

Housing Authority of the City of Pittsburgh

Single Audit

December 31, 2011

MaherDuessel
Certified Public Accountants

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HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SINGLE AUDIT

DECEMBER 31, 2011

DIRECTORY

Financial Statements and Required Supplementary and Supplementary Information:

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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, 2011 and 2010

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

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Independent Auditor's Report

Board of Commissioners
Housing Authority of the City of Pittsburgh

We have audited the accompanying basic financial statements of the business-type activity of the Housing Authority of the City of Pittsburgh (Authority) as of and for the years ended December 31, 2011 and 2010, which comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Authority's management. 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activity of the Authority as of December 31, 2011 and 2010, and the respective changes in financial position and cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated July 24, 2012 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on 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* and should be considered in assessing the results of our audit.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages i through xvii 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 the 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.

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The financial data schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the 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. The 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 information is fairly stated in all material respects in relation to the financial statements taken as a whole.

Mahe Duessel

Pittsburgh, Pennsylvania
July 24, 2012

Housing Authority of the City of Pittsburgh, Pennsylvania Management's Discussion and Analysis Fiscal Year Ended December 31, 2011

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, 2011.

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 Assets (Balance Sheet)*** - includes all of the Authority's assets and liabilities and provides 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 assets will serve as a useful indicator of whether its financial health is improving or deteriorating.
- ◆ ***Statements of Revenues, Expenses, and Changes in Net Assets*** - reports the Authority's revenues by source and its expenses by category to substantiate the change in net assets 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

Conventional Low-Income Public Housing - Under the Conventional Low-Income Public Housing Program (LIPH), the Authority rents apartments that it owns to low-income households. The Conventional 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.

DHAP - Represents the Disaster Housing Assistance Program, which uses HUD funds to provide temporary rental assistance to families displaced as a result of Hurricanes Katrina or Rita.

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

Capital Program - ARRA - Under the Capital Program - ARRA, the Authority receives additional funding to be used for purposes similar to the regular Capital Fund Program as described above. This program is required to be reported separately from the regular Capital Fund Program on the Financial Data Schedule.

Major Reconstruction of Obsolete Public Housing Projects (MROP) – This grant program is funded by HUD to finance the capital cost of rehabilitation of old public housing to maintain or expand the supply of decent, safe, and sanitary housing for low-income families.

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 26.

Other Federal Programs - Other federal programs operated by the Authority include:

- ◆ Resident Opportunity and Supportive Services (ROSS)
- ◆ Community Development Block Grant (CDBG)

Other State and Local Programs - The Other State and Local Programs operated by the Authority include, but are not limited to, violence prevention, training and job skills, the Street Team Youth Development Project, the Clean Slate Program, and the Department of Community and Economic Development (DCED) grant 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 vii. This is done for ease of view. Clean Slate E3 is listed in its own column within the supplementary information beginning on page 26.

Financial Analysis of the Authority

The Authority's Statements of Net Assets for the years ending December 31, 2011 and 2010 are presented in the following Table 1.

**Housing Authority of the City of Pittsburgh
Statements of Net Assets
As of December 31, 2011 and 2010**

	<u>2011</u>	<u>2010</u>	<u>Total Change</u>	<u>% Change</u>
Current Assets	\$138,308,452	\$139,806,920	(\$1,498,468)	-1.1%
Capital Assets, Net of Accumulated Depreciation	101,510,951	100,595,543	915,408	0.9%
Investment in Mixed Finance Development Activities*	95,138,251	86,434,558	8,703,693	10.1%
Total Assets	\$334,957,654	\$326,837,021	\$8,120,633	2.5%
Current Liabilities*	\$8,410,977	\$12,334,812	(\$3,923,835)	-31.8%
Noncurrent Liabilities	28,494,877	31,258,637	(2,763,760)	-8.8%
Total Liabilities	36,905,854	43,593,449	(6,687,595)	-15.3%
Invested in Capital Assets, Net of Related Debt	79,397,768	77,074,618	2,323,150	3.0%
Restricted Net Assets*	160,758,548	127,568,877	33,189,671	26.0%
Unrestricted Net Assets*	57,895,484	78,600,077	(20,704,593)	-26.3%
Total Net Assets	298,051,800	283,243,572	14,808,228	5.2%
Total Liabilities & Net Assets	\$334,957,654	\$326,837,021	\$8,120,633	2.5 %

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

Financial Analysis of the Authority (continued)

The Statements of Net Assets illustrates that Total Assets of the Authority increased by \$8,120,633 and Total Liabilities decreased by \$6,687,595. The result of operations in fiscal year 2011 created an overall increase in Net Assets of \$14,808,228, or 5.2%.

Investment in Mixed Finance Development Activities was increased in 2011 by 10.1% to \$95,138,251 from \$86,434,558 in 2010. New activity included primarily a \$4.3 million permanent loan to Garfield Phase III and \$3.4 million to Oak Hill.

Current Liabilities decreased from \$12,334,812 in 2010 to \$8,410,977 in 2011. This decrease was mainly attributable to the completion of various development projects during 2011 (specifically ARRA funded projects) that were completed prior to the end of the year.

The Authority's Restricted Net Assets increased by \$33,189,671, or 26.0%, and Unrestricted Net Assets were decreased by \$20,704,593, or 26.3%. The general swing between these classes was the result of positive operations and transfers of \$27,564,367 and \$5,000,000 to Allies and Ross Development Corporation and the Guarantee Corporation respectively. Current Assets decreased in 2011 by \$1,498,468 as Current Liabilities were also decreased by \$3,923,835 and Noncurrent Liabilities decreased by \$2,763,760.

Financial Analysis of the Authority (continued)

The Statements of Net Assets reflect the financial position of the Authority, while the Statements of Revenues, Expenses, and Change in Net Assets illustrate the Authority's revenues and expenses for the fiscal year ending December 31, 2011. Table II below provides this statement along with a comparison to the fiscal year 2010 results of operation.

***Housing Authority of the City of Pittsburgh
Statements of Revenues, Expenses and Change in Net Assets
For the Years Ended December 31, 2011 and 2010***

	<u>2011</u>	<u>2010</u>	<u>Total Change</u>	<u>% Change</u>
Grant Funding (Including Capital Grant)	\$ 103,085,760	\$ 116,090,623	\$ (13,004,863)	-11.20%
Tenant Revenue	6,959,654	7,149,927	(190,273)	-2.66%
Other Income	9,083,165	7,912,992	1,170,173	14.79%
Investment Income	586,297	662,429	(76,132)	-11.49%
Fraud Recovery	81,341	54,374	26,967	49.60%
Gain (Loss) on Sale of Fixed Assets	(902,839)	(743,661)	(159,178)	-21.40%
<i>Total Revenue</i>	<i>118,893,378</i>	<i>131,126,684</i>	<i>(12,233,306)</i>	<i>-9.33%</i>
Grant Expense	3,078,384	3,276,075	(197,691)	-6.03%
Housing Assistance Payments	32,717,146	31,042,217	1,674,929	5.40%
Administrative	17,671,442	17,987,457	(316,015)	-1.76%
Demolition Expense	6,250	1,727,004	(1,720,754)	-99.64%
Depreciation/Amortization	12,131,887	7,269,687	4,862,200	66.88%
Maintenance	9,882,876	10,327,435	(444,559)	-4.30%
Utilities	6,242,802	7,770,136	(1,527,334)	-19.66%
Tenant Services	2,806,442	2,063,881	742,561	35.98%
Protective Services	2,385,011	1,829,014	555,997	30.40%
General Expense	14,916,874	12,733,013	2,183,861	17.15%
Insurance Expense	2,054,876	2,370,472	(315,596)	-13.31%
Extraordinary Maintenance	191,160	90,387	100,773	111.49%
<i>Total Expenses</i>	<i>104,085,150</i>	<i>98,486,778</i>	<i>5,598,372</i>	<i>5.68%</i>
Change in Net Assets	14,808,228	32,639,906	(17,831,678)	-54.63%
Beginning Net Assets	283,243,572	250,603,666	32,639,906	13.02%
<i>Ending Net Assets</i>	<i>\$ 298,051,800</i>	<i>\$ 283,243,572</i>	<i>\$ 14,808,228</i>	<i>5.23%</i>

Provided below in Table III is further detail by program of Revenues, Expenses, and Change in Net Assets during fiscal year 2011.

Table III
Housing Authority of the City of Pittsburgh
Revenues, Expenses, and Changes in Net Assets - By Program
For the Year Ended December 31, 2011

	Low-Income Public Housing	Capital Fund Grant	Housing Choices Vouchers	Section 8 New Constr.	S8MR & HCVFSS & DHAP	Ross Grant	Other Programs *	Business Activities *	Elimination Entries	Total
Grant Funding	\$ 43,215,924	\$ 11,966,968	\$ 43,578,228	\$ 205,413	\$ -	\$ 27,657	\$ 4,091,570	\$ -	\$ -	\$ 103,085,760
Tenant Revenue	6,959,654	-	-	-	-	-	-	-	-	6,959,654
Other Income	2,443,900	-	-	24,521	46,009	-	82,262	6,486,473	-	9,083,165
Investment Income	294,113	-	193,049	2,101	298	-	-	96,736	-	586,297
Fraud Recovery	7,362	-	73,979	-	-	-	-	-	-	81,341
Fee and Front-line Revenue	16,826,617	-	-	-	-	-	-	-	(16,826,617)	-
Gain (Loss) on sale of Fixed Assets	(902,839)	-	-	-	-	-	-	-	-	(902,839)
Total Revenues	68,844,731	11,966,968	43,845,256	232,035	46,307	27,657	4,173,832	6,583,209	(16,826,617)	118,893,378
Housing Assistance Payments	-	-	32,476,652	206,894	33,600	-	-	-	-	32,717,146
Administrative	24,389,676	-	4,254,823	33,498	4,751	-	920,125	105,045	(12,036,476)	17,671,442
Asset Mgmt. Fee	550,670	-	-	-	-	-	-	-	(550,670)	-
Depreciation	10,377,968	-	7,673	-	-	-	-	-	-	10,385,641
Maintenance	14,048,660	-	-	-	-	-	-	-	(4,165,784)	9,882,876
Utilities	6,242,802	-	-	-	-	-	-	-	-	6,242,802
Tenant Services	2,394,969	-	393,389	-	-	27,657	64,114	-	(73,687)	2,806,442
Protective Services	2,385,011	-	-	-	-	-	-	-	-	2,385,011
General Expense**	8,146,675	-	253,797	2,275	323	-	-	8,238,753	-	16,641,823
Insurance Expense	2,044,040	-	10,836	-	-	-	-	-	-	2,054,876
Causality Losses	27,547	-	-	-	-	-	-	-	-	27,547
Extraordinary Maintenance***	2,852,075	-	-	-	-	-	-	417,469	-	3,269,544
Total Expenses	73,460,093	-	37,397,170	242,667	38,674	27,657	984,239	8,761,267	(16,826,617)	104,085,150
Operating Transfers In	106,837,065	-	41,643,345	-	-	-	-	34,592,636	-	183,073,046
Operating Transfers Out	(112,574,406)	(11,966,968)	(58,531,672)	-	-	-	-	-	-	(183,073,046)
Total Other Financing Sources (Uses)	(5,737,341)	(11,966,968)	(16,888,327)	-	-	-	-	34,592,636	-	-
Change in Net Assets	(10,352,703)	-	(10,440,241)	(10,632)	7,633	-	3,189,593	32,414,578	-	14,808,228
Beginning Net Assets	128,375,150	-	35,388,593	230,826	433,303	-	707,135	118,108,565	-	283,243,572
Transfer of Equity	3,148,815	-	-	-	-	-	(3,148,815)	-	-	-
Ending Net Assets	\$ 121,171,262	\$ -	\$ 24,948,352	\$ 220,194	\$ 440,936	\$ -	\$ 747,913	\$ 150,523,143	\$ -	\$ 298,051,800

* See discussion of this presentation on page iii

** Includes amortization, which is presented separately in Table II

*** Portion of extraordinary maintenance is presented as grant expense in Table II

Financial Analysis of the Authority (continued)

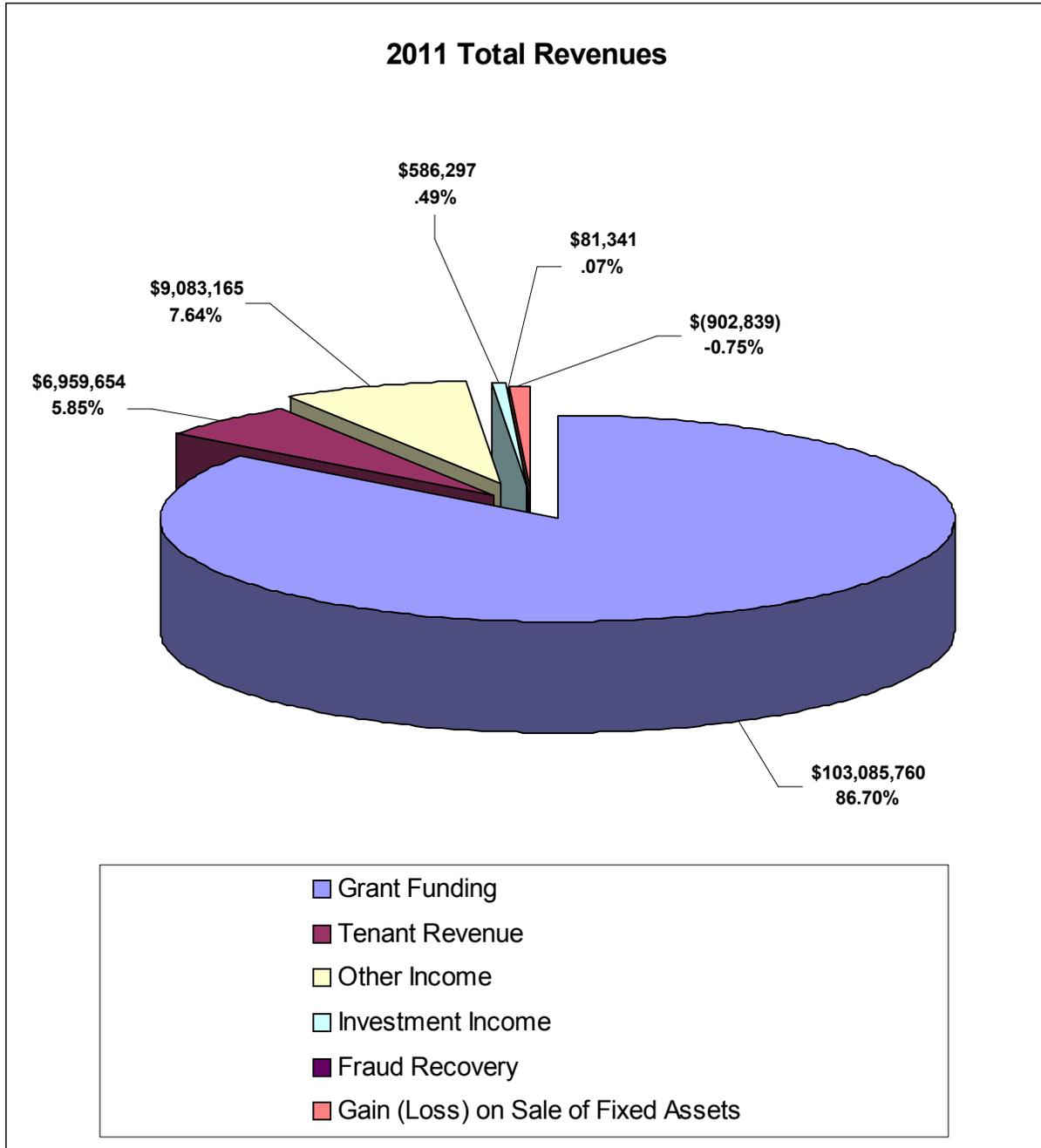
The following commentary is designed to discuss significant operating trends or events occurring in fiscal year 2011 relating to Revenues and Expenses that have been illustrated by the Statement of Revenues, Expenses, and Changes in Net Assets.

Revenues

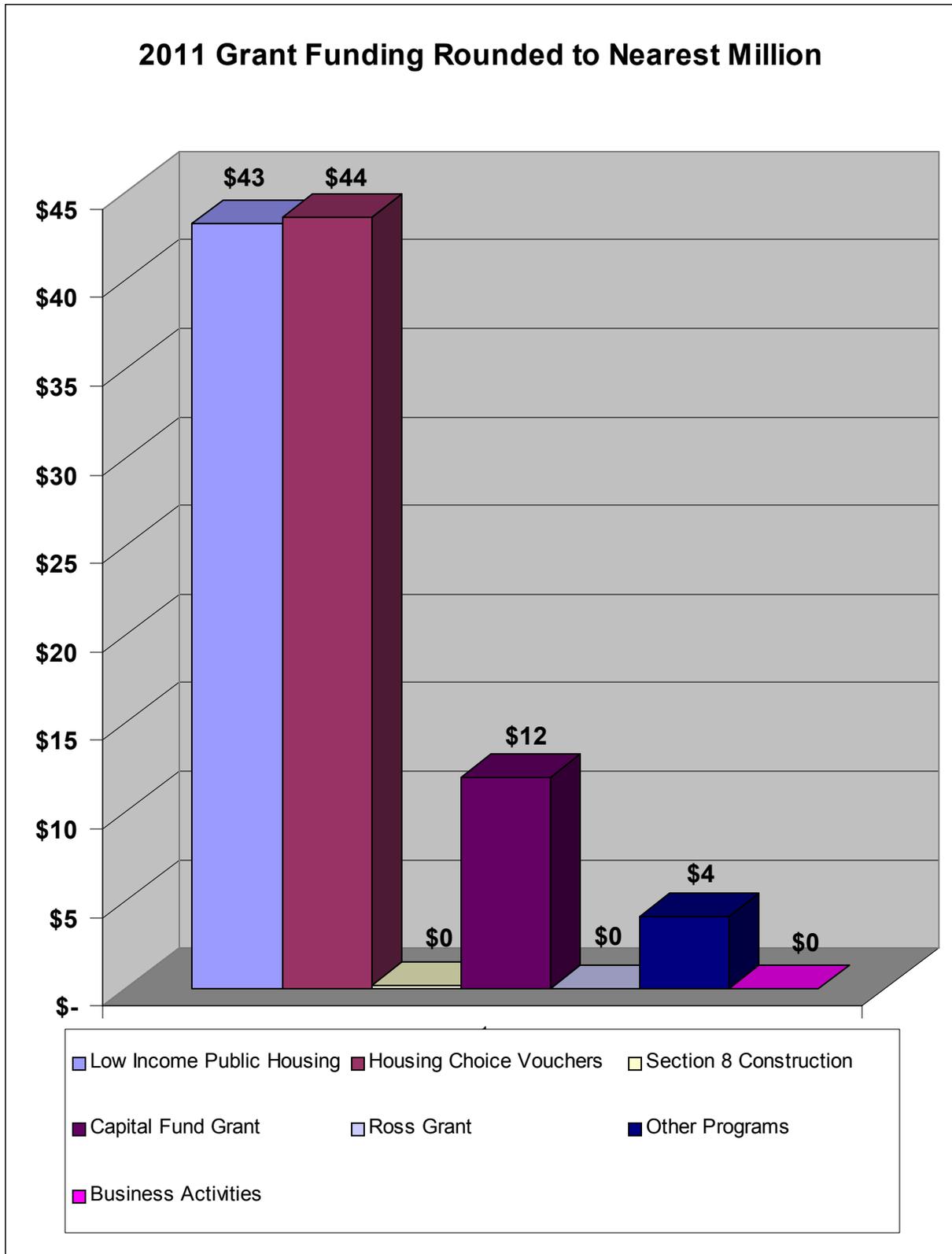
Grants and subsidy payments from HUD are the Authority's main source of funds. The Authority has a very high reliance on HUD and therefore, the federal appropriations process. This creates a certain level of both volatility, in the amount of funds we receive, and security, that once funds are committed that they will be received since they are provided by the federal government.

- ◆ \$103,085,760 (86.70%) of the Authority's revenues are grants or subsidies received from governmental agencies, principally, the U.S. Department of Housing and Urban Development.
- ◆ \$6,959,654 (5.85%) of the Authority's revenues are from tenants for dwelling rental charges, excess utilities, and miscellaneous charges. This amount was decreased by 2.66% from the 2010 amount.
- ◆ In 2011, the Authority experienced a \$902,839 loss on the disposal of fixed assets. Small gains included \$35,568 on the sale of one dwelling unit through the Homeownership Program and \$13,818 on the disposal of scrap equipment. These gains were offset primarily by a large accounting write down of dwelling units approved by HUD for demolition and related to the Addison redevelopment. The Addison Development accounting loss was \$906,821. Other miscellaneous gains included a \$10,000 purchase option entered into with the Urban Redevelopment Authority on the storm damaged Broadhead property.
- ◆ Fraud Recovery revenue was improved by \$26,967, or 49.60%, primarily in the Housing Choice Voucher Program.

Financial Analysis of the Authority (continued)



Financial Analysis of the Authority (continued)



Financial Analysis of the Authority (continued)

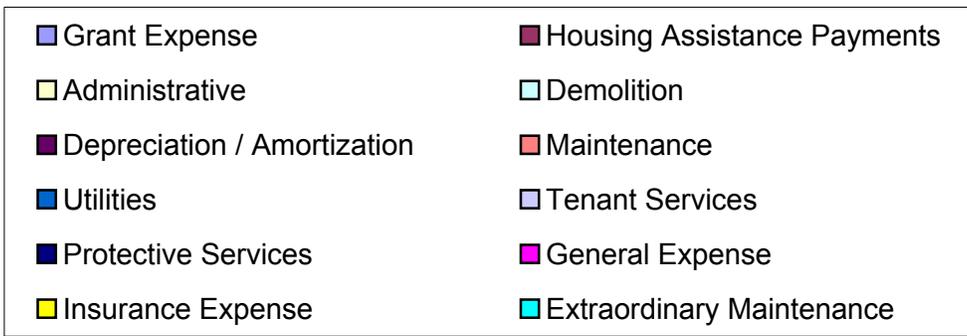
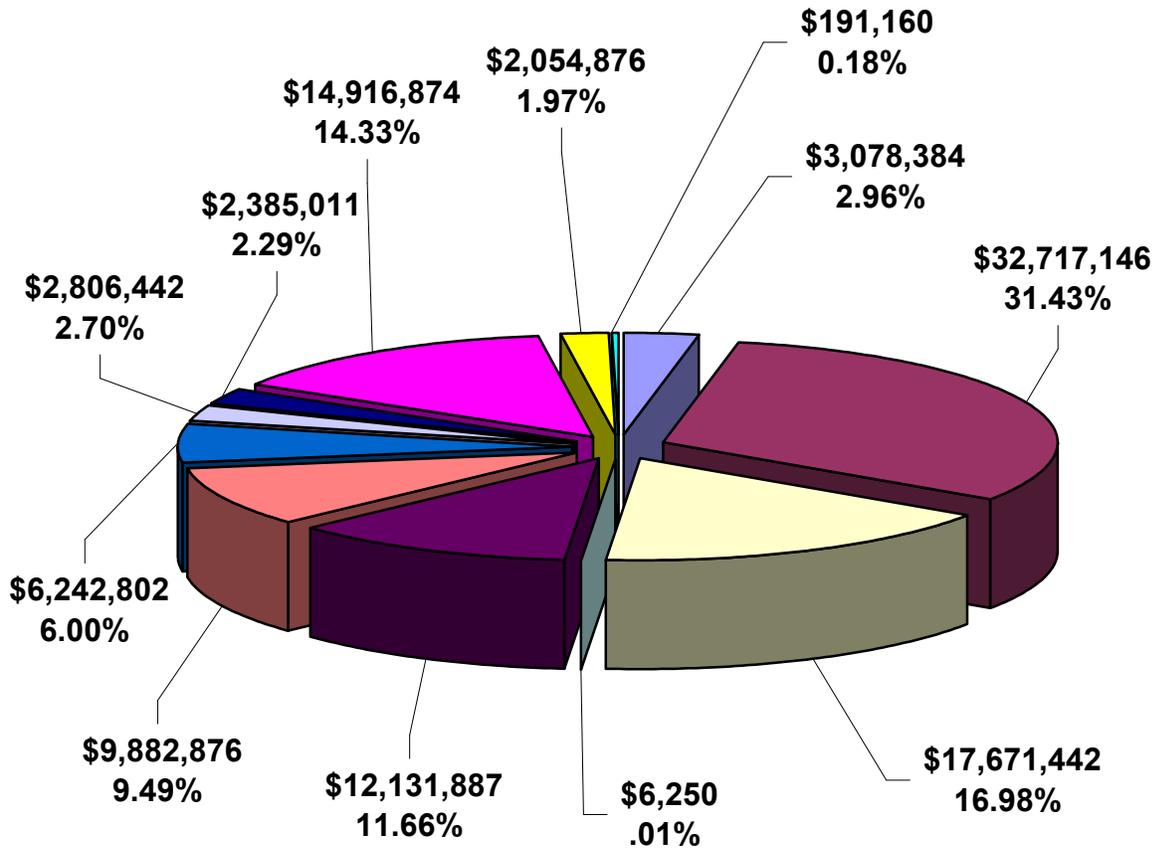
Expenses

Total Expenses for the Authority increased by \$5,598,372 or 5.68%, to \$104,085,150 for the year ended December 31, 2011 compared to Total Expenses of \$98,486,778 for the year ended December 31, 2010.

- ◆ Housing Assistance Payments consist of rental payments to owners of private property for which the Authority has a Housing Assistance Payment agreement with the tenant and the owner for the difference between the tenants's rent and the applicable payment standard. Housing Assistance Payments expense increased by \$1,674,929 or 5.40%, to \$32,717,146 for the year ended December 31, 2011 compared to Housing Assistance Payments of \$31,042,217 for the year ended December 31, 2010. By year-end, the Authority had increased Section Eight occupancy by 516 voucher units, bringing the number of families served to 5,703. Thus, the 5.40% increase in expense stems from a 9.94% increase in occupancy.
- ◆ Grant Expense decreased slightly in 2011 from \$3,276,075 to \$3,078,384, a reduction of 6.03%. Significant expenditures would include \$2,166,150 and \$495,720 for Phases III and IV of Garfield, respectively.

Other notable expenditure variances include a \$1.72 million decrease in demolition. The Authority did no demolition related to development in 2011 but paid \$6,250 to raze one property in the Bedford community. Depreciation expense, which is non-cash, increased by 66.88% over 2010 as the Authority began to expense \$42 million in new assets from two onetime sources, the ARRA Stimulus Grant and Honeywell ESCO contract. Utility expense fell \$1.5 million, or 19.66%, due to the benefits of the ESCO conservation upgrades. Tenant Services Expense increased by \$742,561, or 35.98%, driven partly by the cost of relocation of residents for the Addison redevelopment. Protective Services expense rose overall by \$555,997, or 30.40%, as the Authority incurred \$758,740 in new expense for security patrol contracts. Extraordinary Maintenance expense increased by \$100,773, or 111.49%, over 2010, \$93,982 of which was used to clean air ducts in the Authority Senior High-Rises. Another \$9,967 was used for software upgrades.

2011 Total Expenses



Financial Analysis of the Authority (continued)

Capital Assets

Capital Assets, Net of Accumulated Depreciation, increased by \$915,408, or 0.91%, to \$101,510,951 as of December 31, 2011 compared to Capital Assets, Net of Accumulated Depreciation of \$100,595,543 for December 31, 2010. Construction in Progress of \$9,995,049 at year-end consists primarily of two large components, \$4,182,630 from the closing of the 2009 Capital Grant and \$3,505,581 for new security cameras throughout the Authority. Other miscellaneous amounts include \$513,707 for assets contained in the MROP Program. Combined, these amounts were 79.04% less than the 2010 amount of \$47,682,451 that included \$17 million from the ARRA Stimulus Grant and \$25 million in ESCO utility upgrades. The following table illustrates the Capital Asset values as of December 31, 2011 and 2010.

Table IV
Housing Authority of the City of Pittsburgh
Capital Assets
As of December 31, 2011 and 2010

	<u>2011</u>	<u>2010</u>	<u>Total Change</u>	<u>% Change</u>
Land	\$ 21,191,991	\$ 20,830,611	\$ 361,380	1.73%
Construction in Progress	9,995,049	47,682,451	(37,687,402)	-79.04%
Buildings	272,792,345	247,627,936	25,164,409	10.16%
Furniture, Equipment, and Machinery - Dwellings	500,540	500,540	-	0.00%
Furniture, Equipment, and Machinery - Administration	2,854,574	3,307,970	(453,396)	-13.71%
Gross Capital Assets	307,334,499	319,949,508	(12,615,009)	-3.94%
Accumulated Depreciation	(205,823,548)	(219,353,965)	13,530,417	-6.17%
<i>Total Capital Assets</i>	<u>\$ 101,510,951</u>	<u>\$ 100,595,543</u>	<u>\$ 915,408</u>	<u>0.91%</u>

Financial Analysis of the Authority (continued)

Mixed Finance Development Activities

The Authority provides grants, short-term financing, and long-term investments from its HOPE VI, Capital Fund, and MROP Programs to leverage low-income housing tax credits and other private sector sources of funds to finance the development of communities. Significant activity in mixed finance includes \$3.4 million to Oak Hill and \$4.3 million to Garfield Phases III. Table V illustrates the Authority's investment in these types of community development opportunities.

Table V
Housing Authority of the City of Pittsburgh
Mixed Finance Development Activities
(Net of Amortization)
As of December 31, 2011 and 2010

	<u>2011</u>	<u>2010</u>
Short-Term Financing Provided To Mixed Finance Development Activities	\$ 694,025	\$ 430,172
Long-Term Investment (Net of Amortization In Mixed Finance Development Activities	<u>94,270,673</u>	<u>85,729,668</u>
	<u>\$ 94,964,698</u>	<u>\$ 86,159,840</u>

Financial Analysis of the Authority (continued)

Long-Term Debt

During the year ended December 31, 2011, the Authority had modest increases in Reserved Escrow Funding and Long Term Liabilities. The Authority also continued to make principal payments on the Energy Performance Contract Capital Lease. The lease payments began in November of 2009 and will continue into October of 2021. The long-term liability activity for the year ended December 31, 2011 is reflected in Table VI.

Table VI
Housing Authority of the City of Pittsburgh
Debt Activity
As of December 31, 2011 and 2010

	<u><i>Balance at</i></u> <u><i>12/31/2010</i></u>	<u><i>Additions</i></u>	<u><i>Reductions</i></u>	<u><i>Balance at</i></u> <u><i>12/31/2011</i></u>
Capital Lease	\$ 23,520,926	\$ -	\$ (1,407,743)	\$ 22,113,183
Self-Insurance Accruals	2,605,743	-	(966,157)	1,639,586
Reserved Escrow Funding	4,728,795	59,943	-	4,788,738
Compensated Absences	1,778,950	56,254	-	1,835,204
Other Long-Term Liabilities	1,317,303	4,825	-	1,322,128
<i>Totals</i>	<u>\$ 33,951,717</u>	<u>\$ 121,252</u>	<u>\$ (2,373,900)</u>	<u>\$ 31,698,839</u>

Financial Analysis of the Authority (continued)

Economic Factors and Events Affecting Operations

There are many economic factors that affect the financial position of the Authority in the 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). In 2009, the Authority sought and received a ten-year extension of the MTW contract. The program, under contract through 2018, gives the agency the opportunity 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 the U.S. Department of Housing and Urban Development as authorized by the U.S. Congress. During recent years, public housing authorities nationwide have experienced reduced funding. Whether that reduction takes the form of redesigning the program to limit its scope or a pro-ration of funding, the result is the same, less funding for authorities. The fiscal year 2011 public housing funding pro-ration was 100%, a departure from four of the past six years when actual proration was less than 89%. For the 2012 fiscal year, proration was budgeted at 80% and proration of 85% is anticipated for fiscal year 2013
- ◆ In fiscal year 2008, the U.S. Department of Housing and Urban Development 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.
- ◆ As part of the 2009 American Recovery and Investment Act, the Authority received an additional Grant of \$27,099,188 on March 17, 2009. The Authority was required to obligate all funds related to the grant by March 17, 2010, to expend 60% of the grant by March 17, 2011, and expend the remainder by March 17, 2012. The Authority obligated all funds by the March 17, 2010 date and the full \$27,099,188 was expended by December 31, 2011.

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 remain 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 the U.S. Department of Housing and Urban Development.

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:

Mr. Edward P. Mauk, CIA
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Housing Authority of the City of Pittsburgh
Finance Office
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HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET ASSETS

DECEMBER 31, 2011 AND 2010

Assets	2011	2010
Current assets:		
Cash and cash equivalents:		
Cash:		
Cash - unrestricted	\$ 34,711,300	\$ 40,030,068
Cash - other restricted	51,949,052	32,986,063
Cash - restricted - tenant security deposits	234,322	241,760
Total cash	86,894,674	73,257,891
Investments (cash equivalents):		
Investments - unrestricted	26,845,436	36,323,542
Investments - restricted	17,027,149	19,982,446
Total investments (cash equivalents)	43,872,585	56,305,988
Total cash and cash equivalents	130,767,259	129,563,879
Accounts receivable, net of allowances for doubtful accounts:		
Accounts receivable - PHA projects	28,828	-
Accounts receivable - HUD other projects	5,755,473	8,050,448
Accounts receivable - miscellaneous	62,091	95,191
Accounts receivable - tenants - dwelling rents	564,676	560,403
Allowance for doubtful accounts - dwelling rents	(236,794)	(294,764)
Mixed finance notes receivable - current	694,025	430,172
Fraud recovery	72,267	329,095
Accrued interest receivable	83,755	133,111
Total accounts receivable, net of allowances for doubtful accounts	7,024,321	9,303,656
Prepaid expenses and other assets - current	23,787	487,294
Inventories, net of allowance	75,771	-
Assets held for sale	417,314	452,091
Total current assets	138,308,452	139,806,920
Noncurrent assets:		
Capital assets:		
Land	21,191,991	20,830,611
Buildings	272,792,345	247,627,936
Furniture, equipment, and machinery - dwellings	500,540	500,540
Furniture, equipment, and machinery - administration	2,854,574	3,307,970
Accumulated depreciation	(205,823,548)	(219,353,965)
Construction in progress	9,995,049	47,682,451
Total capital assets, net of accumulated depreciation	101,510,951	100,595,543
Prepaid expenses and other assets - noncurrent	575,000	400,000
Other notes receivable - noncurrent	292,578	304,890
Investment in mixed finance development activities, net of accumulated amortization	94,270,673	85,729,668
Total noncurrent assets	196,649,202	187,030,101
Total Assets	\$ 334,957,654	\$ 326,837,021

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET ASSETS

DECEMBER 31, 2011 AND 2010

(Continued)

Liabilities and Net Assets	2011	2010
Liabilities:		
Current liabilities:		
Accounts payable and other accrued liabilities	\$ 2,173,846	\$ 5,765,694
Accrued wage/payroll taxes payable	891,330	926,599
Accrued compensated absences - current	142,102	149,262
Accrued contingency liability	1,720,784	1,136,075
Accounts payable - HUD PHA programs	1,276	5,918
Accounts payable - other government	33,248	-
Tenant security deposits	234,322	241,760
Deferred revenue	339,622	435,797
Current portion of capital lease liability	1,541,076	1,407,743
Other current liabilities	1,333,371	2,265,964
Total current liabilities	8,410,977	12,334,812
Noncurrent liabilities:		
Capital lease liability - noncurrent	20,572,107	22,113,183
Accrued compensated absences - noncurrent	1,693,102	1,629,688
Other noncurrent liabilities	6,229,668	7,515,766
Total noncurrent liabilities	28,494,877	31,258,637
Total Liabilities	36,905,854	43,593,449
Net Assets:		
Invested in capital assets, net of related debt	79,397,768	77,074,618
Restricted for:		
Business activities loans	145,523,143	118,108,565
Guarantee corporation	5,000,000	-
Loan collateral	4,225,000	4,225,000
Oak Hill mixed financing project	3,786,342	3,786,342
Housing Choice Voucher Program	2,224,063	1,448,970
Unrestricted net assets	57,895,484	78,600,077
Total Net Assets	298,051,800	283,243,572
Total Liabilities and Net Assets	\$ 334,957,654	\$ 326,837,021

(Concluded)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

	2011	2010
Operating Revenues:		
<hr/>		
Tenant revenue:		
Net tenant rental revenue	\$ 6,909,847	\$ 7,068,869
Tenant revenue - other	49,807	81,058
Total tenant revenue	6,959,654	7,149,927
HUD PHA operating grants	96,096,323	104,480,725
Other revenue	9,083,165	7,912,992
Investment income - unrestricted	480,916	592,731
Investment income - restricted	105,381	69,698
Fraud recovery	81,341	54,374
Total operating revenues	112,806,780	120,260,447
Operating Expenses:		
<hr/>		
Housing assistance payments	32,717,146	31,042,217
Grant expense	3,078,384	3,276,075
Administrative:		
Administrative salaries	7,031,688	6,794,427
Employee benefit contributions - administrative	2,200,674	2,141,737
Other operating - administrative	8,439,080	9,051,293
Tenant services:		
Tenant services - salaries	1,096,185	1,006,244
Relocation costs	380,494	129,474
Employee benefit contributions - tenant services	412,535	372,502
Tenant services - other	917,228	555,661
Utilities:		
Water	1,064,557	1,600,873
Electricity	2,097,931	2,278,065
Gas	2,123,547	2,400,874
Sewer	956,767	1,490,324
Ordinary maintenance and operations:		
Ordinary maintenance and operations - labor	5,348,546	5,447,734
Ordinary maintenance and operations - materials and other	1,342,944	1,617,257
Ordinary maintenance and operations - contract costs	889,054	1,065,234
Employee benefit contributions - ordinary maintenance	2,302,332	2,197,210
Protective services:		
Protective services - other contract costs	2,385,011	1,829,014
Insurance expense:		
Property insurance	247,096	291,395
Liability insurance	316,411	406,065
Workmen's compensation	1,312,813	1,457,229
All other insurance	178,556	215,783
General expense:		
Other general expenses	141,103	259,695
Demolition expense	6,250	1,727,004
Other payroll related expenses	2,678,751	2,657,629
Bad debt expense	6,659,553	4,673,461
Outside management fees	4,221,720	3,792,949
Mixed financing investment amortization	1,746,246	1,360,188
Total operating expenses	92,292,602	91,137,613
Operating Income	20,514,178	29,122,834

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS

FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010
(Continued)

	2011	2010
<u>Non-Operating Revenues (Expenses):</u>		
Extraordinary maintenance	(191,160)	(90,387)
Casualty gains/losses - non-capitalized	(27,547)	(102,994)
Interest expense	(1,188,200)	(1,246,285)
Gain (loss) on disposition of fixed assets	(902,839)	(743,661)
Depreciation expense	(10,385,641)	(5,909,499)
Total non-operating revenues (expenses)	(12,695,387)	(8,092,826)
<u>Capital Contributions:</u>		
HUD capital grants	6,989,437	11,609,898
Change in Net Assets	14,808,228	32,639,906
Total net assets - beginning	283,243,572	250,603,666
Total net assets - ending	\$ 298,051,800	\$ 283,243,572

(Concluded)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

	2011	2010
Cash Flows From Operating Activities:		
Operating grants received	\$ 96,096,323	\$ 104,480,725
Receipts from tenants	7,228,142	7,008,529
Other receipts	2,167,052	1,537,116
Housing assistance payments	(32,745,974)	(30,515,942)
Payments for goods and services	(32,005,050)	(29,382,345)
Grant expense	(3,078,384)	(3,276,075)
Payments to employees	(21,049,726)	(21,269,730)
Net cash provided by (used in) operating activities	16,612,383	28,582,278
Cash Flows From Non-Capital Financing Activities:		
Cash received from outstanding loans receivable	430,172	7,000,000
Cash paid out for loans receivable	(694,025)	(484,402)
Net cash provided by (used in) non-capital financing activities	(263,853)	6,515,598
Cash Flows From Capital and Related Financing Activities:		
Capital grants received for capital assets	9,284,412	8,919,680
Cash paid out for long term loan investments	(10,412,494)	(10,680,621)
Cash received from long term loan investments	365,816	817,591
Proceeds from debt	533,978	6,409,844
Payments on debt	(1,941,720)	(7,692,110)
Interest payments	(1,188,200)	(1,246,285)
Acquisition and construction of capital assets	(12,422,595)	(13,442,177)
Net cash provided by (used in) capital and related financing activities	(15,780,803)	(16,914,078)
Cash Flows From Investing Activities:		
Interest and dividends on investments	635,653	532,260
Net Increase (Decrease) in Cash and Cash Equivalents	1,203,380	18,716,058
Cash and Cash Equivalents:		
Beginning of year	129,563,879	110,847,821
End of year	\$ 130,767,259	\$ 129,563,879

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

(Continued)

	2011	2010
Reconciliation of Operating Income to Net Cash		
Provided by (Used in) Operating Activities:		
Operating income	\$ 20,514,178	\$ 29,122,834
Adjustments to reconcile operating income to net cash and cash equivalents provided by (used in) operating activities:		
Investment (income) loss	(586,297)	(662,429)
Changes in mixed financing items	1,505,672	(1,118,485)
Change in assets and liabilities:		
Accounts receivable	261,701	1,024,896
Allowance for doubtful accounts	(57,970)	(265,301)
Prepaid expenses and other current assets	212,736	115,191
Assets held for sale	34,777	34,775
Accounts payable and accrued liabilities	(5,176,239)	18,406
Deferred revenue	(96,175)	312,391
Total adjustments	(3,901,795)	(540,556)
Net cash and cash equivalents provided by (used in) operating activities	\$ 16,612,383	\$ 28,582,278

(Concluded)

Cash and cash equivalents at end of year:		
Cash - unrestricted	\$ 34,711,300	\$ 40,030,068
Cash - restricted	52,183,374	33,227,823
Investments - unrestricted	26,845,436	36,323,542
Investments - restricted	17,027,149	19,982,446
	\$ 130,767,259	\$ 129,563,879

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

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 seven 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)

During 2007, 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 are not compensated by ARMDC. This blended component unit is included as a separate program within the Financial Data Schedules (FDS).

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

Guarantee Corporation

During 2011, ARMDC 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.

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. 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. In applying the provisions of the Governmental Accounting Standards Board (GASB) Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds*, the Authority applies all GASB pronouncements and all Financial Accounting Standards Board (FASB) pronouncements, Accounting Principles Board Opinions, and Accounting Research Bulletins issued on or before November 30, 1989 which do not conflict or contradict GASB pronouncements.

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

All Capital Fund Program activity (except for Capital Fund Program funding through the American Recovery and Reinvestment Act (ARRA), as described below) 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 Fund 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. As discussed above in the LIPH Program description, the Capital Program is required to be reported together with the LIPH Program on the FDS.

Major Reconstruction of Obsolete Public Housing Projects (MROP): This is a grant program funded by HUD to finance the capital cost of rehabilitation of old public housing to maintain or expand the supply of decent, safe, and sanitary housing for low-income families. It is the Authority's policy to present all operating expenses paid from these programs as administrative expenses on the statements of activities.

Section 8 New Construction: This program represents Section 8 Housing Assistance Payment Programs that are administered by the Authority. During 2007, the oversight of all but two of these properties was turned over to the Pennsylvania Housing Finance Agency. The Authority anticipates that HUD will approve the transfer of the remaining net assets of approximately \$117,000 in the closed programs for use in the Housing Choice Voucher Program; however, the Authority is still waiting for the final closeout instructions in regard to these properties.

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 family's 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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

combine funds from the LIPH Program, Capital Fund Program, and Section 8 Housing Choice Voucher program into a "block grant" to help them better meet the purposes of the demonstration and the needs of the community.

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

Capital Fund Program - ARRA: Under the Capital Fund Program - ARRA, the Authority receives additional funding to be used for purposes similar to the regular Capital Fund Program as described above. This program is required to be reported separately from the regular Capital Fund Program on the FDS.

Other Programs: Other programs operated by the Authority include:

- Resident Opportunity and Supportive Services (ROSS)
- Community Development Block Grant (CDBG)
- Department of Community and Economic Development (DCED)
- 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 Assets

Assets are classified into three components – invested in capital assets, net of related debt; restricted; and unrestricted. These classifications are defined as follows:

- Invested in capital assets, net of related debt – This component of net assets 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.
-

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

- Restricted – This component of net assets consists of those net assets with limits on their use that are externally imposed (in the Authority’s case, by the grantor). A portion of the Authority’s restricted net assets are restricted in accordance with the mixed financing agreements as discussed in Note 3, for the Guarantee Corporation as described previously, for the Fannie Mae line of credit as described in Notes 2 and 6, for the Oak Hill mixed financing project, and for housing assistance payments within the Section 8 Housing Choice Voucher Program.
- Unrestricted – The component of net assets consists of net assets that do not meet the definition of “restricted” or “invested in capital assets, net of related debt.”

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.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

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.

Compensated Absences

Unused employee vacation is accumulated and paid upon resignation, retirement, or termination. Unused employee sick time is accumulated and paid to those employees who retire after at least 20 years of service, and who also reach 50 years of age. The amount of the compensated absence liability is accrued and expensed as earned.

Reclassification

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

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 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.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

As of December 31, 2011, \$83,421,855 of the Authority's \$89,947,580 bank balance (with a carrying amount of \$87,703,179 as of December 31, 2011) was insured by the Federal Deposit Insurance Corporation. The remaining bank balance of \$6,525,725 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 2011 deposit amounts in the preceding paragraph are \$707,415 of certificates of deposit and \$101,090 of savings deposits classified as investments on the statements of net assets. Bank value approximates book value for all of these investments.

As of December 31, 2010, \$1,314,245 of the Authority's \$31,635,518 bank balance (with a carrying amount of \$31,522,558 as of December 31, 2011) was insured by the Federal Deposit Insurance Corporation. The remaining bank balance of \$30,321,273 was exposed to custodial credit risk, but was collateralized both in accordance with the Authority's investment policy, and also 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 2010 deposit amounts in the preceding paragraph are \$696,889 of certificates of deposit and \$100,747 of savings deposits classified as investments on the statements of net assets. Bank value approximates book value for all of these investments. Excluded from the above amounts, but presented as cash and cash equivalents on the statements of net assets, are investments with a carrying balance of \$42,532,967 and a bank balance of \$44,773,057 described in more detail under the investments section below.

Restricted Cash

At December 31, 2011, cash was restricted for the following purposes: \$622,132 and \$651,563 for the LIPH and Voucher Family Self Sufficiency Programs, respectively (total of \$1,273,695 for the Family Self Sufficiency Program), \$234,322 for tenant security deposits, \$30,162,593 for the Allies and Ross Blended component unit, \$5,000,000 for the Tax Guarantee Corporation, \$9,997,249 for Program Income, \$4,225,000 as collateral for the Fannie Mae line of credit, and \$1,290,515 for the Oak Hill mixed financing project.

At December 31, 2010, cash was restricted for the following purposes: \$552,487 and \$435,727 for the LIPH and Voucher Family Self Sufficiency Programs, respectively (total of

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\$988,214 for the Family Self Sufficiency Program), \$241,760 for tenant security deposits, \$23,735,642 for mixed financing initiatives, \$4,235,139 as collateral for the Fannie Mae line of credit, \$3,786,343 for the Oak Hill mixed financing project, and \$240,725 for the Honeywell capital lease.

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, 2011:

Investment Type	Fair Value	Book Value
Money Markets - J.P. Morgan	\$ 4,788,738	\$ 4,788,738
PNC Capital Market	36,646,668	36,646,668
Mutual Funds - Blackrock	1,628,674	1,628,674
	\$ 43,064,080	\$ 43,064,080

As of December 31, 2011, deposits of \$808,505 discussed in more detail in the “cash” section above are considered to be investments for presentation on the statements of net assets.

Investments consisted of the following at December 31, 2010:

Investment Type	Fair Value	Book Value
Money Markets - J.P. Morgan	\$ 4,728,795	\$ 4,728,795
PNC Capital Market	45,441,179	45,441,179
Mutual Funds - Blackrock	50,111,433	47,871,345
	\$ 100,281,407	\$ 98,041,319

The difference of \$2,240,088 between fair value and book value is due to outstanding checks as of December 31, 2010.

As of December 31, 2010, investments of \$44,773,057 in Blackrock mutual funds with a book value of \$42,532,967 are considered to be cash and cash equivalents for presentation on the statements of net assets. \$797,636 of deposits discussed in more detail in the “cash” section above is considered to be investments for presentation on the statements of net assets. The following is a description of the Authority’s investment risks:

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Credit risk – The risk that an issuer or other counterparty to an investment will not fulfill its obligations is called credit risk. The Authority's investment policy does not limit its investment choices based on credit ratings by nationally recognized statistical rating organizations; however, it does require the investment company to provide a statement of potential default and risk. As of December 31, 2011, all investments in U.S government agency obligations through PNC Capital Market have received an AA+ rating from Standard & Poor's.

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 J.P. Morgan and Blackrock are not exposed to custodial credit risk because they are not evidenced by securities that exist in physical or book entry form. All of the Authority's investments in U.S government agency obligations through PNC Capital Market are not exposed to custodial credit risk, as the investments are held by the trustee in the name of the Authority.

Interest Rate Risk – Per the Authority's investment policy, investments are scheduled to mature when funds are needed, and the Authority may invest in securities with a maturity of up to five years; however, the average duration of the portfolio should not exceed two years. As of December 31, 2011 and 2010, no investment maturities exceeded five years, and the aggregate investments had an average maturity of less than two years.

Restricted Investments

Investments of \$4,788,738 and \$4,728,795, as of December 31, 2011 and 2010, respectively, are restricted because of contractual agreements with a mixed finance development partnership. Investments of \$1,628,674 and \$1,627,199, as of December 31, 2011 and 2010, respectively, are restricted for fire loss and commercial property self-insured contingency. Also, investments of \$10,609,737 and \$13,626,452, as of December 31, 2011 and 2010, respectively, were generated from HOPE VI and Capital Fund loan repayments and are restricted as to their use.

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3. MIXED FINANCE DEVELOPMENT ACTIVITIES PROGRAM

The Authority has embarked on a program to develop mixed income housing developments to replace a significant portion of its aging and isolated housing stock. The Authority is providing grants, short-term financing, and long-term investments from its HOPE VI and Capital Fund Programs 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 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. Long-term investments are in the form of a long-term note receivable, and are 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 assets. The interest revenue on each long-term note receivable is recorded as other revenue on the financial statements. Due to the nature of the notes, and the length of period before repayment of the interest is required, the revenue is offset by bad debt expense of the same amount on the financial statements.

Mixed Finance Development Activities (Dollars in Millions)

<u>As of December 31, 2011:</u>	
Bridge loan financing	\$ 0.7
Long-term investments (net of amortization)	<u>94.3</u>
Balance	<u>\$ 95.0</u>
 <u>As of December 31, 2010:</u>	
Bridge loan financing	\$ 0.4
Long-term investments (net of amortization)	<u>85.7</u>
Balance	<u>\$ 86.1</u>

The net assets (consisting of cash, investments, and notes receivable) of the mixed finance business activities are considered restricted net assets and total \$145,523,143 and \$118,108,565 for the years ended December 31, 2011 and 2010, respectively.

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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, 2011, there were approximately 380 Plan participants and at December 31, 2010, there were approximately 410 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, 2011 were approximately \$1,057,000 and \$792,000, respectively, and for the year ended December 31, 2010 were approximately \$1,063,000 and \$798,000, respectively.

5. CAPITAL ASSETS/ACCUMULATED DEPRECIATION

A summary of changes in capital assets is as follows:

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	December 31, 2010	Increases	Decreases	December 31, 2011
Capital assets, not being depreciated:				
Land	\$ 20,830,611	\$ 379,447	\$ (18,067)	\$ 21,191,991
Construction in progress	47,682,451	8,823,738	(46,511,140)	9,995,049
Total capital assets not being depreciated	68,513,062	9,203,185	(46,529,207)	31,187,040
Capital assets being depreciated:				
Buildings	247,627,936	49,723,342	(24,558,933)	272,792,345
Furniture, equipment, and machinery - dwellings	500,540	-	-	500,540
Furniture, equipment, and machinery - administration	3,307,970	226,634	(680,030)	2,854,574
Total capital assets, being depreciated	251,436,446	49,949,976	(25,238,963)	276,147,459
Less accumulated depreciation for:				
Buildings	(216,318,790)	(10,116,460)	23,245,639	(203,189,611)
Furniture, equipment, and machinery - dwellings	(344,433)	(79,540)	-	(423,973)
Furniture, equipment, and machinery - administration	(2,690,742)	(189,641)	670,419	(2,209,964)
Total accumulated depreciation	(219,353,965)	(10,385,641)	23,916,058	(205,823,548)
Total capital assets being depreciated, net	32,082,481	39,564,335	(1,322,905)	70,323,911
Total capital assets	\$ 100,595,543	\$ 48,767,520	\$(47,852,112)	\$ 101,510,951

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	December 31, 2009	Increases	Decreases	December 31, 2010
Capital assets, not being depreciated:				
Land	\$ 19,139,631	\$ 1,698,541	\$ (7,561)	\$ 20,830,611
Construction in progress	44,049,947	11,640,166	(8,007,662)	47,682,451
Total capital assets not being depreciated	63,189,578	13,338,707	(8,015,223)	68,513,062
Capital assets being depreciated:				
Buildings	273,188,523	8,007,662	(33,568,249)	247,627,936
Furniture, equipment, and machinery - dwellings	500,540	-	-	500,540
Furniture, equipment, and machinery - administration	3,240,435	207,375	(139,840)	3,307,970
Total capital assets, being depreciated	276,929,498	8,215,037	(33,708,089)	251,436,446
Less accumulated depreciation for:				
Buildings	(243,427,578)	(5,580,877)	32,689,665	(216,318,790)
Furniture, equipment, and machinery - dwellings	(261,870)	(82,563)	-	(344,433)
Furniture, equipment, and machinery - administration	(2,429,721)	(400,861)	139,840	(2,690,742)
Total accumulated depreciation	(246,119,169)	(6,064,301)	32,829,505	(219,353,965)
Total capital assets being depreciated, net	30,810,329	2,150,736	(878,584)	32,082,481
Total capital assets	\$ 93,999,907	\$ 15,489,443	\$ (8,893,807)	\$ 100,595,543

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6. LONG-TERM LIABILITIES

Fannie Mae Line of Credit

In December 2008, the Authority obtained a five-year, \$16.9 million variable rate line of credit through Fannie Mae. The interest rate was capped at 10%, and as part of the agreement, the Authority was required to maintain an escrow cash account in the amount of \$4,225,000 as collateral on the line of credit. In 2011, the Authority drew down approximately \$534,000, and repaid that full amount and any interest owed prior to December 31, 2011, and the line of credit was closed in November 2011. In 2010, the Authority had drawn down approximately \$6.4 million, and repaid that full amount and any interest owed prior to December 31, 2010.

Honeywell Lease

In 2008, the Authority entered into a partnership with Honeywell International 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 payments began in November 2009, and will end in October 2021. The monthly payment is approximately \$209,000 a month, and increases over the life of the lease to approximately \$281,000 at the end of the lease term.

Yearly payment amounts are as follows:

Year Ending December 31,	Principal Payment	Interest Payment
2012	\$ 1,541,076	\$ 1,124,285
2013	1,682,692	1,054,172
2014	1,833,039	977,475
2015	1,992,582	893,784
2016	2,161,824	802,671
2017-2021	12,901,970	2,311,728
	<u>\$ 22,113,183</u>	<u>\$ 7,164,115</u>

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As of December 31, 2011, approximately \$25 million of the capital assets balance was related to assets acquired or constructed through this lease financing.

Changes in Long-Term Liabilities

Long-term liability activity for the year ended December 31, 2011 was as follows:

	Balance at December 31, 2010	Additions	Reductions	Balance at December 31, 2011	Due Within One Year
Capital lease	\$23,520,926	\$ -	\$ (1,407,743)	\$ 22,113,183	\$ 1,541,076
Self-insurance accruals	2,605,743	750,640	(1,716,797)	1,639,586	1,520,784
Reserved escrow funding	4,728,795	59,943	-	4,788,738	-
Compensated absences	1,778,950	205,516	(149,262)	1,835,204	142,102
Other long-term liabilities	1,317,303	4,825	-	1,322,128	-
Fannie Mae line of credit	-	533,981	(533,981)	-	-
	<u>\$33,951,717</u>	<u>\$ 1,554,905</u>	<u>\$ (3,807,783)</u>	<u>\$ 31,698,839</u>	<u>\$ 3,203,962</u>

Long-term liability activity for the year ended December 31, 2010 was as follows:

	Balance at December 31, 2009	Additions	Reductions	Balance at December 31, 2010	Due Within One Year
Capital lease	\$24,803,192	\$ -	\$ (1,282,266)	\$ 23,520,926	\$ 1,407,743
Self-insurance accruals	2,543,561	692,501	(630,319)	2,605,743	1,136,075
Reserved escrow funding	4,413,982	314,813	-	4,728,795	-
Compensated absences	1,654,653	257,469	(133,172)	1,778,950	149,262
Other long-term liabilities	1,115,247	202,056	-	1,317,303	-
Fannie Mae line of credit	-	6,409,844	(6,409,844)	-	-
	<u>\$34,530,635</u>	<u>\$ 7,876,683</u>	<u>\$ (8,455,601)</u>	<u>\$ 33,951,717</u>	<u>\$ 2,693,080</u>

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7. RISK MANAGEMENT

Fire Losses

Until 2007, the Authority maintained a self-insurance program for all fire losses, which was initially funded with subsidies from HUD. Excess insurance coverage was not carried for this purpose. Funds set aside for fire losses were reviewed annually for sufficiency based upon known claims and those for which it was deemed probable that a liability had been incurred, at the date of the financial statements, and the amount of the loss was reasonably estimable.

During 2007, the Authority made the decision to end their self-insurance program, and purchased a commercial insurance policy to cover any future fire losses. As the new policy only covered future losses, a liability was set-up to accrue for the costs required to repair any units damaged by fire prior to the policy taking effect. The Authority intends to carry commercial insurance for fire losses going forward. The Authority anticipates repairing or demolishing the fire-damaged units during future periods, at which time the fire loss liability will be reduced accordingly.

The accrual for fire loss was approximately \$118,802 and \$712,000 as of December 31, 2011 and 2010, respectively. During 2011, a number of fire damaged units were demolished as part of modernization of the entire site at which they were located. As such, the portion of the fire loss liability related to these units was reduced accordingly as of December 31, 2011. Fire loss paid was approximately \$588,000 for the year ended December 31, 2010.

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.

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Self-Insurance

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

Independent actuarial assessments of self-insured workers' compensation were performed as of July 2011 and 2010. The actuarial assessments were revised to indicate the outstanding claims liability balance at December 31, 2011 and 2010, which was \$1,520,784 and \$1,893,434, respectively. The discount rate used to discount the above 2011 liability was 3.95%.

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, 2011	December 31, 2010
	<u> </u>	<u> </u>
Unpaid claims, beginning of fiscal year	\$ 1,893,434	\$ 1,231,437
Incurred claims (including IBNRs- incurred but not reported) and change in estimates	750,640	1,067,827
Claim payments	<u>(1,123,290)</u>	<u>(405,830)</u>
Unpaid claims, end of fiscal year	<u>\$ 1,520,784</u>	<u>\$ 1,893,434</u>

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Other Risks

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

8. CONTINGENCIES AND COMMITMENTS

Contingencies

The Authority is currently involved in pending litigation concerning contracts for the modernization of several housing projects. 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, 2011.

In addition, the Authority is currently involved in pending litigation concerning other matters. While it is not feasible to predict or determine the outcome of these cases and it is management's opinion that the Authority's defenses are meritorious, an accrual has been provided for these cases in the amount of approximately \$780,000 as of December 31, 2011. The accrual for litigation pending as of December 31, 2010 was approximately \$1,135,000.

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, 2011 and 2010 amounted to approximately \$53 million and \$7.5 million, respectively. The Authority is also responsible for providing operating subsidy to the owners/managers of 1,177 apartments, which are dedicated for use by residents of the Authority's Conventional Low-Income Public Housing Program. Related operating subsidy

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payments for the years ended December 31, 2011 and 2010 amounted to approximately \$4.2 million and \$3.8 million, respectively.

9. LETTERS OF CREDIT

The Authority has three irrevocable Letters of Credit for \$200,000 each related to mixed finance properties. These Letters of Credit are per agreements with Riverview Terrace Housing Partnership L.P., Manchester Housing Partnership L.P.1, and Manchester Housing Partnership L.P.2. The amount and balance drawn on these letters of credit as of December 31, 2011 and 2010 were \$0 for both years.

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 are anticipated for fiscal year 2012, but 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	MROP	ROSS Total	903 CDBG	Section 8 NC	Mod Rehab Total	210 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	DCED	DHAP	606 Allies and Ross (Business Activities)	660 Program Income (Business Activities)	Clean Slate E3	14,885 CFP ARRA	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
111	Cash-unrestricted	9,686,422	-	-	-	-	-	-	13,027,381	11,767,746	-	-	-	-	229,751	-	-	-	-	34,711,300	-	34,711,300
112	Cash-restricted-modernization and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash-other restricted	1,912,647	-	-	-	-	-	-	651,563	4,225,000	-	-	35,162,592	9,997,250	-	-	-	-	-	51,949,052	-	51,949,052
114	Cash-tenant security deposits	234,322	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	234,322	-	234,322
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100	Total Cash	11,833,391	-	-	-	-	-	-	13,678,944	15,992,746	-	-	35,162,592	9,997,250	229,751	-	-	-	-	86,894,674	-	86,894,674
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	28,828	-	-	-	-	-	-	-	-	-	-	28,828	-	28,828
122-010	Accounts receivable - HUD other projects - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122-020	Accounts receivable - HUD other projects - Capital fund	5,155,004	-	-	-	-	-	-	-	-	-	-	-	-	-	353,136	-	-	-	5,508,140	-	5,508,140
122-030	Accounts receivable - HUD other projects - Other	-	164,054	12,749	-	24,521	46,009	-	-	-	-	-	-	-	-	-	-	-	-	247,333	-	247,333
122	Accounts receivable - HUD other projects	5,155,004	164,054	12,749	-	24,521	46,009	-	-	-	-	-	-	-	-	353,136	-	-	-	5,755,473	-	5,755,473
124	Account receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125-010	Account receivable - miscellaneous - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125-020	Account receivable - miscellaneous - Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125-030	Account receivable - miscellaneous - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125-040	Account receivable - miscellaneous - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125-050	Account receivable - miscellaneous - Other	-	-	-	-	-	-	-	2,865	59,226	-	-	-	-	-	-	-	-	-	62,091	-	62,091
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	2,865	59,226	-	-	-	-	-	-	-	-	-	62,091	-	62,091
126	Accounts receivable - tenants	564,676	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	564,676	-	564,676
126.1	Allowance for doubtful accounts - tenants	(236,794)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(236,794)	-	(236,794)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	442,154	-	-	-	-	-	-	-	-	-	-	251,871	-	-	-	-	-	-	694,025	-	694,025
128	Fraud recovery	-	-	-	-	-	-	-	72,267	-	-	-	-	-	-	-	-	-	-	72,267	-	72,267
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
129	Accrued interest receivable	7,164	-	-	-	-	-	-	35,623	19,028	-	-	-	21,940	-	-	-	-	-	83,755	-	83,755
120	Total receivables, net of allowance for doubtful accounts	5,932,204	164,054	12,749	-	24,521	46,009	-	139,583	78,254	-	-	251,871	21,940	-	353,136	-	-	-	7,024,321	-	7,024,321
131	Investments - unrestricted	-	-	-	-	-	-	-	14,887,997	11,957,439	-	-	-	-	-	-	-	-	-	26,845,436	-	26,845,436
132	Investments - restricted	118,572	-	-	-	-	-	-	-	1,510,102	-	-	-	15,398,475	-	-	-	-	-	17,027,149	-	17,027,149
135	Investments - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	441	-	-	-	-	-	-	-	23,346	-	-	-	-	-	-	-	-	-	23,787	-	23,787
143	Inventories	704,047	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	704,047	-	704,047
143.1	Allowance for obsolete inventories	(628,276)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(628,276)	-	(628,276)
144	Inter program - due from	6,795,814	-	-	-	195,673	364,391	2,514,339	-	660,747	50,000	31,812	222,061	-	2,705	-	-	-	-	10,837,542	(10,837,542)	-
145	Assets held for sale	417,314	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	417,314	-	417,314
150	Total Current Assets	25,173,507	164,054	12,749	-	220,194	410,400	2,514,339	28,706,524	30,222,634	50,000	31,812	35,636,524	25,417,665	232,456	353,136	-	-	-	149,145,994	(10,837,542)	138,308,452
161	Land	21,190,241	1,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21,191,991	-	21,191,991
162	Buildings	272,792,345	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	272,792,345	-	272,792,345
163	Furniture, equipment and machinery - dwellings	500,540	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500,540	-	500,540
164	Furniture, equipment and machinery - administration	2,808,989	-	-	-	-	-	-	45,585	-	-	-	-	-	-	-	-	-	-	2,854,574	-	2,854,574
165	Leasehold improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated depreciation	(205,795,452)	-	-	-	-	-	-	(28,096)	-	-	-	-	-	-	-	-	-	-	(205,823,548)	-	(205,823,548)
167	Construction in progress	9,481,342	513,707	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,995,049	-	9,995,049
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
160	Total capital assets, net of accumulated depreciation	100,978,005	515,457	-	-	-	-	-	17,489	-	-	-	-	-	-	-	-	-	-	101,510,951	-	101,510,951
171	Notes, Loans, & mortgages receivable-Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable-Non-current-past due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174-010	Other assets - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174-020	Other assets - Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174-030	Other assets - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174-040	Other assets - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174-050	Other assets - Other	-	-	-	-	-	-	-	575,000	-	-	19,922,623	74,640,628	-	-	-	-	-	-	95,138,251	-	95,138,251
174	Other assets	-	-	-	-	-	-	-	575,000	-	-	19,922,623	74,640,628	-	-	-	-	-	-	95,138,251	-	95,138,251
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-current Assets	100,978,005	515,457	-	-	-	-	-	17,489	575,000	-	-	19,922,623	74,640,628	-	-	-	-	-	196,649,202	-	196,649,202
190	Total Assets	126,151,512	679,511	12,749	-	220,194	410,400	2,514,339	28,724,013	30,797,634	50,000	31,812	55,559,147	100,058,293	232,456	353,136	-	-	-	345,795,196	(10,837,542)	334,957,654

Line Item No.	Description	TOTAL LIPH	MROP	ROSS Total	903 CDBG	Section 8 NC	Mod Rehab Total	210 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	DCED	DHAP	606 Allies and Ross (Business Activities)	660 Program Income (Business Activities)	Clean Slate E3	14,885 CFP ARRA	14,OPS	14,CFP	14,HCV	Sub-total	Elimination	TOTAL HACP
311	Bank overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	-	-	-	-	-	-	20,221	1,626,163	-	-	-	-	-	-	-	-	-	-	1,646,384	1,646,384
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued wage payroll taxes payable	-	-	-	-	-	-	-	-	891,330	-	-	-	-	-	-	-	-	-	-	891,330	891,330
322	Accrued compensated absences - current portion	125,420	-	-	-	-	-	-	16,682	-	-	-	-	-	-	-	-	-	-	-	142,102	142,102
324	Accrued contingency liability	1,619,992	-	-	-	-	-	-	100,792	-	-	-	-	-	-	-	-	-	-	-	1,720,784	1,720,784
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331-020	Accounts payable - HUD PHA Programs - Capital fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331-030	Accounts payable - HUD PHA Programs - Other	-	-	-	-	-	-	-	-	-	-	1,276	-	-	-	-	-	-	-	-	1,276	1,276
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	1,276	-	-	-	-	-	-	-	-	1,276	1,276
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-	-	-	33,248	-	-	-	-	-	-	-	-	-	-	33,248	33,248
341	Tenant security deposits	234,322	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	234,322	234,322
342-010	Deferred revenue - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342-020	Deferred revenue - Capital fund	203,880	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	203,880	203,880
342-030	Deferred revenue - Other	85,742	-	-	-	-	-	-	-	-	50,000	-	-	-	-	-	-	-	-	-	135,742	135,742
342	Deferred revenue	289,622	-	-	-	-	-	-	-	-	50,000	-	-	-	-	-	-	-	-	-	339,622	339,622
343-010	CFPP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	1,541,076	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,541,076	1,541,076
343	Current portion of LTD- capital proj/mortg revenue bonds	1,541,076	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,541,076	1,541,076
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	1,217,397	-	-	-	-	-	-	115,741	233	-	-	-	-	-	-	-	-	-	-	1,333,371	1,333,371
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	527,462	-	-	-	-	-	-	-	-	-	-	527,462	527,462
347	Inter program - due to	4,891,211	164,054	12,749	-	-	-	-	5,110,833	-	-	-	-	305,559	-	353,136	-	-	-	-	10,837,542	(10,837,542)
348-010	Loan liability - current - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
348-020	Loan liability - current - Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
348-030	Loan liability - current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
348-040	Loan liability - current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
348-050	Loan liability - current - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	9,919,040	164,054	12,749	-	-	-	-	5,364,269	3,078,436	50,000	1,276	-	305,559	-	353,136	-	-	-	19,248,519	(10,837,542)	8,410,977
351-010	Long-term debt - CFPP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue	20,572,107	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,572,107	20,572,107
351	Capital Projects/ Mortgage Revenue Bonds	20,572,107	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,572,107	20,572,107
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353	Non-current liabilities - other	717,100	-	-	-	-	-	-	723,830	-	-	-	4,788,738	-	-	-	-	-	-	-	6,229,668	6,229,668
354	Accrued compensated absences- Non-current	1,491,201	-	-	-	-	-	-	201,901	-	-	-	-	-	-	-	-	-	-	-	1,693,102	1,693,102
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	22,780,408	-	-	-	-	-	-	925,731	-	-	-	4,788,738	-	-	-	-	-	-	-	28,494,877	28,494,877
300	Total Liabilities	32,699,448	164,054	12,749	-	-	-	-	6,290,000	3,078,436	50,000	1,276	-	5,094,297	-	353,136	-	-	-	47,743,396	(10,837,542)	36,905,854
508.1	Invested in capital assets, net of related debt	78,864,822	515,457	-	-	-	-	-	17,489	-	-	-	-	-	-	-	-	-	-	-	79,397,768	79,397,768
511.1	Restricted Net Assets	3,786,342	-	-	-	-	-	2,224,063	-	4,225,000	-	-	55,559,147	94,963,996	-	-	-	-	-	-	160,758,548	160,758,548
512.1	Unrestricted Net Assets	10,800,900	-	-	-	220,194	410,400	290,276	22,416,524	23,494,198	-	30,536	-	-	232,456	-	-	-	-	-	57,895,484	57,895,484
513	Total Equity/Net Assets	93,452,064	515,457	-	-	220,194	410,400	2,514,339	22,434,013	27,719,198	-	30,536	55,559,147	94,963,996	232,456	-	-	-	-	-	298,051,800	298,051,800
600	Total Liabilities and Equity/Net assets	126,151,512	679,511	12,749	-	220,194	410,400	2,514,339	28,724,013	30,797,634	50,000	31,812	55,559,147	100,058,293	232,456	353,136	-	-	-	345,795,196	(10,837,542)	334,957,654

Line Item No.	Description	100 14.850 TOTAL LIPH	800 14.850 MROP	ROSS	903 CDBG	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	DCED Total	219 DHAP	606 Alles and Ross (Business Activities)	660 Program Income (Business Activities)	Clean Slate E3	14.885 CFP ARRA	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
70300	Net tenant rental revenue	6,909,847	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,909,847	-	6,909,847
70400	Tenant revenue - other	49,807	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	49,807	-	49,807
70500	Total Tenant Revenue	6,959,654	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,959,654	-	6,959,654
70600-010	Housing assistance payments	-	-	-	-	190,269	-	1,850,485	-	-	-	-	-	-	-	-	-	-	41,606,926	-	-	-
70600-020	Ongoing administrative fees earned	-	-	-	-	15,144	-	113,817	-	-	-	-	-	-	-	-	-	-	7,000	-	-	-
70600-030	FSS Coordinator	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-040	Actual independent public accountant audit costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-050	Total preliminary fees earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-060	Interest earned on advances	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-070	Admin fee calculation description	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-	69,325	27,657	-	205,413	-	1,964,302	-	-	-	-	-	-	850,571	43,215,924	8,126,346	41,613,926	96,073,464	-	-	96,073,464
70610	Capital grants	-	-	-	-	-	-	-	-	-	-	-	-	-	3,148,815	-	3,840,622	-	6,989,437	-	-	6,989,437
70710	Management Fee	6,667,271	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,667,271	(6,667,271)	-
70720	Asset Management Fee	550,670	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	550,670	(550,670)	-
70730	Book-Keeping Fee	877,762	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	877,762	(877,762)	-
70740	Front Line Service Fee	8,730,914	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,730,914	(8,730,914)	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	16,826,617	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16,826,617	(16,826,617)	-
70800	Other government grants	-	22,859	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,859	-	22,859
71100-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	88,813	-	-	-	2,101	298	-	185,436	204,268	-	-	-	-	-	-	-	-	-	480,916	-	480,916
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71210	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	7,362	-	-	-	-	-	-	73,979	-	-	-	-	-	-	-	-	-	-	81,341	-	81,341
71500	Other revenue	2,443,900	-	-	-	24,521	46,009	-	-	-	-	-	391,273	6,095,200	82,262	-	-	-	-	9,083,165	-	9,083,165
71600	Gain or loss on sale of capital assets	(916,657)	-	-	-	-	-	-	-	13,818	-	-	-	-	-	-	-	-	-	(902,839)	-	(902,839)
72000	Investment income - restricted	-	-	-	-	-	-	7,613	-	1,032	-	-	-	96,736	-	-	-	-	-	105,381	-	105,381
70000	Total Revenue	25,409,689	92,184	27,657	-	232,035	46,307	1,971,915	259,415	219,118	-	-	391,273	6,191,936	82,262	3,999,386	43,215,924	11,966,968	41,613,926	135,719,995	(16,826,617)	118,893,378
91100	Administrative salaries	5,605,453	-	-	-	13,768	2,033	52,106	1,128,057	-	-	-	-	-	230,271	-	-	-	-	7,031,688	-	7,031,688
91200	Auditing fees	60,401	-	-	-	384	54	1,392	30,170	-	-	-	-	-	-	-	-	-	-	92,401	-	92,401
91300	Management Fee	5,879,881	-	-	-	-	-	44,976	742,415	-	-	-	-	-	-	-	-	-	-	6,667,272	(6,667,272)	-
91310	Book-Keeping Fee	385,642	-	-	-	-	-	28,110	464,010	-	-	-	-	-	-	-	-	-	-	877,762	(877,762)	-
91400	Advertising and Marketing	142,056	-	-	-	19	3	70	1,751	-	-	1,865	-	-	-	-	-	-	-	145,764	-	145,764
91500	Employee benefit contributions - administrative	1,729,877	-	-	-	5,410	800	20,507	444,080	-	-	-	-	-	-	-	-	-	-	2,200,674	-	2,200,674
91600	Office Expenses	1,391,385	-	-	-	2,314	332	8,490	195,816	-	-	-	-	-	-	-	-	-	-	1,598,337	-	1,598,337
91700	Legal Expense	1,151,737	-	-	-	1,659	246	6,311	243,643	-	-	-	-	-	-	-	-	-	-	1,403,596	(640,215)	763,381
91800	Travel	61,776	-	-	-	82	12	297	6,648	-	-	-	-	-	-	-	-	-	-	68,815	-	68,815
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	7,981,468	69,325	-	-	9,862	1,271	32,522	803,452	-	-	-	100,000	3,180	229	620,300	-	-	-	9,621,609	(3,851,227)	5,770,382
91000	Total Operating-Administrative	24,389,676	69,325	-	-	33,498	4,751	194,781	4,060,042	-	-	-	101,865	3,180	229	850,571	-	-	-	29,707,918	(12,036,476)	17,671,442
92000	Asset Management Fee	550,670	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	550,670	(550,670)	-
92100	Tenant services - salaries	876,506	-	21,413	-	-	-	-	198,266	-	-	-	-	-	-	-	-	-	-	1,096,185	-	1,096,185
92200	Relocation Costs	380,494	-	-	-	-	-	-	380,494	-	-	-	-	-	-	-	-	-	-	380,494	-	380,494
92300	Employee benefit contributions - tenant services	315,740	-	6,244	-	-	-	-	90,551	-	-	-	-	-	-	-	-	-	-	412,535	-	412,535
92400	Tenant services - other	822,229	-	-	-	-	-	-	104,572	-	-	-	-	-	64,114	-	-	-	-	990,915	(73,687)	917,228
92500	Total Tenant Services	2,394,969	-	27,657	-	-	-	-	393,389	-	-	-	-	-	64,114	-	-	-	-	2,880,129	(73,687)	2,806,442
93100	Water	1,064,557	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,064,557	-	1,064,557
93200	Electricity	2,097,931	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,097,931	-	2,097,931
93300	Gas	2,123,547	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,123,547	-	2,123,547
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	956,767	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	956,767	-	956,767
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	6,242,802	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,242,802	-	6,242,802

Line Item No.	Description	100 14.850 TOTAL LIPH	800 14.850 MROP	ROSS	903 CDBG	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	DCED Total	219 DHAP	606 Alles and Ross (Business Activities)	660 Program Income (Business Activities)	Clean Slate E3	14.885 CFP ARRA	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
94100	Ordinary maintenance and operations - labor	5,348,546	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,348,546	-	5,348,546
94200	Ordinary maintenance and operations - materials and other	1,342,944	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,342,944	-	1,342,944
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	59,423	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	59,423	-	59,423
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	527,485	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	527,485	(503,588)	23,897
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	29,829	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29,829	-	29,829
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	136,320	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	136,320	-	136,320
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	36,958	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	36,958	-	36,958
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	17,693	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,693	-	17,693
94300-070	Ord Maint and Op Contracts - Electrical Contracts	202,391	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	202,391	(174,070)	28,321
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	228,914	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	228,914	(226,196)	2,718
94300-090	Ord Maint and Op Contracts - Extermination Contracts	324,569	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	324,569	(324,569)	-
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	2,728	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,728	-	2,728
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	188,974	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	188,974	(188,720)	254
94300-120	Ord Maint and Op Contracts - Misc Contracts	3,299,554	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,299,554	(2,748,641)	550,913
94300	Ordinary Maintenance and Operations Contracts	5,054,838	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,054,838	(4,165,784)	889,054
94500	Employee benefit contribution - ordinary maintenance	2,302,332	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,302,332	-	2,302,332
94000	Total Maintenance	14,048,660	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,048,660	(4,165,784)	9,882,876
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective services - other contract costs	2,385,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,385,011	-	2,385,011
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95000	Total Protective Services	2,385,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,385,011	-	2,385,011
96110	Property Insurance	246,751	-	-	-	-	-	-	345	-	-	-	-	-	-	-	-	-	-	247,096	-	247,096
96120	Liability Insurance	315,547	-	-	-	-	-	-	864	-	-	-	-	-	-	-	-	-	-	316,411	-	316,411
96130	Workmen's Compensation	1,307,409	-	-	-	-	-	-	5,404	-	-	-	-	-	-	-	-	-	-	1,312,813	-	1,312,813
96140	All other Insurance	174,333	-	-	-	-	-	-	4,223	-	-	-	-	-	-	-	-	-	-	178,556	-	178,556
96100	Total Insurance Premiums	2,044,040	-	-	-	-	-	-	10,836	-	-	-	-	-	-	-	-	-	-	2,054,876	-	2,054,876
96200	Other general expenses	4,250,459	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,250,459	-	4,250,459
96210	Compensated absences	2,422,505	-	-	-	2,275	323	8,246	245,402	-	-	-	-	-	-	-	-	-	-	2,678,751	-	2,678,751
96300	Payments in lieu of taxes	33,247	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	33,247	-	33,247
96400	Bad debt - tenant rents	252,264	-	-	-	-	-	-	149	-	-	-	-	-	-	-	-	-	-	252,413	-	252,413
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	617,302	7,621,451	-	-	-	-	-	8,238,753	-	8,238,753
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	6,958,475	-	-	-	2,275	323	8,246	245,551	-	-	-	617,302	7,621,451	-	-	-	-	-	15,453,623	-	15,453,623
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	1,188,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,188,200	-	1,188,200
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	1,188,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,188,200	-	1,188,200
96000	Total Operating Expenses	60,202,503	69,325	27,657	-	35,773	5,074	203,027	4,709,818	-	-	-	719,167	7,624,631	64,343	850,571	-	-	-	74,511,889	(16,826,617)	57,685,272
97000	Excess Revenue Over Operating Expenses	(34,792,814)	22,859	-	-	196,262	41,233	1,768,888	(4,450,403)	219,118	-	-	(327,894)	(1,432,695)	17,919	3,148,815	43,215,924	11,966,968	41,613,926	61,208,106	-	61,208,106
97100	Extraordinary maintenance	2,852,075	-	-	-	-	-	-	-	-	-	-	417,469	-	-	-	-	-	-	3,269,544	-	3,269,544
97200	Casualty losses- Non-capitalized	27,547	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27,547	-	27,547
97300-010	Mainstream 1 & 5 year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-020	Home-Ownership	-	-	-	-	-	-	-	33,449	-	-	-	-	-	-	-	-	-	-	33,449	-	33,449
97300-025	Litigation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-030	Hope IV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-035	Moving to Work	-	-	-	-	-	-	-	31,294,496	-	-	-	-	-	-	-	-	-	-	31,294,496	-	31,294,496
97300-040	Tenant Protection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-050	All Other	-	-	-	-	206,894	33,600	1,083,005	-	-	-	-	-	-	-	-	-	-	-	1,323,499	-	1,323,499
97300	Total Housing assistance payments	-	-	-	-	206,894	33,600	1,083,005	31,327,945	-	-	-	-	-	-	-	-	-	-	32,651,444	-	32,651,444
97350	HAP Portability-In	-	-	-	-	-	-	-	65,702	-	-	-	-	-	-	-	-	-	-	65,702	-	65,702
97400	Depreciation expense	10,377,968	-	-	-	-	-	-	7,873	-	-	-	-	-	-	-	-	-	-	10,385,641	-	10,385,641
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
90000	Total Expenses	73,460,093	69,325	27,657	-	242,667	38,674	1,286,032	36,111,138	-	-	-	1,136,636	7,624,631	64,343	850,571	-	-	-	120,911,767	(16,826,617)	104,085,150

Line Item No.	Description	100 14.850 TOTAL LIPH	800 14.850 MROP	ROSS	903 CDBG	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	DCED Total	219 DHAP	606 Alles and Ross (Business Activities)	660 Program Income (Business Activities)	Clean Slate E3	14.885 CFP ARRA	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
10010	Operating transfer in	61,806,566	-	-	-	-	-	-	41,643,345	45,030,499	-	-	-	-	-	-	-	-	-	148,480,410	-	148,480,410
10020	Operating transfer out	(7,094,339)	-	-	-	-	-	-	(7,900,852)	(36,688,401)	-	-	-	-	-	-	(43,215,924)	(11,966,968)	(41,613,926)	(148,480,410)	-	(148,480,410)
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	(7,028,269)	-	-	-	-	-	-	(9,016,894)	(18,547,473)	-	-	37,146,809	(2,554,173)	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	47,683,958	-	-	-	-	-	-	24,725,599	(10,205,375)	-	-	37,146,809	(2,554,173)	-	-	(43,215,924)	(11,966,968)	(41,613,926)	-	-	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(366,446)	22,859	-	-	(10,632)	7,633	685,883	(11,126,124)	(9,986,257)	-	-	36,401,446	(3,986,868)	17,919	3,148,815	-	-	-	14,808,228	-	14,808,228
11020	Required Annual Debt Principal Payments	1,407,743	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,407,743	-	1,407,743
11030	Beginning equity	90,669,695	492,598	-	-	230,826	402,767	1,828,456	33,560,137	37,705,455	-	30,536	19,157,701	98,950,864	214,537	-	-	-	-	283,243,572	-	283,243,572
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	3,148,815	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,148,815)	-	-	-	-	-	-
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040	Prior period adj, equity transfers, and correction of errors	3,148,815	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,148,815)	-	-	-	-	-	-
11170-001	Administrative Fee Equity- Beginning Balance	-	-	-	-	-	-	379,486	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-010	Administrative Fee Revenue	-	-	-	-	-	-	113,817	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-020	Hard to House Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-030	Audit Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-040	Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-045	Fraud Recovery Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-050	Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-051	Comment for Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-060	Total Admin Fee Revenues	-	-	-	-	-	-	113,817	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-080	Total Operating Expenses	-	-	-	-	-	-	203,027	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-090	Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-100	Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-101	Comment for Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-110	Total Admin Fee Expenses	-	-	-	-	-	-	203,027	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-002	Net Administrative Fee	-	-	-	-	-	-	(89,210)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-003	Administrative Fee Equity- Ending Balance	-	-	-	-	-	-	290,276	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	290,276	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-010	Housing Assistance Payments Equity - Beginning Balance	-	-	-	-	-	-	1,448,970	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-020	Net Housing Assistance Payments	-	-	-	-	-	-	1,850,485	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-030	Housing Assistance Payments Equity - Ending Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-040	Housing Assistance Payment Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-050	Fraud Recovery Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-060	Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-070	Other Comments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-080	Investment Income	-	-	-	-	-	-	7,613	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-090	Total Housing Assistance Payments Revenues	-	-	-	-	-	-	1,858,098	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-100	Housing Assistance Payments	-	-	-	-	-	-	1,083,005	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-110	Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-120	Other Comments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-130	Total Housing Assistance Payments Expenses	-	-	-	-	-	-	1,083,005	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	2,224,063	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	52,673	-	-	-	1,032	144	3,792	81,084	-	-	-	-	-	-	-	-	-	-	138,725	-	138,725
11210	Unit Months Leased	48,191	-	-	-	436	97	3,748	62,228	-	-	-	-	-	-	-	-	-	-	114,700	-	114,700
11270	Excess Cash	6,391,156	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,391,156	-	6,391,156
11610	Land Purchases	1,014,272	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,014,272	-	1,014,272
11620	Building Purchases	5,251,582	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,251,582	-	5,251,582
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	723,583	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	723,583	-	723,583
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13510	CFPP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

Public Housing Balance Sheet																	
Line Item No.	Description	AMP 901	AMP 902	AMP 904	AMP 905	AMP 907	AMP 909	AMP 911	AMP 912	AMP 914	AMP 915	AMP 917	AMP 920	AMP 922	AMP 929	AMP 931	AMP 932
111	Cash-unrestricted	408,371	942,694	87,065	363,600		1,261,868		245,511		118,779	391,716	96,655	94,218		13,869	175,914
112	Cash-restricted-modernization and development																
113	Cash-other restricted	102,612	123,584	12,305	36,368		84,186				168	45,537	74,106				75,365
114	Cash-tenant security deposits	30,085	31,443	10,947	20,877		39,031				9,137	18,581	8,256	10,827		4,657	8,815
115	Cash - Restricted for payment of current liability																
100	Total Cash	541,068	1,097,721	110,317	420,845	-	1,385,085	-	245,511	-	127,916	410,465	150,448	179,151	-	18,526	260,094
121	Accounts receivable - PHA projects																
122-010	Accounts receivable - HUD other projects - Operating Subsidy																
122-020	Accounts receivable - HUD other projects - Capital fund	143,151	139,648	123,885	138,084		1,738,378		12,750		65,574	89,515	286,961	231,014		35,371	93,479
122-030	Accounts receivable - HUD other projects - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	143,151	139,648	123,885	138,084	-	1,738,378	-	12,750	-	65,574	89,515	286,961	231,014	-	35,371	93,479
124	Account receivable - other government																
125-010	Account receivable - miscellaneous - Not For Profit																
125-020	Account receivable - miscellaneous - Partnership																
125-030	Account receivable - miscellaneous - Joint Venture																
125-040	Account receivable - miscellaneous - Tax Credit																
125-050	Account receivable - miscellaneous - Other																
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants	49,549	66,802	44,716	34,118		151,146		290		3,780	10,293	54,268	24,858		2,619	38,241
126.1	Allowance for doubtful accounts - tenants	(19,904)	(16,653)	(30,390)	(2,787)		(64,779)				(351)	(654)	(26,159)	(11,451)			(20,720)
126.2	Allowance for doubtful accounts - other																
127	Notes, Loans, & Mortgages Receivable - Current									442,154							
128	Fraud recovery																
128.1	Allowance for doubtful accounts - fraud																
129	Accrued interest receivable	302	697	64	269		933		182		88	290	71	70		10	130
120	Total receivables, net of allowance for doubtful accounts	173,098	190,494	138,275	169,684	-	1,825,678	-	455,376	-	69,091	99,444	315,141	244,491	-	38,000	111,130
131	Investments - unrestricted																
132	Investments - restricted						71,056							22,386			
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	699,533	245,131	578,340			747,739				65,517		602,186	39,160		138,377	110,093
145	Assets held for sale																
150	Total Current Assets	1,413,699	1,533,346	826,932	590,529	-	4,029,558	-	700,887	-	262,524	509,909	1,067,775	485,188	-	194,903	481,317
161	Land	2,330,432	512,334	1,337,760	322,464		1,298,950		171,132		21,405	65,056	244,325	1,236,169		10,777	322,574
162	Buildings	16,385,485	38,132,540	16,248,927	17,380,016		60,810,540		9,999,538		20,610,870	17,894,253	11,410,218	3,194,684		11,108,628	
163	Furniture, equipment and machinery - dwellings	8,218	6,650	8,218	21,639		8,218				8,218						
164	Furniture, equipment and machinery - administration	136,645	100,152	61,845	27,467		203,276		82,700		90,466	102,708	20,832	25,989		38,573	
165	Leaschold improvements																
166	Accumulated depreciation	(15,098,829)	(33,578,015)	(10,579,020)	(15,100,753)		(38,418,430)		(87,458)		(7,285,082)	(18,563,829)	(11,714,835)	(9,057,841)		(2,089,072)	(9,921,748)
167	Construction in progress	45,496	538,268	182,721	367,544		3,523,649		54,965		262,794	229,614	447,574	104,891		166,694	441,906
168	Infrastructure																
160	Total capital assets, net of accumulated depreciation	3,807,447	5,705,279	7,258,883	3,004,956	-	27,439,624	-	229,557	-	2,998,655	2,432,177	6,982,243	3,714,269	-	1,309,072	1,989,933
171	Notes, Loans, & mortgages receivable - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable - Non-current - past due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current																
174-010	Other assets - Not For Profit																
174-020	Other assets - Partnership																
174-030	Other assets - Joint Venture																
174-040	Other assets - Tax Credit																
174-050	Other assets - Other																
174	Other assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint venture																
180	Total Non-current Assets	3,807,447	5,705,279	7,258,883	3,004,956	-	27,439,624	-	229,557	-	2,998,655	2,432,177	6,982,243	3,714,269	-	1,309,072	1,989,933
190	Total Assets	5,221,146	7,238,625	8,085,815	3,595,485	-	31,469,182	-	930,444	-	3,261,179	2,942,086	8,050,018	4,199,457	-	1,503,975	2,471,250

Public Housing Balance Sheet																	
Line Item No.	Description	AMP 901	AMP 902	AMP 904	AMP 905	AMP 907	AMP 909	AMP 911	AMP 912	AMP 914	AMP 915	AMP 917	AMP 920	AMP 922	AMP 929	AMP 931	AMP 932
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	1,651			4,223		2,474				519	2,625	3,072			2,160	655
324	Accrued contingency liability	231,160	94,086	121,588	9,821		262,603		2,379			161,481	3,956			1,196	42,654
325	Accrued interest payable																
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy																
331-020	Accounts payable - HUD PHA Programs - Capital fund																
331-030	Accounts payable - HUD PHA Programs - Other																
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects																
333	Accounts payable - other government																
341	Tenant security deposits	30,085	31,443	10,947	20,877		39,031				9,137	18,581	8,256	10,827		4,657	8,815
342-010	Deferred revenue - Operating Subsidy																
342-020	Deferred revenue - Capital fund																
342-030	Deferred revenue - Other	5,784	10,012	1,606	4,608		11,543				1,227	6,006	1,327	3,915		5,766	4,833
342	Deferred revenue	5,784	10,012	1,606	4,608	-	11,543	-	-	-	1,227	6,006	1,327	3,915	-	5,766	4,833
343-010	CFPP																
343-020	Capital Projects/ Mortgage Revenue	37,857	12,531	300,141	21,356		771,959				19,812	15,680	261,153			36,228	10,510
343	Current portion of LTD- capital projects/mortgage revenue bonds	37,857	12,531	300,141	21,356	-	771,959	-	-	-	19,812	15,680	261,153	-	-	36,228	10,510
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	25,931	32,413	3,041	6,027		742,365		5,402		3,934	6,630	2,027	11,780		853	3,711
346	Accrued liabilities - other																
347	Inter program - due to	143,151	114,884	123,885	163,011		1,003,732		662,188		65,574	96,943	286,961	231,014		35,371	93,479
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	475,619	295,369	561,208	229,923	-	2,833,707	-	669,969	-	100,203	143,840	723,830	264,564	-	86,231	164,657
351-010	Long-term debt - CFPP																
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	505,364	167,277	4,006,636	285,084		10,305,012				264,477	209,313	3,486,182			483,609	140,302
351	Capital Projects/ Mortgage Revenue Bonds	505,364	167,277	4,006,636	285,084	-	10,305,012	-	-	-	264,477	209,313	3,486,182	-	-	483,609	140,302
352	Long-term debt, net of current - operating borrowings																
353	Non-current liabilities - other - 269000	98,691	103,922	17,271	31,834		140,671		2,772			56,876	87,688				83,813
354	Accrued compensated absences- Non-current - 270010	43,006	21,692	9,648	12,376		19,640				23,224	8,772	6,780	17,228		25,546	7,122
355-010	Loan liability - Non-current - Not For Profit																
355-020	Loan liability - Non-current - Partnership																
355-030	Loan liability - Non-current - Joint Venture																
355-040	Loan liability - Non-current - Tax Credit																
355-050	Loan liability - Non-current - Other																
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities																
357	Accrued Pension and OPEB Liability																
350	Total Non-Current Liabilities	647,061	292,891	4,033,555	329,294	-	10,465,323	-	2,772	-	287,701	217,585	3,549,838	104,916	-	509,155	231,237
300	Total Liabilities	1,122,680	588,260	4,594,763	559,217	-	13,299,030	-	672,741	-	387,904	361,425	4,273,668	369,480	-	595,386	395,894
508.1	Invested in capital assets, net of related debt	3,264,226	5,525,471	2,952,106	2,698,516	-	16,362,653	-	229,457	-	2,714,366	2,207,184	3,234,908	3,714,269	-	789,235	1,839,121
511.1	Restricted Net Assets																
512.1	Unrestricted Net Assets	834,240	1,124,894	538,946	337,752		1,807,499		28,146		158,909	373,477	541,442	115,708		119,354	236,235
513	Total Equity/Net Assets	4,098,466	6,650,365	3,491,052	3,036,268	-	18,170,152	-	257,703	-	2,873,275	2,580,661	3,776,350	3,829,977	-	908,589	2,075,356
600	Total Liabilities and Equity/Net assets	5,221,146	7,238,625	8,085,815	3,595,485	-	31,469,182	-	930,444	-	3,261,179	2,942,086	8,050,018	4,199,457	-	1,503,975	2,471,250

Public Housing Balance Sheet																	
Line Item No.	Description	AMP 933	AMP 939	AMP 940	AMP 941	AMP 944	AMP 945	AMP 946	AMP 947	AMP 962	AMP 964	AMP 966	AMP 972	AMP 973	AMP 980	AMP 982	AMP 985
111	Cash-unrestricted	79,618	55,904	178,739	55,474	131,208	29,343	22,525	26,239		23,221	285,242	122,925	10,038	46,959	468,205	40,104
112	Cash-restricted-modernization and development																
113	Cash-other restricted		67,723			178											
114	Cash-tenant security deposits	7,460	7,675	1,287	8,287	3,944	5,457	4,752	2,804								
115	Cash - Restricted for payment of current liability																
100	Total Cash	87,078	131,302	180,026	63,761	135,330	34,800	27,277	29,043	-	23,221	285,242	122,925	10,038	46,959	468,205	40,104
121	Accounts receivable - PHA projects																
122-010	Accounts receivable - HUD other projects - Operating Subsidy																
122-020	Accounts receivable - HUD other projects - Capital fund	40,634	225,352	1,121,619	57,204	201,921	65,984	42,247	182,358		16	15,514		16	16	16	524
122-030	Accounts receivable - HUD other projects - Other		-	-			-										
122	Accounts receivable - HUD other projects	40,634	225,352	1,121,619	57,204	201,921	65,984	42,247	182,358	-	16	15,514	-	16	16	16	524
124	Account receivable - other government																
125-010	Account receivable - miscellaneous - Not For Profit																
125-020	Account receivable - miscellaneous - Partnership																
125-030	Account receivable - miscellaneous - Joint Venture																
125-040	Account receivable - miscellaneous - Tax Credit																
125-050	Account receivable - miscellaneous - Other																
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-	-							
126	Accounts receivable - tenants	2,657	71,328	1,470	1,431	2,632	679	1,858	1,847								
126.1	Allowance for doubtful accounts - tenants		(42,946)														
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	59	41	132	41	97	22	17	19		17	211	91	7	35	346	30
120	Total receivables, net of allowance for doubtful accounts	43,350	253,775	1,123,221	58,676	204,650	66,685	44,122	184,224	-	33	15,725	91	23	51	362	554
131	Investments - unrestricted																
132	Investments - restricted		25,130														
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	165,119	132,882		185,738		85,413	90,703	53,146		3,465	54,479	9,018	2,378	8,714	15,875	9,837
145	Assets held for sale															417,314	
150	Total Current Assets	295,547	543,089	1,303,247	308,175	339,980	186,898	162,102	266,413	-	26,719	355,446	132,034	12,439	55,724	901,756	50,495
161	Land	1,854,096	1,809,792	10,560	16,356	20,507	10,493	12,512	18,239		120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
162	Buildings	11,461,186	5,533,214	7,533,364	7,229,359	4,624,815	4,694,754	5,444,442	3,095,512								
163	Furniture, equipment and machinery - dwellings																
164	Furniture, equipment and machinery - administration					7,771		14,476	26,200								
165	Leasehold improvements																
166	Accumulated depreciation	(7,541,247)	(2,234,842)	(2,425,214)	(6,051,741)	(3,426,730)	(3,907,266)	(4,463,665)	(2,580,313)								
167	Construction in progress	1,096	1,149,477	1,087,189	205,169	145,217	138,158	145,849	243,071								
168	Infrastructure																
160	Total capital assets, net of accumulated depreciation	5,775,041	6,257,641	6,205,899	1,399,143	1,371,580	936,139	1,153,614	802,709	-	120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
171	Notes, Loans, & mortgages receivable - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable - Non-current - past due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current																
174-010	Other assets - Not For Profit																
174-020	Other assets - Partnership																
174-030	Other assets - Joint Venture																
174-040	Other assets - Tax Credit																
174-050	Other assets - Other																
174	Other assets	-	-	-	-	-	-	-	-	-							
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-current Assets	5,775,041	6,257,641	6,205,899	1,399,143	1,371,580	936,139	1,153,614	802,709	-	120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
190	Total Assets	6,070,588	6,800,730	7,509,146	1,707,318	1,711,560	1,123,037	1,315,716	1,069,122	-	147,509	783,337	179,494	43,095	59,348	5,624,171	470,937

Public Housing Balance Sheet																	
Line Item No.	Description	AMP 933	AMP 939	AMP 940	AMP 941	AMP 944	AMP 945	AMP 946	AMP 947	AMP 962	AMP 964	AMP 966	AMP 972	AMP 973	AMP 980	AMP 982	AMP 985
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	2,921	790		2,086	2,778	1,830		292								
324	Accrued contingency liability	106,053	5,647		79,566		1,164	9,824									
325	Accrued interest payable																
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy																
331-020	Accounts payable - HUD PHA Programs - Capital fund																
331-030	Accounts payable - HUD PHA Programs - Other																
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects																
333	Accounts payable - other government																
341	Tenant security deposits	7,460	7,675	1,287	8,287	3,944	5,457	4,752	2,804								
342-010	Deferred revenue - Operating Subsidy																
342-020	Deferred revenue - Capital fund																
342-030	Deferred revenue - Other	4,511	4,633	137	6,083	2,106	3,795	5,950	1,791								
342	Deferred revenue	4,511	4,633	137	6,083	2,106	3,795	5,950	1,791	-	-	-	-	-	-	-	-
343-010	CFPP																
343-020	Capital Projects/ Mortgage Revenue		8,140	12,349	8,505	2,602	11,778	7,163	3,312								
343	Current portion of L.T.D. capital projects/mortgage revenue bonds	-	8,140	12,349	8,505	2,602	11,778	7,163	3,312	-	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings																
345	Other current liabilities	2,667	20,371	73,400	2,652	172,657	1,975	1,230	22,109								
346	Accrued liabilities - other																
347	Inter program - due to	40,634	213,117	1,190,083	57,204	59,000	65,984	42,247	162,527		16	15,515		16	16	16	524
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	164,246	260,373	1,277,256	164,383	243,177	91,983	71,166	192,835	-	16	15,515	-	16	16	16	524
351-010	Long-term debt - CFPP																
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952		108,659	164,853	113,540	34,733	157,229	95,621	44,216								
351	Capital Projects/ Mortgage Revenue Bonds	-	108,659	164,853	113,540	34,733	157,229	95,621	44,216	-	-	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings																
353	Non-current liabilities - other - 269000		93,331														
354	Accrued compensated absences- Non-current - 270010	630	2,858		23,674	47,254	7,277	1,250	5,755								
355-010	Loan liability - Non-current - Not For Profit																
355-020	Loan liability - Non-current - Partnership																
355-030	Loan liability - Non-current - Joint Venture																
355-040	Loan liability - Non-current - Tax Credit																
355-050	Loan liability - Non-current - Other																
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities																
357	Accrued Pension and OPEB Liability																
350	Total Non-Current Liabilities	630	204,848	164,853	137,214	81,987	164,506	96,871	49,971	-	-	-	-	-	-	-	-
300	Total Liabilities	164,876	465,221	1,442,109	301,597	325,164	256,489	168,037	242,806	-	16	15,515	-	16	16	16	524
508.1	Invested in capital assets, net of related debt	5,775,041	6,140,842	6,028,697	1,277,098	1,334,245	767,132	1,050,830	755,181	-	120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
511.1	Restricted Net Assets																
512.1	Unrestricted Net Assets	130,671	194,667	38,340	128,623	52,151	99,416	96,849	71,135	-	26,703	339,931	132,034	12,423	55,708	901,740	49,971
513	Total Equity/Net Assets	5,905,712	6,335,509	6,067,037	1,405,721	1,386,396	866,548	1,147,679	826,316	-	147,493	767,822	179,494	43,079	59,332	5,624,155	470,413
600	Total Liabilities and Equity/Net assets	6,070,588	6,800,730	7,509,146	1,707,318	1,711,560	1,123,037	1,315,716	1,069,122	-	147,509	783,337	179,494	43,095	59,348	5,624,171	470,937

Public Housing Balance Sheet											
Line Item No.	Description	AMP 986	AMP 987	AMP 992	AMP 993	AMP 994	AMP 995	AMP Other	TOTAL AMPs	COCC	TOTAL PUBLIC HOUSING
111	Cash-unrestricted	28,756	51,354	1,513,335	8,019		869	133,480	7,511,817	2,174,605	9,686,422
112	Cash-restricted-modernization and development								-		-
113	Cash-other restricted					1,290,515			1,912,647		1,912,647
114	Cash-tenant security deposits								234,322		234,322
115	Cash - Restricted for payment of current liability								-		-
100	Total Cash	28,756	51,354	1,513,335	8,019	1,290,515	869	133,480	9,658,786	2,174,605	11,833,391
121	Accounts receivable - PHA projects								-		-
122-010	Accounts receivable - HUD other projects - Operating Subsidy								-		-
122-020	Accounts receivable - HUD other projects - Capital fund	16	16		79,744			23,997	5,155,004		5,155,004
122-030	Accounts receivable - HUD other projects - Other								-		-
122	Accounts receivable - HUD other projects	16	16	-	79,744	-	-	23,997	5,155,004	-	5,155,004
124	Account receivable - other government								-		-
125-010	Account receivable - miscellaneous - Not For Profit								-		-
125-020	Account receivable - miscellaneous - Partnership								-		-
125-030	Account receivable - miscellaneous - Joint Venture								-		-
125-040	Account receivable - miscellaneous - Tax Credit								-		-
125-050	Account receivable - miscellaneous - Other								-		-
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants							94	564,676		564,676
126.1	Allowance for doubtful accounts - tenants								(236,794)		(236,794)
126.2	Allowance for doubtful accounts - other								-		-
127	Notes, Loans, & Mortgages Receivable - Current								442,154		442,154
128	Fraud recovery								-		-
128.1	Allowance for doubtful accounts - fraud								-		-
129	Accrued interest receivable	21	38	1,119	6		1	99	5,555	1,609	7,164
120	Total receivables, net of allowance for doubtful accounts	37	54	1,119	79,750	-	1	24,190	5,930,595	1,609	5,932,204
131	Investments - unrestricted								-		-
132	Investments - restricted								118,572		118,572
135	Investments - Restricted for payment of current liability								-		-
142	Prepaid expenses and other assets								-	441	441
143	Inventories								-	704,047	704,047
143.1	Allowance for obsolete inventories								-	(628,276)	(628,276)
144	Inter program - due from	8,492	7,665	231,296	132,796	16,525	110,857	160,782	4,711,256	2,084,558	6,795,814
145	Assets held for sale								-		417,314
150	Total Current Assets	37,285	59,073	1,745,750	220,565	1,307,040	111,727	318,452	20,836,523	4,336,984	25,173,507
161	Land	520,425	375,099	308,038	154,018	127,064	136,905	2,169,571	21,190,241		21,190,241
162	Buildings								272,792,345		272,792,345
163	Furniture, equipment and machinery - dwellings							35,063	96,224	404,316	500,540
164	Furniture, equipment and machinery - administration							124,253	1,063,353	1,745,636	2,808,989
165	Leasehold improvements								-		-
166	Accumulated depreciation							(146,705)	(204,272,635)	(1,522,817)	(205,795,452)
167	Construction in progress								9,481,342		9,481,342
168	Infrastructure								-		-
160	Total capital assets, net of accumulated depreciation	520,425	375,099	308,038	154,018	127,064	136,905	2,182,182	100,350,870	627,135	100,978,005
171	Notes, Loans, & mortgages receivable - Non-current								-		-
172	Notes, Loans, & mortgages receivable - Non-current - past due								-		-
173	Grants receivable - Non-current								-		-
174-010	Other assets - Not For Profit								-		-
174-020	Other assets - Partnership								-		-
174-030	Other assets - Joint Venture								-		-
174-040	Other assets - Tax Credit								-		-
174-050	Other assets - Other								-		-
174	Other assets	-	-	-	-	-	-	-	-	-	-
176	Investment in joint venture								-		-
180	Total Non-current Assets	520,425	375,099	308,038	154,018	127,064	136,905	2,182,182	100,350,870	627,135	100,978,005
190	Total Assets	557,710	434,172	2,053,788	374,583	1,434,104	248,632	2,500,634	121,187,393	4,964,119	126,151,512

Public Housing Balance Sheet											
Line Item No.	Description	AMP 986	AMP 987	AMP 992	AMP 993	AMP 994	AMP 995	AMP Other	TOTAL AMPs	COCC	TOTAL PUBLIC HOUSING
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							-	28,076	97,344	125,420
324	Accrued contingency liability							180,010	1,313,188	306,804	1,619,992
325	Accrued interest payable							-	-		-
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy							-	-		-
331-020	Accounts payable - HUD PHA Programs - Capital fund							-	-		-
331-030	Accounts payable - HUD PHA Programs - Other							-	-		-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects							-	-		-
333	Accounts payable - other government							-	-		-
341	Tenant security deposits							-	234,322		234,322
342-010	Deferred revenue - Operating Subsidy							-	-		-
342-020	Deferred revenue - Capital fund				193,880			10,000	203,880		203,880
342-030	Deferred revenue - Other							109	85,742		85,742
342	Deferred revenue	-	-	-	193,880	-	-	10,109	289,622	-	289,622
343-010	CFPP							-	-		-
343-020	Capital Projects/ Mortgage Revenue							-	1,541,076		1,541,076
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	-	-	-	-	-	-	1,541,076		1,541,076
344	Current portion of long-term debt - operating borrowings							-	-		-
345	Other current liabilities							4,361	1,145,536	71,861	1,217,397
346	Accrued liabilities - other							-	-		-
347	Inter program - due to	16	16					23,997	4,891,211		4,891,211
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	16	16	-	193,880	-	-	218,477	9,443,031	476,009	9,919,040
351-010	Long-term debt - CFPP							-	-		-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952							-	20,572,107		20,572,107
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-	-	-	-	20,572,107		20,572,107
352	Long-term debt, net of current - operating borrowings							-	-		-
353	Non-current liabilities - other - 269000							231	717,100		717,100
354	Accrued compensated absences- Non-current - 270010							-	283,232	1,207,969	1,491,201
355-010	Loan liability - Non-current - Not For Profit							-	-		-
355-020	Loan liability - Non-current - Partnership							-	-		-
355-030	Loan liability - Non-current - Joint Venture							-	-		-
355-040	Loan liability - Non-current - Tax Credit							-	-		-
355-050	Loan liability - Non-current - Other							-	-		-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities							-	-		-
357	Accrued Pension and OPEB Liability							-	-		-
350	Total Non-Current Liabilities	-	-	-	-	-	-	231	21,572,439	1,207,969	22,780,408
300	Total Liabilities	16	16	-	193,880	-	-	218,708	31,015,470	1,683,978	32,699,448
508.1	Invested in capital assets, net of related debt	520,425	375,099	308,038	154,018	127,064	136,905	2,182,182	78,237,687	627,135	78,864,822
511.1	Restricted Net Assets							3,786,342	3,786,342		3,786,342
512.1	Unrestricted Net Assets	37,269	59,057	1,745,750	26,685	1,307,040	111,727	(3,686,598)	8,147,894	2,653,006	10,800,900
513	Total Equity/Net Assets	557,694	434,156	2,053,788	180,703	1,434,104	248,632	2,281,926	90,171,923	3,280,141	93,452,064
600	Total Liabilities and Equity/Net assets	557,710	434,172	2,053,788	374,583	1,434,104	248,632	2,500,634	121,187,393	4,964,119	126,151,512

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	AMP 905	Operating Fund Program	Capital Fund Program	AMP 907	Operating Fund Program	Capital Fund Program	AMP 909	Operating Fund Program	Capital Fund Program	AMP 911	Operating Fund Program	Capital Fund Program	AMP 912	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	1,042,147	1,042,147		731,933	731,933		260,014	260,014		430,237	430,237		-	-	-	1,178,367	1,178,367		-	-	-	-	-	-
70400	Tenant revenue - other	2,503	2,503		16,665	16,665		1,030	1,030		8,288	8,288		-	-	-	7,731	7,731		-	-	-	-	-	-
70500	Total Tenant Revenue	1,044,650	1,044,650		748,598	748,598		261,044	261,044		438,525	438,525					1,186,098	1,186,098							
70600	HUD PHA operating grants																								
70610	Capital grants																								
70710	Management Fee																								
70720	Asset Management Fee																								
70730	Book-Keeping Fee																								
70740	Front Line Service Fee																								
70750	Other Fees																								
70700	Total Fee Revenue																								
70800	Other government grants																								
71000-010	Housing Assistance Payment																								
71000-020	Administrative Fee																								
71100	Investment income - unrestricted	3,744	3,744		8,643	8,643		798	798		3,334	3,334		-	-	-	11,569	11,569		-	-	2,251	2,251		
71200	Mortgage interest income																								
71300	Proceeds from disposition of assets held for sale																								
71310	Cost of sale of assets																								
71400	Fund recovery				50	50																	25	25	
71500	Other revenue	666,373	666,373		271,803	271,803		79,001	79,001		107,794	107,794		-	-	-	455,885	455,885		-	-	20,083	20,083		
71600	Gain or loss on sale of capital assets	(906,821)	(906,821)		(6,669)	(6,669)																			
72000	Investment income - restricted																								
70000	Total Revenue	807,966	807,966		1,022,425	1,022,425		340,843	340,843		549,653	549,653					1,653,952	1,653,952					22,359	22,359	
91100	Administrative salaries	162,028	162,028		123,328	123,328		53,708	53,708		78,540	78,540		-	-	-	166,542	166,542		-	-	-	-	-	-
91200	Auditing fees	3,830	3,830		3,133	3,133		1,098	1,098		1,955	1,955		-	-	-	3,550	3,550		-	-	-	-	-	-
91300	Management Fee	786,938	621,313	165,625	518,651	376,544	142,107	195,634	144,461	51,173	346,934	256,048	90,886	-	-	-	842,635	673,485	169,150	-	-	64,910	64,910		
91310	Book-keeping Fee	57,060	57,060		32,693	32,693		12,233	12,233		21,728	21,728		-	-	-	43,162	43,162		-	-	-	-	-	-
91400	Advertising and Marketing	1,243	1,243		-	-		-	-		-	-		-	-	-	3,147	3,147		-	-	-	-	-	-
91500	Employee benefit contributions - administrative	49,196	49,196		51,446	51,446		20,654	20,654		22,453	22,453		-	-	-	83,166	83,166		-	-	-	-	-	-
91600	Office Expenses	53,893	53,893		33,495	33,495		17,932	17,932		45,070	45,070		-	-	-	67,668	67,668		-	-	5,904	5,904		
91700	Legal Expense	185,055	185,055		41,537	41,537		106,286	106,286		12,961	12,961		-	-	-	73,848	73,848		-	-	28,801	28,801		
91800	Travel	825	825		248	248		745	745		-	-		-	-	-	200	200		-	-	-	-	-	-
91810	Allocated Overhead																								
91900	Other	567,972	513,785	54,287	468,084	413,669	54,415	264,671	167,734	96,937	340,832	286,367	54,465	-	-	-	1,343,068	519,144	823,924	-	-	17,506	5,433	12,083	
91000	Total Operating-Administrative	1,867,750	1,647,848	219,912	1,272,618	1,076,893	196,522	672,961	524,851	148,110	868,473	723,122	145,351				2,626,982	1,633,908	993,074			117,121	105,608	12,083	
92000	Asset Management Fee	80,860	80,860		45,750	45,750		16,150	16,150		30,520	30,520		-	-	-	69,190	69,190		-	-	-	-	-	-
92100	Tenant services - salaries	135,907		135,907	112,561		112,561	40,630		40,630	71,912		71,912				130,256		130,256						
92200	Relocation Costs	337,566	337,566		2,450	2,450		530	530		410	410		-	-	-	12,651	6,783	5,868	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	48,094		48,094	40,578		40,578	14,658		14,658	25,942		25,942				47,325		47,325						
92400	Tenant services - other	113,250	28,500	84,750	86,660	13,952	72,708	31,674	26,179	5,495	55,106	8,688	46,418				109,740	24,150	85,590						
92500	Total Tenant Services	634,817	366,866	268,751	242,249	16,402	235,847	87,492	6,025	81,467	153,730	9,088	144,772				299,972	30,933	269,039						
93100	Water	509,472	509,472		111,546	111,546		34,277	34,277		30,402	30,402		-	-	-	114,185		114,185			25,930	25,930		
93200	Electricity	242,282	242,282		176,773	176,773		104,775	104,775		150,148	150,148		-	-	-	540,383		540,383			21,504	21,504		
93300	Gas	564,055	564,055		367,349	367,349		62,733	62,733		123,829	123,829		-	-	-	354,755		354,755			-	-	-	-
93400	Fuel																								
93500	Labor																								
93600	Sewer	340,459	340,459		111,740	111,740		35,733	35,733		20,881	20,881		-	-	-	122,341		122,341			12,705	12,705		
93700	Employee benefit contributions - utilities																								
93750	HAP Portability-In																								
93800	Other utilities expense																								
93000	Total Utilities	1,456,268	1,456,268		767,408	767,408		237,518	237,518		325,260	325,260					1,131,664		1,131,664			60,139	60,139		
94100	Ordinary maintenance and operations - labor	416,207	416,207		355,578	355,578		105,381	105,381		203,278	203,278		-	-	-	575,989		575,989						
94200	Ordinary maintenance and operations - materials and other	85,706	85,706		102,183	102,183		39,825	39,825		157,280	157,280		-	-	-	271,083		271,083			75	75		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts				315	315		-	-		-	-		-	-	-	24,251		24,251						
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	7,059	7,059		5,618	5,618		28,250	28,250		49,167	49,167		-	-	-	210,161		210,161						
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	1,727	1,727		2,167	2,167		-	-		-	-		-	-	-	7,511		7,511						
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	10,804	10,804		6,978	6,978		-	-		1,586	1,586		-	-	-	37,152		37,152			450	450		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts				-	-		5,780	5,780		-	-		-	-	-	4,129		4,129						
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	4,875	4,875		-	-		450	450		-	-		-	-	-	-		-						

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	AMP 905	Operating Fund Program	Capital Fund Program	AMP 907	Operating Fund Program	Capital Fund Program	AMP 909	Operating Fund Program	Capital Fund Program	AMP 911	Operating Fund Program	Capital Fund Program	AMP 912	Operating Fund Program	Capital Fund Program		
96200	Other general expenses	2,576	2,576		1,869	1,869		1,527	1,527		1,526	1,526					1,731	1,731									
96210	Compensated absences	49,553	49,553		78,659	78,659		18,880	18,880		38,073	38,073					91,959	91,959									
96300	Payments in lieu of taxes							23	23		2,048	2,048															
96400	Bad debt - tenant rents	25,402	25,402		37,179	37,179		17,161	17,161		21,116	21,116					54,368	54,368									
96500	Bad debt - mortgages																										
96600	Bad debt - other																										
96800	Severance expense																										
96900	Total Other General Expenses	77,531	77,531		117,707	117,707		37,591	37,591		62,763	62,763					148,538	148,538									
96710	Interest of Mortgage (or Bonds) Payable																										
96720	Interest on Notes Payable (Short and Long Term)	29,189	29,189		9,662	9,662		231,414	231,414		16,466	16,466					595,195	595,195									
96730	Amortization of Bond Issue Costs																										
96799	Interest expense and Amortization cost	29,189	29,189		9,662	9,662		231,414	231,414		16,466	16,466					595,195	595,195									
96900	Total Operating Expenses	5,664,540	5,012,813	651,727	3,651,234	3,125,811	525,413	1,794,887	1,528,517	274,370	2,363,719	1,945,428	418,291				8,319,165	6,243,649	2,075,516					197,995	185,512	12,083	
97000	Excess Revenue Over Operating Expenses	(4,856,594)	(4,284,867)	(651,727)	(2,628,799)	(2,103,386)	(525,413)	(1,454,044)	(1,179,674)	(274,370)	(1,014,066)	(1,139,775)	(418,291)				(6,665,613)	(4,590,097)	(2,075,516)					(175,236)	(163,153)	(12,083)	
97100	Extraordinary maintenance				6,250	6,250					507	507					29,724	29,724					78,251	78,251			
97200	Casualty losses- Non-capitalized				24,488	24,488																					
97300	Housing assistance payments																										
97400	Depreciation expense	655,749	655,749		781,860	781,860		747,132	747,132		515,993	515,993					2,785,639	2,785,639					7,086	7,086			
97500	Fraud losses																										
97600	Dwelling units rent expense																										
99000	Total Expenses	6,320,209	5,668,562	651,727	4,463,822	3,938,499	525,413	2,542,019	2,267,649	274,370	2,880,219	2,461,928	418,291				11,134,528	9,059,012	2,075,516					282,932	270,849	12,083	
00010	Operating transfer in	4,787,882	4,128,348	659,534	3,693,521	3,015,777	677,744	2,206,964	1,922,744	284,220	2,124,296	1,637,677	486,619				11,294,812	8,534,504	2,760,308				1,255,047	1,187,999	67,048		
00020	Operating transfer out	(891,100)	(891,100)					(134,927)	(134,927)		(182)	(182)		(1)	(1)		(138,556)	(138,556)		(764)	(764)		(500,879)	(500,979)			
00030	Operating transfers from / to primary government																										
00040	Operating transfers from / to component unit																										
00050	Extraordinary items, net gain/loss																							(417,469)	(417,469)		
00060	Special items, net gain/loss																										
00091	Inter AMP Excess Cash Transfer In																										
00092	Inter AMP Excess Cash Transfer Out																										
00093	Transfers from Program to AMP																										
00094	Transfers from AMP to Program																										
00100	Total other financing sources (uses)	3,894,782	3,235,248	659,534	3,693,521	3,015,777	677,744	2,072,037	1,787,817	284,220	2,124,114	1,637,495	486,619	(1)	(1)		11,156,256	8,395,948	2,760,308	(764)	(764)		336,599	269,551	67,048		
00000	Excess (Deficiency) of Revenue Over (Under) Expenses	(1,617,561)	(1,625,368)	7,807	252,124	99,790	152,331	(129,139)	(138,789)	9,850	(206,452)	(274,789)	68,328	(1)	(1)		1,675,280	990,488	684,792	(764)	(764)		76,026	21,061	54,965		
11020	Required Annual Debt Principal Payments	34,581	34,581		11,447	11,447		274,173	274,173		19,508	19,508					705,169	705,169									
11030	Beginning equity	5,704,161	5,606,251	97,906	4,398,241	5,513,615	884,626	3,620,191	3,618,484	1,707	3,242,720	3,206,529	36,191	1,811,824	1,811,824		16,525,330	12,787,820	3,737,510	436,500	433,361	1,144	10,546	10,546			
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	11,866	103,719	(91,853)		862,016	(862,016)				36,151	(36,151)	(1,811,823)	(1,811,823)		(30,458)	3,064,938	(3,095,396)	(433,741)	(432,897)	(1,144)	171,131	171,131				
11040-080	Equity Transfers																										
11040-090	Equity Transfers																										
11040-100	Equity Transfers																										
11040-110	Equity Transfers																										
11040	Prior period adjustments, equity transfers, and correction of errors	11,866	103,719	(91,853)		862,016	(862,016)				36,151	(36,151)	(1,811,823)	(1,811,823)		(30,458)	3,064,938	(3,095,396)	(433,741)	(432,897)	(1,144)	171,131	171,131				
11190	Unit Months Available	5,984	5,984		4,506	4,506		1,704	1,704		3,251	3,251					6,482	6,482									
11210	Unit Months Leased	5,988	5,988		4,506	4,506		1,619	1,619		2,875	2,875					5,353	5,353									
11270	Excess Cash	417,734	417,734		853,909	853,909		126,710	126,710		162,119	162,119					520,306	520,306					15,459	15,459			
11610	Land Purchases																										
11620	Building Purchases	19,674		19,674	23,052		23,052	9,854		9,854	8,688		8,688				421,447		421,447								
11630	Furniture & Equipment-Dwelling Purchases																										
11640	Furniture & Equipment-Administrative Purchases				129,279		129,279				59,641		59,641				232,888		232,888					54,965		54,965	
11650	Leasehold Improvements Purchases																										
11660	Infrastructure Purchases																										
13510	CFPP Debt Service Payments																										
13901	Replacement Housing Factor Funds				</																						

Public Housing Income Statement																									
Line Item No.	Description	AMP 914	Operating Fund Program	Capital Fund Program	AMP 915	Operating Fund Program	Capital Fund Program	AMP 917	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program	AMP 922	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program	AMP 931	Operating Fund Program	Capital Fund Program	AMP 932	Operating Fund Program	Capital Fund Program
7000	Net rental revenue	-	-	-	332,403	332,403	-	579,972	579,972	-	263,724	263,724	-	178,038	178,038	-	-	-	-	180,869	180,869	-	437,935	437,935	-
7040	Tenant revenue - other	-	-	-	1,228	1,228	-	835	835	-	660	660	-	1,271	1,271	-	-	-	-	623	623	-	2,991	2,991	-
7050	Total Tenant Revenue	-	-	-	333,631	333,631	-	580,807	580,807	-	264,384	264,384	-	179,309	179,309	-	-	-	-	181,492	181,492	-	440,926	440,926	-
7600	HUD PHA operating grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7610	Capital grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	1,089	1,089	-	3,591	3,591	-	886	886	-	864	864	-	-	-	-	127	127	-	1,613	1,613	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fund recovery	-	-	-	-	-	-	-	-	-	-	-	-	659	659	-	-	-	-	10	10	-	332	332	-
71500	Other revenue	-	-	-	5,894	5,894	-	159,598	159,598	-	86,043	86,043	-	54,961	54,961	-	-	-	-	50,402	50,402	-	47,564	47,564	-
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-	6,649	6,649	-	-	-	-	-	-	-	15,569	15,569	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	-	-	-	348,614	348,614	-	743,996	743,996	-	351,313	351,313	-	242,553	242,553	-	-	-	-	232,631	232,631	-	526,084	526,084	-
91100	Administrative salaries	-	-	-	32,977	32,977	-	74,088	74,088	-	81,218	81,218	-	39,126	39,126	-	-	-	-	37,809	37,809	-	99,241	99,241	-
91200	Auditing fees	-	-	-	906	906	-	1,659	1,659	-	898	898	-	1,162	1,162	-	-	-	-	521	521	-	1,050	1,050	-
91300	Management Fee	-	-	-	173,748	132,553	41,195	287,460	212,788	74,672	199,137	154,773	44,364	194,268	140,220	54,048	-	-	-	104,798	79,693	25,705	205,801	157,432	48,369
91310	Book-Keeping Fee	-	-	-	10,290	10,290	-	18,262	18,262	-	10,920	10,920	-	13,455	13,455	-	-	-	-	5,993	5,993	-	11,753	11,753	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	12,855	12,855	-	22,765	22,765	-	24,644	24,644	-	14,706	14,706	-	-	-	-	12,046	12,046	-	23,879	23,879	-
91600	Office Expenses	-	-	-	14,671	14,671	-	16,284	16,284	-	32,692	32,692	-	6,204	6,204	-	-	-	-	9,958	9,958	-	18,628	18,628	-
91700	Legal Expense	-	-	-	8,674	8,674	-	9,818	9,818	-	11,127	11,127	-	18,844	18,844	-	-	-	-	2,209	2,209	-	22,908	22,908	-
91800	Travel	-	-	-	-	-	-	-	-	-	3,988	3,988	-	-	-	-	-	-	-	200	200	-	3,438	3,438	-
91910	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91950	Other	-	-	-	173,716	129,842	43,874	273,142	210,158	62,984	390,115	136,723	253,392	347,907	143,577	204,330	-	-	-	102,561	89,101	13,460	263,262	133,985	129,277
91000	Total Operating-Administrative	-	-	-	425,837	342,748	83,089	783,476	565,820	137,656	754,609	456,903	297,756	635,672	373,294	258,378	-	-	-	275,635	234,900	39,185	418,008	432,412	177,646
92000	Asset Management Fee	-	-	-	15,100	15,100	-	25,390	25,390	-	14,800	14,800	-	21,600	21,600	-	-	-	-	8,300	8,300	-	18,000	18,000	-
92100	Tenant services - salaries	-	-	-	33,449	33,449	-	60,326	60,326	-	60,326	60,326	-	43,219	43,219	-	-	-	-	19,214	19,214	-	38,503	38,503	-
92200	Recreation Costs	-	-	-	954	954	-	950	950	-	-	-	-	140	140	-	-	-	-	30	30	-	580	580	-
92300	Employee benefit contributions - tenant services	-	-	-	12,088	12,088	-	21,773	21,773	-	21,773	21,773	-	11,806	11,806	-	-	-	-	6,946	6,946	-	13,892	13,892	-
92400	Tenant services - other	-	-	-	27,255	4,994	22,261	45,959	7,231	38,728	24,353	3,161	21,192	32,692	4,924	27,768	-	-	-	15,762	3,433	12,329	34,763	9,932	24,831
92500	Total Tenant Services	-	-	-	72,386	5,588	47,798	129,008	8,181	120,827	68,747	3,614	65,586	91,659	5,864	86,595	-	-	-	41,952	3,463	38,489	87,758	10,512	77,226
93100	Water	-	-	-	16,263	16,263	-	28,004	28,004	-	49,260	49,260	-	160,902	160,902	-	-	-	-	8,652	8,652	-	64,954	64,954	-
93200	Electricity	-	-	-	64,178	64,178	-	156,792	156,792	-	135,126	135,126	-	21,012	21,012	-	-	-	-	39,696	39,696	-	140,529	140,529	-
93300	Gas	-	-	-	83,424	83,424	-	93,509	93,509	-	80,729	80,729	-	56,427	56,427	-	-	-	-	24,368	24,368	-	88,970	88,970	-
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	16,912	16,912	-	29,230	29,230	-	32,940	32,940	-	104,199	104,199	-	-	-	-	7,380	7,380	-	52,540	52,540	-
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93750	HAP Portability-Is	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	-	-	-	180,777	180,777	-	307,533	307,533	-	298,855	298,855	-	342,540	342,540	-	-	-	-	80,896	80,896	-	346,993	346,993	-
94100	Ordinary maintenance and operations - labor	-	-	-	76,861	76,861	-	93,238	93,238	-	194,804	194,804	-	116,249	116,249	-	-	-	-	94,202	94,202	-	161,623	161,623	-
94200	Ordinary maintenance and operations - materials and other	-	-	-	30,594	30,594	-	50,692	50,692	-	83,830	83,830	-	38,663	38,663	-	-	-	-	17,819	17,819	-	59,611	59,611	-
94300-010	Ordinary Maintenance and Op Contracts - Garbage and Trash Removal Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-020	Ordinary Maintenance and Op Contracts - Heating & Cooling Contracts	-	-	-	31,106	31,106	-	46,817	46,817	-	29,059	29,059	-	11,588	11,588	-	-	-	-	8,449	8,449	-	19,600	19,600	-
94300																									

Public Housing Income Statement																						
Line Item No.	Description	AMP 933	Operating Fund Program	Capital Fund Program	AMP 939	Operating Fund Program	Capital Fund Program	AMP 940	Operating Fund Program	Capital Fund Program	AMP 941	Operating Fund Program	Capital Fund Program	AMP 944	Operating Fund Program	Capital Fund Program	AMP 945	Operating Fund Program	Capital Fund Program	AMP 946	Operating Fund Program	Capital Fund Program
7000	Net tenant rental revenue	298,056	298,056	-	215,700	215,700	-	1,463	1,463	-	235,418	235,418	-	146,275	146,275	-	161,953	161,953	-	170,544	170,544	-
7040	Tenant revenue - other	1,405	1,405	-	3,924	3,924	-	-	-	-	753	753	-	230	230	-	215	215	-	200	200	-
7050	Total Tenant Revenue	299,461	299,461	-	219,624	219,624	-	1,463	1,463	-	236,171	236,171	-	146,505	146,505	-	162,168	162,168	-	170,744	170,744	-
7060	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70760	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	730	730	-	513	513	-	1,639	1,639	-	509	509	-	1,203	1,203	-	269	269	-	207	207	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71110	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	17,005	17,005	-	51,944	51,944	-	-	-	-	37,122	37,122	-	4,353	4,353	-	2,455	2,455	-	45,508	45,508	-
71600	Gain or loss on sale of capital assets	-	-	-	(38,231)	(38,231)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	317,196	317,196	-	232,859	232,859	-	3,102	3,102	-	273,802	273,802	-	152,061	152,061	-	164,892	164,892	-	216,459	216,459	-
91100	Administrative salaries	41,498	41,498	-	46,212	46,212	-	-	-	-	33,406	33,406	-	11,137	11,137	-	33,221	33,221	-	20,556	20,556	-
91200	Auditing fees	729	729	-	1,002	1,002	-	-	-	-	809	809	-	465	465	-	529	529	-	473	473	-
91300	Management Fee	122,812	86,691	36,121	184,885	137,326	47,559	26,696	26,696	151,731	113,689	38,042	89,259	67,696	21,563	101,801	76,449	25,352	97,856	73,211	24,645	-
91310	Book-keeping Fee	8,333	8,333	-	11,512	11,512	-	1,350	1,350	9,112	9,112	-	5,137	5,137	-	6,022	6,022	-	5,640	5,640	-	-
91400	Advertising and Marketing	-	-	-	-	-	-	6,819	6,819	-	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	14,526	14,526	-	14,792	14,792	-	-	-	12,549	12,549	-	1,577	1,577	-	4,452	4,452	-	11,946	11,946	-	-
91600	Office Expenses	14,702	14,702	-	5,921	5,921	-	4,865	4,865	8,321	8,321	-	6,686	6,686	-	5,752	5,752	-	6,668	6,668	-	-
91700	Legal Expense	6,618	6,618	-	23,928	23,928	-	13,143	13,143	7,878	7,878	-	2,557	2,557	-	1,513	1,513	-	2,087	2,087	-	-
91800	Travel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91910	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91990	Other	127,890	116,852	11,038	222,678	123,291	99,387	60,645	6,893	53,732	358,124	121,547	36,377	76,995	69,510	7,085	128,824	76,942	49,882	99,480	70,808	28,672
91000	Total Operating-Administrative	337,168	289,949	47,219	508,938	361,984	146,946	53,732	381,922	307,303	74,419	193,413	164,765	28,448	20,814	20,880	75,234	244,706	191,389	53,317	-	-
92000	Asset Management Fee	12,620	12,620	-	17,820	17,820	-	3,660	3,660	-	12,480	12,480	-	7,200	7,200	-	8,400	8,400	-	7,920	7,920	-
92100	Tenant services - salaries	27,639	-	27,639	36,549	-	36,549	205	-	205	29,888	-	29,888	17,032	-	17,032	19,884	-	19,884	18,220	-	18,220
92200	Relocation Costs	2,230	2,230	-	6,429	6,429	-	1,019	1,019	-	1,170	1,170	-	-	-	-	1,400	1,400	-	106	106	-
92300	Employee benefit contributions - tenant services	9,962	-	9,962	13,188	-	13,188	127	-	127	10,795	-	10,795	6,123	-	6,123	7,191	-	7,191	6,564	-	6,564
92400	Tenant services - other	21,879	4,172	17,707	27,876	2,233	25,653	906	640	23,619	4,329	19,290	12,942	2,040	10,902	14,175	3,341	12,834	14,195	2,579	11,616	-
92000	Total Tenant Services	61,710	6,402	55,308	84,042	8,652	75,390	2,287	1,659	598	65,472	5,499	59,973	36,907	2,840	34,057	44,650	4,741	39,909	39,085	2,685	36,400
93100	Water	17,500	17,500	-	40,852	40,852	-	3,885	3,885	-	11,302	11,302	-	9,916	9,916	-	11,309	11,309	-	10,282	10,282	-
93200	Electricity	81,303	81,303	-	29,209	29,209	-	13,416	13,416	-	45,111	45,111	-	23,026	23,026	-	30,558	30,558	-	37,584	37,584	-
93300	Gas	34,945	34,945	-	72,954	72,954	-	10,425	10,425	-	18,558	18,558	-	10,610	10,610	-	19,591	19,591	-	22,526	22,526	-
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	15,271	15,271	-	17,962	17,962	-	470	470	-	9,805	9,805	-	10,429	10,429	-	9,872	9,872	-	3,939	3,939	-
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93750	HAP Portability-In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	149,019	149,019	-	168,977	168,977	-	28,196	28,196	-	84,576	84,576	-	53,981	53,981	-	71,330	71,330	-	74,331	74,331	-
94100	Ordinary maintenance and operations - labor	56,856	56,856	-	129,310	129,310	-	-	-	-	115,283	115,283	-	48,925	48,925	-	36,249	36,249	-	71,293	71,293	-
94200	Ordinary maintenance and operations - materials and other	26,593	26,593	-	48,914	48,914	-	2,083	2,083	-	19,554	19,554	-	18,791	18,791	-	22,332	22,332	-	14,357	14,357	-
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	1,075	1,075	-	-	-	-	-	-	-	232	232	-	-	-	-	-	-	-	-	-	-
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	12,274	12,274	-	14,678	14,678	-	3,728	3,728	-	16,361	16,361	-	3,321	3,321	-	8,478	8,478	-	6,852	6,852	-
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	3,895	3,895	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,640	4,640	-
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	16,789	16,789	-	7,005	7,005	-	3,410	3,410	-	6,467	6,467	-	4,258	4,258	-	14,610	14,610	-	4,606	4,606	-
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-	-	-	8,271	8,271	-	-	-	-	60	60	-	-	-	-	-	-	-	-	-	-
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-	-	592	592	-	-	-	-												

Public Housing Income Statement																									
Line Item No.	Description	AMP 947	Operating Fund Program	Capital Fund Program	AMP 962	Operating Fund Program	Capital Fund Program	AMP 964	Operating Fund Program	Capital Fund Program	AMP 966	Operating Fund Program	Capital Fund Program	AMP 972	Operating Fund Program	Capital Fund Program	AMP 973	Operating Fund Program	Capital Fund Program	AMP 980	Operating Fund Program	Capital Fund Program	AMP 982	Operating Fund Program	Capital Fund Program
96200	Other general expenses	1,681	1,681		-			130,572	130,572		1,703,061	1,703,061		225,904	225,904		56,375	56,375		279,901	279,901		763,061	763,061	
96210	Compensated absences	39,506	39,506		-																				
96300	Payments in lieu of taxes	373	373		-																				
96400	Bad debt - tenant rents	2,847	2,847		-																				
96500	Bad debt - mortgages	-	-		-																				
96600	Bad debt - other	-	-		-																				
96800	Severance expense	-	-		-																				
96900	Total Other General Expenses	44,497	44,497					130,572	130,572		1,703,061	1,703,061		225,904	225,904		56,375	56,375		279,901	279,901		763,061	763,061	
96710	Interest of Mortgage (or Bonds) Payable	-	-		-																				
96720	Interest on Notes Payable (Short and Long Term)	2,554	2,554		-																				
96730	Amortization of Bond Issue Costs	-	-		-																				
96799	Interest expense and Amortization cost	2,554	2,554																						
96900	Total Operating Expenses	644,383	441,463	202,920				158,497	158,481	16	2,068,364	2,039,994	28,770	290,255	290,255		74,552	74,536	16	334,262	334,246	16	888,894	888,878	16
97000	Excess Revenue Over Operating Expenses	(564,988)	(362,068)	(202,920)				(158,286)	(158,260)	(16)	(2,059,343)	(2,039,573)	(28,770)	(289,126)	(289,126)		(74,466)	(74,444)	(16)	(333,831)	(333,815)	(16)	(919,377)	(919,361)	(16)
97100	Extraordinary maintenance	42,784	42,784		-						144,218	144,218		177,839	177,839										
97200	Casualty losses- Non-capitalized	-	-		-																				
97300	Housing assistance payments				-																				
97400	Depreciation expense	92,869	92,869		-																				
97500	Fraud losses	-	-		-																				
97600	Dwelling units rent expense	-	-		-																				
99000	Total Expenses	780,636	577,116	202,920				158,497	158,481	16	2,212,582	2,183,812	28,770	468,094	468,094		74,552	74,536	16	334,262	334,246	16	888,894	888,878	16
10010	Operating transfer in	890,419	567,177	323,242				158,559	158,543	16	2,074,636	2,045,866	28,770	379,979	379,979		113,213	113,197	16	336,084	336,078	16	1,288,011	1,287,995	16
10020	Operating transfer out	(32,150)	(32,150)		(23,862)	(23,862)	(12)	(12)			(143)	(143)		(9,057)	(9,057)		(37,759)	(37,759)		(23)	(23)				
10030	Operating transfers from / to primary government	-	-		-																				
10040	Operating transfers from / to component unit	-	-		-																				
10070	Extraordinary items, net gain/loss	-	-		-																				
10080	Special items, net gain/loss	-	-		-																				
10091	Inter AMP Excess Cash Transfer In	-	-		-																				
10092	Inter AMP Excess Cash Transfer Out	-	-		-																				
10093	Transfers from Program to AMP	-	-		-																				
10094	Transfers from AMP to Program	-	-		-																				
10100	Total other financing sources (uses)	858,269	535,027	323,242	(23,862)	(23,862)		158,547	158,531	16	2,074,493	2,045,723	28,770	379,922	379,922		75,454	75,438	16	336,071	336,055	16	1,288,011	1,287,995	16
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	157,628	37,306	120,322	(23,862)	(23,862)		263	263		(129,066)	(129,066)		(96,045)	(96,045)		994	994		2,240	2,240		308,634	308,634	
11020	Required Annual Debt Principal Payments	3,025	3,025		-																				
11030	Beginning equity	517,112	517,112		153,396	150,732	2,664	147,230	147,230		1,023,954	1,023,954		275,539	275,539		42,085	42,085		57,092	57,092		5,255,521	5,255,521	
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	151,576	151,576		(129,534)	(126,870)	(2,664)				(127,064)	(127,064)													
11040-080	Equity Transfers	-	-		-																				
11040-090	Equity Transfers	-	-		-																				
11040-100	Equity Transfers	-	-		-																				
11040-110	Equity Transfers	-	-		-																				
11040	Prior period adjustments, equity transfers, and correction of errors	151,576	151,576		(129,534)	(126,870)	(2,664)				(127,064)	(127,064)													
11190	Unit Months Available	360	360		-			444	444		5,630	5,630		1,032	1,032		300	300		900	900		2,160	2,160	
11210	Unit Months Leased	344	344		-			429	429		5,095	5,095		1,030	1,030		300	300		875	875		2,140	2,140	
11270	Excess Cash	36,790	36,790		-			26,701	26,701		339,931	339,931		132,034	132,034		12,423	12,423		55,708	55,708		484,426	484,426	
11610	Land Purchases	-	-		-																				
11620	Building Purchases	271,898		271,898	-																				
11630	Furniture & Equipment-Dwelling Purchases	-	-		-																				
11640	Furniture & Equipment-Administrative Purchases	-	-		-																				
11650	Leasehold Improvements Purchases	-	-		-																				
11660	Infrastructure Purchases	-	-		-																				
13510	CFPP Debt Service Payments	-	-		-																				
13901	Replacement Housing Factor Funds	-	-		-																				

Public Housing Income Statement																
Line Item No.	Description	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program	AMP 987	Operating Fund Program	Capital Fund Program	AMP 992	Operating Fund Program	Capital Fund Program	AMP 993	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70400	Tenant revenue - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600	HHD 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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70760	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71000-610	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71000-620	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	368	368	-	264	264	-	471	471	-	13,875	13,875	-	74	74	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	368	368	-	264	264	-	471	471	-	13,875	13,875	-	74	74	-
91100	Administrative salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91200	Auditing fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91300	Management Fee	27,762	27,762	-	21,982	21,982	-	40,806	40,806	-	32,402	32,402	-	1,230	1,230	-
91310	Book-Keeping Fee	5,475	5,475	-	4,335	4,335	-	8,048	8,048	-	6,390	6,390	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91600	Office Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91700	Legal Expense	-	-	-	-	-	-	-	-	-	-	-	-	62,584	62,584	-
91800	Travel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	4,664	3,940	524	3,136	3,120	16	5,844	5,828	16	4,420	4,420	-	-	-	-
91000	Total Operating-Administrative	37,981	37,177	524	29,453	29,437	16	54,698	54,682	16	43,212	43,212	-	63,814	63,814	-
92000	Asset Management Fee	7,300	7,300	-	5,780	5,780	-	10,730	10,730	-	8,520	8,520	-	-	-	-
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93100	Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93200	Electricity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93300	Gas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93750	HAAP Portability-In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93900	Total Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	157	157	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-610	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-620	Ord Maint and Op Contracts - Heating & Cooling Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-630	Ord Maint and Op Contracts - Snow Removal Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-640	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-650	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-660	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-670	Ord Maint and Op Contracts - Electrical Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-680	Ord Maint and Op Contracts - Plumbing Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-690	Ord Maint and Op Contracts - Extermination Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-700	Ord Maint and Op Contracts - Janitorial Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-710	Ord Maint and Op Contracts - Routine Maintenance Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-720	Ord Maint and Op Contracts - Misc Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94400	Employee benefit contributions - ordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94000	Total Maintenance	157	157	-	-	-	-	-	-	-	-	-	-	-	-	-
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	Workers' Compensation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96140	All other insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Public Housing Income Statement																
Line Item No.	Description	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program	AMP 987	Operating Fund Program	Capital Fund Program	AMP 992	Operating Fund Program	Capital Fund Program	AMP 993	Operating Fund Program	Capital Fund Program
96200	Other general expenses	255,192	255,192	-	188,400	188,400	-	285,647	285,647	-	192,600	192,600	-	96,300	96,300	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total Other General Expenses	255,192	255,192	-	188,400	188,400	-	285,647	285,647	-	192,600	192,600	-	96,300	96,300	-
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96790	Interest expense and Amortization cost	-	-	-												
96990	Total Operating Expenses	300,350	299,826	524	223,633	223,617	16	351,875	351,859	16	244,332	244,332	-	160,114	160,114	-
97000	Excess Revenue Over Operating Expenses	(299,982)	(299,458)	(524)	(223,349)	(223,353)	(16)	(356,604)	(356,588)	(16)	(238,457)	(238,457)	-	(160,640)	(160,640)	-
97100	Extraordinary maintenance	-	-	-	-	-	-	3,490	3,490	-	-	-	-	96,889	12,296	84,593
97200	Casualty losses-Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-												
97400	Depreciation expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
99000	Total Expenses	300,350	299,826	524	223,633	223,617	16	354,565	354,549	16	244,332	244,332	-	257,003	172,410	84,593
10010	Operating transfer in	304,230	303,766	524	227,911	227,895	16	351,216	351,200	16	253,850	253,850	-	812,800	194,229	618,571
10020	Operating transfer out	(20)	(20)	-	(15)	(15)	-	(26)	(26)	-	(751)	(751)	-	(533,976)	-	(533,976)
10050	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10060	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	304,230	303,766	524	227,896	227,880	16	351,190	351,174	16	253,099	253,099	-	279,822	194,229	84,593
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	4,308	4,308	-	4,527	4,527	-	(2,904)	(2,904)	-	22,642	22,642	-	21,893	21,893	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	466,105	466,105	-	553,167	553,167	-	437,060	437,060	-	2,017,749	2,017,749	-	290,063	290,063	-
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	-	-	-	-	-	-	-	-	-	13,397	13,397	-	(131,253)	(131,253)	-
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-	13,397	13,397	-	(131,253)	(131,253)	-
11190	Unit Months Available	744	744	-	600	600	-	1,080	1,080	-	600	600	-	200	200	-
11210	Unit Months Leased	742	742	-	528	528	-	1,061	1,061	-	592	592	-	298	298	-
11270	Excess Cash	49,971	49,971	-	37,269	37,269	-	59,057	59,057	-	1,745,750	1,745,750	-	26,685	26,685	-
11410	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11420	Building Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11430	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11440	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11450	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13510	CFPP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Public Housing Income Statement														COCC	COCC	TOTAL COCC	TOTAL
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP Other	Operating Fund Program	Capital Fund Program	TOTAL AMPs						
70300	Net tenant rental revenue	-	-	-	-	-	-	-	-	-	6,959,847	-	-	-	6,959,847		
70400	Tenant revenue - other	-	-	-	-	-	-	-	-	-	49,807	-	-	-	49,807		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-	6,959,654	-	-	-	6,959,654		
70600	HID PHA operating grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
70610	Capital grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	6,667,271	-	6,667,271	6,667,271		
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	550,670	-	550,670	550,670		
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	877,762	-	877,762	877,762		
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	8,730,914	-	8,730,914	8,730,914		
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	16,826,617	-	16,826,617	16,826,617		
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
71000-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
71000-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
71100	Investment income - unrestricted	-	-	-	8	8	-	1,224	1,224	-	68,875	19,938	-	19,938	88,813		
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	7,362	-	-	7,362	7,362		
71500	Other revenue	-	-	-	990	990	-	153,212	153,212	-	2,332,210	131,600	-	111,600	2,443,900		
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	27,811	27,811	-	(916,657)	-	-	-	(916,657)		
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
70000	Total Revenue	-	-	-	998	998	-	182,247	182,247	-	8,451,444	16,958,245	-	16,958,245	25,409,689		
91100	Administrative salaries	-	-	-	-	-	-	-	-	-	1,115,191	4,490,262	-	4,490,262	5,605,453		
91200	Auditing fees	-	-	-	-	-	-	-	-	-	24,001	36,400	-	36,400	60,401		
91300	Management Fee	-	-	-	633,113	633,113	-	-	-	-	5,879,881	-	-	5,879,881	6,512,994		
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	385,642	-	-	385,642	385,642		
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	11,209	130,847	-	130,847	142,056		
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	-	408,711	1,321,166	-	1,321,166	1,729,877		
91600	Office Expenses	-	-	-	-	-	-	17,083	17,083	-	392,697	998,688	-	998,688	1,391,385		
91700	Legal Expense	4,442	4,442	-	37,250	37,250	-	2,090	2,090	-	700,401	445,336	-	445,336	1,151,737		
91800	Travel	-	-	-	-	-	-	-	-	-	9,262	52,514	-	52,514	61,776		
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
91900	Other	-	-	-	-	-	-	99,214	17,948	41,266	5,715,671	2,265,797	-	2,265,797	7,981,606		
91000	Total Operating-Administrative	4,442	4,442	-	670,363	670,363	-	78,387	37,121	41,266	14,648,646	9,741,010	-	9,741,010	24,389,676		
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	550,670	-	-	550,670	550,670		
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	876,506	-	-	876,506	876,506		
92200	Relocation Costs	-	-	-	-	-	-	12,239	12,087	152	380,494	-	-	380,494	380,494		
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	315,740	-	-	315,740	315,740		
92400	Tenant services - other	50,000	50,000	-	-	-	-	928	928	-	752,196	-	-	70,033	822,229		
92500	Total Tenant Services	50,000	50,000	-	-	-	-	13,167	13,015	152	2,324,936	70,033	-	70,033	2,394,969		
93100	Water	-	-	-	-	-	-	-	-	-	1,064,557	-	-	1,064,557	1,064,557		
93200	Electricity	-	-	-	-	-	-	32,023	32,023	-	2,097,931	-	-	2,097,931	2,097,931		
93300	Gas	-	-	-	-	-	-	7,132	7,132	-	2,123,547	-	-	2,123,547	2,123,547		
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
93600	Sewer	-	-	-	-	-	-	69	69	-	956,767	-	-	956,767	956,767		
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
93750	HAP Portability-In	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
93000	Total Utilities	-	-	-	-	-	-	39,224	39,224	-	6,242,802	-	-	-	6,242,802		
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	2,936,006	2,412,540	-	2,412,540	5,348,546		
94200	Ordinary maintenance and operations - materials and other	-	-	-	-	-	-	344	344	-	1,097,767	245,177	-	245,177	1,343,944		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-	-	-	-	-	32,226	32,226	-	58,099	1,324	-	1,324	59,425		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-	-	-	6,400	6,400	-	-	-	-	526,012	1,473	-	1,473	527,485		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-	-	-	-	-	-	-	-	26,544	3,285	-	3,285	29,829		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-	-	-	764	764	-	-	-	-	132,823	3,497	-	3,497	136,320		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-	-	-	650	650	-	-	-	-	34,626	2,332	-	2,332	36,958		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-	-	-	-	-	-	-	-	17,693	-	-	17,693	17,693		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-	-	-	634	634	-	-	-	-	202,042	349	-	349	202,391		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-	-	-	2,400	2,400	-	-	-	-	226,914	-	-	226,914	226,914		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-	-	-	41	41	-	-	-	-	324,599	-	-	324,599	324,599		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-	-	-	-	-	2,784	2,784	-	24	24	-	24	2,788		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-	-	-	402	402	-	-	-	-	188,974	-	-	188,974	188,974		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-	-	-	8,678	8,678	-	-	-	-	3,225,443	74,111	-	74,111	3,299,554		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	52,198	52,198	-	4,968,443	86,295	-	86,295	5,054,838		
94500	Employee benefit contributions - ordinary maintenance	-	-	-	-	-	-	-	-	-	1,123,736	1,178,596	-	1,178,596	2,302,332		
94000	Total Maintenance	-	-	-	-	-	-	52,542	52,542	-	10,125,992	3,922,708	-	3,922,708	14,048,640		
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
95200	Protective services - other contract costs	-	-	-	-	-	-	-	-	-	2,385,011	-	-	2,385,011	2,385,011		
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	2,385,011	-	-	2,385,011	2,385,011		
96110	Property Insurance	-	-	-	-	-	-	-	-	-	242,542	4,209	-	4,209	246,751		
96120	Liability Insurance	-	-	-	-	-	-	630	630	-	190,471	125,076	-	125,076	315,547		
96130	Workers' Compensation	-	-	-	-	-	-	33,331	33,331	-	774,374	533,035	-	533,035	1,307,409		
96140	All other Insurance	-	-	-	-	-	-	12,600	12,600	-	169,708	4,565	-	4,565	174,233		
96100	Total Insurance Premiums	-	-	-	-	-	-	46,561	46,561	-	1,377,155	646,885	-	646,885	2,044,048		

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 Other	Operating Fund Program	Capital Fund Program	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL		
96200	Other general expenses	44,706	44,706	-	-	-	-	-	-	-	4,250,459	-	-	-	4,250,459		
96210	Compensated absences	-	-	-	-	-	-	-	-	-	608,605	1,813,900	-	1,813,900	2,422,505		
96300	Payments in lieu of taxes	-	-	-	-	-	-	-	-	-	33,247	-	-	-	33,247		
96400	Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	252,264	-	-	-	252,264		
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
96900	Total Other General Expenses	44,706	44,706	-	-	-	-	-	-	-	5,144,575	1,813,900	-	1,813,900	6,958,475		
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	1,188,200	-	-	-	1,188,200		
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
96790	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-	1,188,200	-	-	-	1,188,200		
96900	Total Operating Expenses	99,143	99,148	-	670,363	670,363	-	229,881	188,463	41,418	43,987,967	16,214,536	-	16,214,536	66,202,503		
97000	Excess Revenue Over Operating Expenses	(99,143)	(99,148)	-	(669,363)	(669,363)	-	(47,634)	(6,216)	(41,418)	(35,536,621)	742,709	-	742,709	(34,792,814)		
97100	Extraordinary maintenance	-	-	-	2,166,150	2,166,150	-	-	-	-	2,837,646	14,429	-	14,429	2,852,075		
97200	Casualty losses-Not-capitalized	-	-	-	-	-	-	-	-	-	27,547	-	-	-	27,547		
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
97400	Depreciation expense	-	-	-	-	-	-	14,269	14,269	-	10,182,469	195,499	-	195,499	10,377,968		
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
98000	Total Expenses	99,143	99,148	-	2,836,513	2,836,513	-	244,130	202,732	41,418	57,035,629	16,424,464	-	16,424,464	73,460,093		
10010	Operating transfer in	3,852,015	3,852,015	-	7,112,214	7,112,214	-	224,412	183,014	41,418	61,359,888	446,678	-	446,678	63,806,566		
10020	Operating transfer out	-	-	-	-	-	-	(3,901,044)	(3,901,044)	-	(7,081,790)	(540)	-	(540)	(7,084,379)		
10050	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
10060	Operating transfers from / to component unit	(2,445,827)	(2,445,827)	-	(4,164,973)	(4,164,973)	-	-	-	-	(7,028,269)	-	-	-	(7,028,269)		
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
10093	Transfers from Program to AMP	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
10100	Total other financing sources (uses)	1,406,188	1,406,188	-	2,947,241	2,947,241	-	(3,676,632)	(3,718,030)	41,418	47,237,820	446,138	-	446,138	47,683,958		
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	1,307,045	1,307,040	-	111,726	111,726	-	(3,738,515)	(3,738,515)	-	(1,346,365)	979,919	-	979,919	(366,446)		
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	1,407,743	-	-	-	1,407,743		
11030	Beginning equity	-	-	-	-	-	-	4,269,265	4,269,448	(183)	88,269,472	2,300,222	-	2,300,222	90,669,669		
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	127,064	127,064	-	136,906	136,906	-	1,751,176	1,750,993	183	3,148,815	-	-	-	3,148,815		
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
11050	Prior period adjustments, equity transfers, and correction of errors	127,064	127,064	-	136,906	136,906	-	1,751,176	1,750,993	183	3,148,815	-	-	-	3,148,815		
11190	Unit Months Available	243	243	-	-	-	-	-	-	-	52,673	-	-	-	52,673		
11210	Unit Months Leased	68	68	-	-	-	-	-	-	-	48,191	-	-	-	48,191		
11270	Excess Cash	16,525	16,525	-	111,227	111,227	-	84,270	84,270	-	6,391,156	-	-	-	6,391,156		
11610	Land Purchases	-	-	-	-	-	-	-	-	-	1,014,272	-	-	-	1,014,272		
11620	Building Purchases	-	-	-	-	-	-	-	-	-	5,251,582	-	-	-	5,251,582		
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-	723,583	-	-	-	723,583		
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
11510	CTFP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
11961	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

**HOUSING AUTHORITY OF THE
CITY OF PITTSBURGH**

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED DECEMBER 31, 2011

<u>Federal Grantor/Pass-Through Grantor/Project Title</u>	<u>Federal CFDA Number</u>	<u>Expenditures</u>
<u>U.S. Department of Housing and Urban Development</u>		
MROP	14.850 (b)	\$ 92,184
Moving to Work Demonstration Program	14.881	96,796,818
ARRA - Public Housing Capital Fund Stimulus (Formula)	14.885	3,999,386
Resident Opportunity and Supportive Services - Homeownership and Family	14.870	27,657
Section 8 Housing Choice Vouchers	14.871	1,286,032
Section 8 New Construction and Substantial Rehabilitation	14.182	<u>205,413</u>
Total Expenditures of Federal Awards		<u>\$ 102,407,490</u>

See accompanying note to schedule of expenditures of federal awards.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTE TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED DECEMBER 31, 2011

1. BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards for the year ended December 31, 2011 includes the federal grant activity of the Housing Authority of the City of Pittsburgh and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*.

**Housing Authority of the
City of Pittsburgh**

Independent Auditor's Reports in
Accordance with OMB Circular A-133

Year Ended December 31, 2011

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 the accompanying basic financial statements of the business-type activity of the Housing Authority of the City of Pittsburgh (Authority) as of and for the year ended December 31, 2011, and have issued our report thereon dated July 24, 2012. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures 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 over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

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 combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting 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 deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of 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*.

We noted certain other matters that we reported to management of the Authority in a separate letter dated July 24, 2012.

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

* * * * *

This report is intended solely for the information and use of the Authority's Board of Commissioners, management, others within the Authority, and the U.S. Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.

Maher Duessel

Pittsburgh, Pennsylvania
July 24, 2012

Independent Auditor's Report on Compliance with Requirements that Could Have a Direct and Material Effect on Each Major Program and on Internal Control over Compliance in Accordance with OMB Circular A-133

Board of Commissioners
Housing Authority of the City of Pittsburgh

Compliance

We have audited the Housing Authority of the City of Pittsburgh's (Authority) compliance with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2011. 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. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

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 OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 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. Our audit does not provide a legal determination on the Authority's compliance with those requirements.

As described in item 2011-1 in the accompanying schedule of findings and questioned costs, the Authority did not comply with requirements regarding reporting to the PIH Information Center (PIC) that are applicable to its Moving to Work Demonstration Program. Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements applicable to that program.

In our opinion, except for the noncompliance described in the preceding paragraph, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major programs for the year ended December 31, 2011.

Internal Control over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance,

Board of Commissioners
Housing Authority of the City of Pittsburgh
Independent Auditor's Report on Compliance with Requirements that
Could Have a Direct and Effect on Each Major Program

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.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over compliance that might be significant deficiencies or material weaknesses and, therefore, there can be no assurance that all deficiencies, significant deficiencies, or material weaknesses have been identified. However, as discussed below, we identified a certain deficiency in internal control over compliance that we consider to be a material weakness.

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. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 2011-1 to be a material weakness.

The Authority's response to the finding identified in our audit is described in the accompanying schedule of findings and questioned costs. We did not audit the Authority's response and, accordingly, we express no opinion on it.

* * * * *

This report is intended solely for the information and use of the Authority's Board of Commissioners, management, others within the Authority, and the U.S. Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.

Mahe Duessel

Pittsburgh, Pennsylvania
July 24, 2012

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED DECEMBER 31, 2011

I. Summary of Audit Results

1. Type of auditor's report issued: Unqualified
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: Qualified for 14.881 Moving to Work Demonstration Program; unqualified for 14.885 ARRA - Public Housing Capital Fund Stimulus (Formula)
6. Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133? yes no
7. Major Programs:

<u>CFDA Number(s)</u>	<u>Name of Federal Program or Cluster</u>
14.881	Moving to Work Demonstration Program
14.885	ARRA - Public Housing Capital Fund Stimulus (Formula)
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.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED DECEMBER 31, 2011
(continued)

III. Findings and questioned costs for federal awards.

FINDING: 2011-1 – PIC Reporting

Federal Agency: Department of Housing and Urban Development (HUD)

Program: Moving to Work Demonstration Program CFDA #14.881

Condition: During our review of 60 Form 50058 submissions to the PIH Information Center (PIC), we noted four submissions that were not completed within the required 60 days.

Criteria: PIH Notice PIC-2010-25, states that HUD Form 50058's should be submitted into the Public and Indian Housing Information Center (PIC) no later than 60 calendar days from the effective date of any action recorded on the Form 50058. As such, all submissions of the Form 50058 by the Authority are to be completed within this time frame.

Cause: Although procedures were in place to ensure timely initial submission of the Form 50058 to PIC, and there was evidence of significant efforts put forth by management of the Authority to ensure timely submission, the procedures in place did not allow for timely follow up on those submissions that were not successfully uploaded to PIC.

Effect: The Authority had four Form 50058's that were not submitted to HUD through the PIC system on a timely basis.

Recommendation: We recommend that the Authority implement additional procedures to ensure those Form 50058's submitted are all received and accepted by PIC, and to the extent they are not, that action be taken to resolve any issues, and that this action be documented.

Questioned Costs: None

Views of Responsible Official and Planned Corrective Action: The Authority accepts the audit finding pertaining to PIC submissions. See separately issued corrective action plan for the Authority's detailed response to this finding.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FOR THE YEAR ENDED DECEMBER 31, 2011

Finding 2010-1: - PIC Reporting

Department of Housing and Urban Development (HUD)
CFDA# - 14.881

Condition: During our review of 60 Form 50058 submissions to the PIH Information Center (PIC), we noted five submissions that were not completed within the required 60 days.

Status: Current year review indicates that the Form 50058 submissions still continues to require attention. See finding 2011-1.