5,980		3,000	3,000	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	<b>Total Tenant Services</b>	-	-	-	-	-	-	-	-	-
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	<b>Total Utilities</b>	-	-	-	-	-	-	-	-	-

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	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-		
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	324,096	324,096		161,099	161,099	-	75,550	75,550	
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	324,096	324,096	-	161,099	161,099	-	75,550	75,550	-
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	388,665	388,665	-	197,173	197,173	-	94,196	94,196	-
97000	Excess Revenue Over Operating Expenses	(388,244)	(388,244)	-	(196,905)	(196,905)	-	(94,094)	(94,094)	-
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	388,665	388,665	-	197,173	197,173	-	94,196	94,196	-

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	388,631	388,631	-	204,112	204,112	-	90,291	90,291	-
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	<b>Total other financing sources (uses)</b>	<b>388,631</b>	<b>388,631</b>	<b>-</b>	<b>204,112</b>	<b>204,112</b>	<b>-</b>	<b>90,291</b>	<b>90,291</b>	<b>-</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>387</b>	<b>387</b>	<b>-</b>	<b>7,207</b>	<b>7,207</b>	<b>-</b>	<b>(3,803)</b>	<b>(3,803)</b>	<b>-</b>
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	472,299	472,299	-	362,822	362,822	-	181,472	181,472	-
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	<b>Prior period adjustments, equity transfers, and correction of errors</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
11170	<b>Administrative Fee Equity</b>									
11180	<b>Housing Assistance Payments</b>									
11190	Unit Months Available	1,080	1,080		600	600		300	300	
11210	Unit Months Leased	1,062	1,062		594	594		296	296	
11270	Excess Cash	97,587	97,587	-	61,992	61,992	-	23,651	23,651	
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	<b>Total Tenant Revenue</b>	-	-	-	-	-	-	-	-	-
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	<b>Total Fee Revenue</b>									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	5,957	5,957		643	643		139	139	
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	<b>Total Revenue</b>	<b>5,957</b>	<b>5,957</b>	-	<b>643</b>	<b>643</b>	-	<b>139</b>	<b>139</b>	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	20,004	20,004		9,470	9,470		11,447	11,447	
91310	Book-Keeping Fee	3,945	3,945		1,868	1,868		2,258	2,258	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	3,322	3,322		-	-		-	-	
91800	Travel	-			-			-		
91810	Allocated Overhead	-	-		-			-		
91900	Other	2,683	2,683		1,280	1,280		1,584	1,584	-
91000	<b>Total Operating-Administrative</b>	<b>29,954</b>	<b>29,954</b>	-	<b>12,618</b>	<b>12,618</b>	-	<b>15,289</b>	<b>15,289</b>	-
92000	Asset Management Fee	5,410	5,410		2,640	2,640		3,120	3,120	
92100	Tenant services - salaries	-			-					
92200	Relocation Costs	-			-					
92300	Employee benefit contributions - tenant services	-			-					
92400	Tenant services - other	100,000	100,000		-			-		
92500	<b>Total Tenant Services</b>	<b>100,000</b>	<b>100,000</b>	-	-	-	-	-	-	-
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	<b>Total Utilities</b>	-	-	-	-	-	-	-	-	-



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	-			-					
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-					
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-					
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-					
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-					
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-	-		-					
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-					
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-					
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-					
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-					
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-					
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-					
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-					
94300	<b>Ordinary Maintenance and Operations Contracts</b>	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	<b>Total Maintenance</b>	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-					
95200	Protective services - other contract costs	-			-					
95300	Protective services - other	-			-					
95500	Employee benefit contributions - protective services	-			-					
95000	<b>Total Protective Services</b>	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-					
96120	Liability Insurance	-			-					
96130	Workmen's Compensation	-			-					
96140	All other Insurance	-			-					
96100	<b>Total insurance Premiums</b>	-	-	-	-	-	-	-	-	-
96200	Other general expenses	201,334	201,334		87,803	87,803		97,980	97,980	
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	<b>Total Other General Expenses</b>	201,334	201,334	-	87,803	87,803	-	97,980	97,980	-
96710	Interest of Mortgage (or Bonds) Payable	-			-					
96720	Interest on Notes Payable (Short and Long Term)	-			-					
96730	Amortization of Bond Issue Costs	-			-					
96700	<b>Interest expense and Amortization cost</b>	-	-	-	-	-	-	-	-	-
96900	<b>Total Operating Expenses</b>	336,698	336,698	-	103,061	103,061	-	116,389	116,389	-
97000	<b>Excess Revenue Over Operating Expenses</b>	(330,741)	(330,741)	-	(102,418)	(102,418)	-	(116,250)	(116,250)	-
97100	Extraordinary maintenance	-			-			-	-	
97200	Casualty losses- Non-capitalized	-			-			-		
97300	<b>Housing assistance payments</b>	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	<b>Total Expenses</b>	336,698	336,698	-	103,061	103,061	-	116,389	116,389	-

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	137,944	137,944	-	92,915	92,915	-	117,220	117,220	-
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	<b>Total other financing sources (uses)</b>	137,944	137,944	-	92,915	92,915	-	117,220	117,220	-
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	(192,797)	(192,797)	-	(9,503)	(9,503)	-	970	970	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	1,700,200	1,700,200	-	295,342	295,342	-	202,359	202,359	-
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	<b>Prior period adjustments, equity transfers, and correction of errors</b>	-	-	-	-	-	-	-	-	-
11170	<b>Administrative Fee Equity</b>									
11180	<b>Housing Assistance Payments</b>									
11190	Unit Months Available	540	540		264	264		312	312	
11210	Unit Months Leased	526	526		249	249		301	301	
11270	Excess Cash	780,339	780,339		148,934	148,934		32,197	32,197	
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	Operating Fund Program	Capital Fund Program	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
70300	Net tenant rental revenue	-			7,053,649			-	7,053,649
70400	Tenant revenue - other	-			33,305			-	33,305
70500	<b>Total Tenant Revenue</b>	-	-	-	<b>7,086,954</b>	-	-	-	<b>7,086,954</b>
70600	HUD PHA operating grants	-			-			-	-
70610	Capital grants	-		-	-			-	-
70710	Management Fee				-	7,437,097	-	7,437,097	7,437,097
70720	Asset Management Fee				-	476,340	-	476,340	476,340
70730	Book-Keeping Fee				-	933,645	-	933,645	933,645
70740	Front Line Service Fee				-	12,036,268	-	12,036,268	12,036,268
70750	Other Fees				-			-	-
70700	<b>Total Fee Revenue</b>				-	<b>20,883,350</b>	-	<b>20,883,350</b>	<b>20,883,350</b>
70800	Other government grants	-			-			-	-
71100	Investment income - unrestricted	5,711	5,711		77,542	23,615		23,615	101,157
71200	Mortgage interest income	-			-			-	-
71300	Proceeds from disposition of assets held for sale	-			-			-	-
71310	Cost of sale of assets	-			-			-	-
71400	Fraud recovery	-	-		1,035			-	1,035
71500	Other revenue	189,557	189,557		1,474,281	356,880		356,880	1,831,161
71600	Gain or loss on sale of capital assets	-	-		86,077	8,699		8,699	94,776
72000	Investment income - restricted	-			-			-	-
70000	<b>Total Revenue</b>	<b>195,268</b>	<b>195,268</b>	-	<b>8,725,889</b>	<b>21,272,544</b>	-	<b>21,272,544</b>	<b>29,998,433</b>
91100	Administrative salaries	-			1,073,260	5,242,527		5,242,527	6,315,787
91200	Auditing fees	-			32,000	37,500		37,500	69,500
91300	Management Fee	8,832	8,832		6,502,105			-	6,502,105
91310	Book-Keeping Fee	-			349,278			-	349,278
91400	Advertising and Marketing	-			40,073	73,995		73,995	114,068
91500	Employee benefit contributions - administrative	534	534		432,973	1,769,521		1,769,521	2,202,494
91600	Office Expenses	28,799	28,799		427,552	1,005,758		1,005,758	1,433,310
91700	Legal Expense	190,247	190,247		1,239,345	415,524		415,524	1,654,869
91800	Travel	-			12,826	144,982		144,982	157,808
91810	Allocated Overhead	-			-			-	-
91900	Other	5,111	5,111		4,725,873	2,734,519		2,734,519	7,460,392
91000	<b>Total Operating-Administrative</b>	<b>233,523</b>	<b>233,523</b>	-	<b>14,835,285</b>	<b>11,424,326</b>	-	<b>11,424,326</b>	<b>26,259,611</b>
92000	Asset Management Fee	-	-		476,340			-	476,340
92100	Tenant services - salaries	-			752,212			-	752,212
92200	Relocation Costs	-	-		10,841			-	10,841
92300	Employee benefit contributions - tenant services	-			259,243			-	259,243
92400	Tenant services - other	2,204	2,204		929,513	111,850		111,850	1,041,363
92500	<b>Total Tenant Services</b>	<b>2,204</b>	<b>2,204</b>	-	<b>1,951,809</b>	<b>111,850</b>	-	<b>111,850</b>	<b>2,063,659</b>
93100	Water	44,583	44,583		1,121,788	-	-	-	1,121,788
93200	Electricity	89,660	89,660		2,001,269	7,832		7,832	2,009,101
93300	Gas	-			1,234,365	3,520		3,520	1,237,885
93400	Fuel	-			-			-	-
93500	Labor	-			-			-	-
93600	Sewer	54,129	54,129		1,293,723	-		-	1,293,723
93700	Employee benefit contributions - utilities	-			-	-		-	-
93750	HAP Portability-In	-			-	-		-	-
93800	Other utilities expense	-			99,577			-	99,577
93000	<b>Total Utilities</b>	<b>188,372</b>	<b>188,372</b>	-	<b>5,750,722</b>	<b>11,352</b>	-	<b>11,352</b>	<b>5,762,074</b>

Public Housing Income Statement									
Line Item No.	Description	AMP Other	Operating Fund Program	Capital Fund Program	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
94100	Ordinary maintenance and operations - labor	1,331	1,331		1,851,055	4,422,644		4,422,644	6,273,699
94200	Ordinary maintenance and operations - materials and other	5,699	5,699		2,005,983	125,277		125,277	2,131,260
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	1,456	1,456		29,714	31,972		31,972	61,686
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-	-		702,103	8,200		8,200	710,303
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		1,500	-		-	1,500
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-	-		63,770	4,126		4,126	67,896
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-	-		502,440	9,447		9,447	511,887
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		9,350	-		-	9,350
94300-070	Ord Maint and Op Contracts - Electrical Contracts	2,423	2,423		1,211,212	8,471		8,471	1,219,683
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	5,462	5,462		1,472,394	1,080		1,080	1,473,474
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-	-		189,013	-		-	189,013
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		8,546	-		-	8,546
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-	-		1,464,010	-		-	1,464,010
94300-120	Ord Maint and Op Contracts - Misc Contracts	5,597	5,597		2,165,601	128,471		128,471	2,294,072
94300	<b>Ordinary Maintenance and Operations Contracts</b>	<b>14,938</b>	<b>14,938</b>	-	<b>7,819,653</b>	<b>191,767</b>	-	<b>191,767</b>	<b>8,011,420</b>
94500	Employee benefit contribution - ordinary maintenance	174	174		713,455	1,774,480	-	1,774,480	2,487,935
94000	<b>Total Maintenance</b>	<b>22,142</b>	<b>22,142</b>	-	<b>12,390,146</b>	<b>6,514,168</b>	-	<b>6,514,168</b>	<b>18,904,314</b>
95100	Protective services - labor	-	-		-	-		-	-
95200	Protective services - other contract costs	-	-		3,311,442	-		-	3,311,442
95300	Protective services - other	-	-		1,084,624	-		-	1,084,624
95500	Employee benefit contributions - protective services	-	-		-	-		-	-
95000	<b>Total Protective Services</b>	-	-	-	<b>4,396,066</b>	-	-	-	<b>4,396,066</b>
96110	Property Insurance	13,329	13,329		313,522	4,515		4,515	318,037
96120	Liability Insurance	12,642	12,642		185,482	155,972		155,972	341,454
96130	Workmen's Compensation	-	-		354,897	320,838		320,838	675,735
96140	All other Insurance	1,354	1,354		71,481	9,629		9,629	81,110
96100	<b>Total insurance Premiums</b>	<b>27,325</b>	<b>27,325</b>	-	<b>925,382</b>	<b>490,954</b>	-	<b>490,954</b>	<b>1,416,336</b>
96200	Other general expenses	2,111	2,111		4,853,093	-		-	4,853,093
96210	Compensated absences	-	-		28,833	268,440		268,440	297,273
96300	Payments in lieu of taxes	-	-		126,055	-		-	126,055
96400	Bad debt - tenant rents	-	-		177,655	-		-	177,655
96500	Bad debt - mortgages	-	-		-	-		-	-
96600	Bad debt - other	-	-		-	-		-	-
96800	Severance expense	-	-		-	-		-	-
96000	<b>Total Other General Expenses</b>	<b>2,111</b>	<b>2,111</b>	-	<b>5,185,636</b>	<b>268,440</b>	-	<b>268,440</b>	<b>5,454,076</b>
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-
96720	Interest on Notes Payable (Short and Long Term)	7,781	7,781		316,763	-		-	316,763
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-
96700	<b>Interest expense and Amortization cost</b>	<b>7,781</b>	<b>7,781</b>	-	<b>316,763</b>	-	-	-	<b>316,763</b>
96900	<b>Total Operating Expenses</b>	<b>483,458</b>	<b>483,458</b>	-	<b>46,228,149</b>	<b>18,821,090</b>	-	<b>18,821,090</b>	<b>65,049,239</b>
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>(288,190)</b>	<b>(288,190)</b>	-	<b>(37,502,260)</b>	<b>2,451,454</b>	-	<b>2,451,454</b>	<b>(35,050,806)</b>
97100	Extraordinary maintenance	19,963	19,963		1,534,867	-		-	1,534,867
97200	Casualty losses- Non-capitalized	-	-		281,884	-		-	281,884
97300	<b>Housing assistance payments</b>	-	-		-	-		-	-
97400	Depreciation expense	-	-		11,096,619	139,152		139,152	11,235,771
97500	Fraud losses	-	-		-	-		-	-
97800	Dwelling units rent expense	-	-		-	-		-	-
90000	<b>Total Expenses</b>	<b>503,421</b>	<b>503,421</b>	-	<b>59,141,519</b>	<b>18,960,242</b>	-	<b>18,960,242</b>	<b>78,101,761</b>

Public Housing Income Statement									
Line Item No.	Description	AMP Other	Operating Fund Program	Capital Fund Program	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
10010	Operating transfer in	491,889	491,889		57,516,519	-		-	57,516,519
10020	Operating transfer out	-	-		(12,586,671)	-		-	(12,586,671)
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	-			4,359,275			-	4,359,275
10094	Transfers from AMP to Program	-			-			-	-
10100	<b>Total other financing sources (uses)</b>	<b>491,889</b>	<b>491,889</b>	-	<b>49,289,123</b>	-	-	-	<b>49,289,123</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>183,736</b>	<b>183,736</b>	-	<b>(1,126,507)</b>	<b>2,312,302</b>	-	<b>2,312,302</b>	<b>1,185,795</b>
11020	Required Annual Debt Principal Payments	-	-		<b>2,985,440</b>	-		-	2,985,440
11030	Beginning equity	2,763,986	2,763,986	-	<b>83,643,159</b>	4,246,882		4,246,882	87,890,041
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	<b>Prior period adjustments, equity transfers, and correction of errors</b>	-	-	-	-	-	-	-	-
11170	<b>Administrative Fee Equity</b>				-				
11180	<b>Housing Assistance Payments</b>				-				
11190	Unit Months Available	-			47,285			-	47,285
11210	Unit Months Leased	-			45,542			-	45,542
11270	Excess Cash	1,264,243	1,264,243		10,235,881			-	10,235,881
11610	Land Purchases	-			-			-	-
11620	Building Purchases	-			4,287,926			-	4,287,926
11630	Furniture & Equipment-Dwelling Purchases	-			-			-	-
11640	Furniture & Equipment-Administrative Purchases	-			71,349	605,196		605,196	676,545
11650	Leasehold Improvements Purchases	-			-			-	-
11660	Infrastructure Purchases	-			-			-	-
13510	CFFP Debt Service Payments	-			-			-	-
13901	Replacement Housing Factor Funds	-			12,586,671			-	12,586,671

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## NOTES TO THE FINANCIAL DATA SCHEDULES

FOR THE YEAR ENDED DECEMBER 31, 2015

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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

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# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED DECEMBER 31, 2015

<u>Federal Grantor/Pass-Through Grantor/Project Title</u>	<u>Federal CFDA Number</u>	<u>Passed Through to Subrecipients</u>	<u>Total Federal Expenditures</u>
<b><u>U.S. Department of Housing and Urban Development</u></b>			
Moving to Work Demonstration Program	14.881	\$ -	\$ 111,409,694
Resident Opportunity and Supportive Services - Service Coordinators	14.870	-	182,439
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	-	17,483
Section 8 Housing Choice Vouchers	14.871	-	123,096
Choice Neighborhoods Implementation Grants	14.889	-	2,660,518
Section 8 New Construction and Substantial Rehabilitation	14.182	-	206,756
Passed Through the City of Pittsburgh, Pennsylvania:			
Community Development Block Grants/Entitlement Grants	14.218	-	<u>5,606</u>
Total Expenditures of Federal Awards			<u><u>\$ 114,605,592</u></u>

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, 2015

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### **1. BASIS OF PRESENTATION**

The accompanying schedule of expenditures of federal awards for the year ended December 31, 2015 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, 2015

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, 2015, 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 21, 2016.

**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 21, 2016

Independent Auditor's Report on Compliance for Each 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, 2015. 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, 2015.

## **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 21, 2016

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED DECEMBER 31, 2015

### 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 Programs:

CFDA Number(s)

14.881

14.889

Name of Federal Program or Cluster

Moving to Work Demonstration Program

Choice Neighborhoods Implementation Grants

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, 2015**

**NO FINDINGS IN THE PRIOR YEAR.**

**NO UNRESOLVED FINDINGS FROM PAST AUDITS.**