



Housing Authority of the City of Pittsburgh

Contracting Officer
100 Ross Street
2nd Floor Suite 200
Pittsburgh, PA 15219
(412) 456-5248
Fax: (412) 456-5007
www.hacp.org

November 25, 2019

Multiple Insurance Lines IFB #700-29-19


ADDENDUM NO.3

This addendum issued November 25, 2019 becomes in its entirety a part of the Request for Proposals RFP #700-29-19 as is fully set forth herein:

- Item 1:** Q: Complete copies of all current policies for all lines of insurance in RFP
A: Please see Attachment A to this Addendum.
- Item 2:** Q: Yearly revenues for the HACP 2018-2019.
A: HACP is a non-profit government agency.
- Item 3:** Q: 5 years of currently valued loss runs for all lines of insurance in RFP (as provided by each carrier)
A: Please see Attachment B to this Addendum.
- Item 4:** Q: EIN #
A: This information will be provided the winning vendor.
- Item 5:** Q: Statement of values for all properties including addresses, insured values, business personal property and equipment (you may have a spreadsheet detailing all)
A: Please see the Property Listing for this procurement on our website.
- Item 6:** Q: Total yearly paid premiums broken down per line of insurance in RFP (2018-2019)
A: This information will not be released as part of this solicitation.
- Item 7:** Q: Copy (samples) of any safety manuals used, subcontractor agreements and risk transfer agreements
A: This information will not be released as part of this solicitation.

- Item 8:** Q: Last 5 years of audited financial statements for the HACP
A: Please see Attachment C to this Addendum.
- Item 9:** Q: Full vehicle list & trailer list (year, make, model, VIN numbers)
A: Please see the Vehicle Listing for this procurement on our website.
- Item 10:** Q: Full driver list (full name, SS#, license # and state, DOB)
A: This information will be provided the winning vendor.
- Item 11:** Q: Copy of driver agreement/driver safety manual and requirements
A: HACP does not currently have this in place.
- Item 12:** Q: Identify which vehicles are driven by managers/executives
A: Please see the Vehicle Listing for this procurement on our website.
- Item 13:** The proposal due date, time, and location remains unchanged at December 3, 2019, at 10:00 AM, the the HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

END OF ADDENDUM NO. 3


Mr. Kim Detrick
Procurement Director/Chief Contracting Officer

11-25-19
Date

**Housing Authority of the City of Pittsburgh
RFP #700-29-19 Multiple Insurance Lines**

ATTACHMENT A



189 Commerce Court
P.O. Box 189
Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

December 26, 2018
PHA: 578

TO: Mr. Kim Detrick
Housing Authority of the City of Pittsburgh, PA

FROM: Judy Tripp
(800) 873 - 0242 X 215

RE: Commercial Liability Policy with HARRG for the year of 2019

ABOUT YOUR POLICY / RENEWAL PACKAGE:

Enclosed is your PHA's policy for the year 2019. Your Invoice will follow under a separate cover.

We recommend that you read your policy carefully, making certain that you have the necessary coverages to meet your insurance needs. Should you have any questions about your coverage, please contact your Underwriter at the number above.

The attached premium is based upon the losses that have been reported to us prior to the above date. If losses have occurred prior to the above date and have not been reported to us, we reserve the right to re-evaluate and re-price the policy. The premiums calculated for your quote were determined by the current rating procedure approved by the Board of Directors. If you disagree with the premiums quoted, you have the option to appeal to the Underwriting Committee to receive consideration for exceptions to Management's pricing decision. Please refer to the Corporate Policy Manual, Tab 31, Paragraph IV 'Underwriting and Rating Appeal Process.'

Commercial Liability Declarations

Policy No: HARRG-578-187694-2019

Named Insured/Mailing Address:

Housing Authority of the City of Pittsburgh
200 Ross Street, 7th Floor
Pittsburgh, PA 15219

Company Name:

Housing Authority Risk Retention Group
189 Commerce Court
Cheshire, CT 06410

ALL COVERAGES:

General Aggregate: \$5,000,000 each Policy Year

Policy Effective: 1/1/2019

Policy Expiration: 1/1/2020

AT 12:01 A.M. STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

NOTICE:

THIS POLICY IS ISSUED BY YOUR RISK RETENTION GROUP. YOUR RISK RETENTION GROUP MAY NOT BE SUBJECT TO ALL OF THE INSURANCE LAWS AND REGULATIONS OF YOUR STATE. STATE INSURANCE INSOLVENCY GUARANTY FUNDS ARE NOT AVAILABLE FOR YOUR RISK RETENTION GROUP.

COVERAGE SECTIONS:

Coverage Section A: Bodily Injury and Property Damage Liability

Limits of Coverage

Per Occurrence: \$5,000,000

Fire Damage Liability Sub-Limit: \$250,000

Athletic Sports Injury Liability Sub-Limits:

Per Occurrence: \$250,000

Aggregate: \$250,000

Deductible -- Per Occurrence: NONE

Coverage Section B: Personal and Advertising Injury Liability

Limits of Coverage

Personal and Advertising Injury Limit: \$5,000,000

Deductible -- Per Occurrence: NONE

Coverage Section C: Law Enforcement Liability - Claims Made

Limits of Coverage

Per Wrongful Act: NOT COVERED

Aggregate: NOT COVERED

Retroactive Date:

Deductible -- Per Wrongful Act: NONE

Coverage Section D: Public Officials Liability - Claims Made

Limits of Coverage

Per Wrongful Act: NOT COVERED

Aggregate: NOT COVERED

Retroactive Date:

Deductible -- Per Wrongful Act: NONE

Coverage Section E: Mold, Other Fungi or Bacteria Liability - Claims Made

Limits of Coverage

Limit of Coverage: \$500,000

Retroactive Date: 11/9/2003

Deductible -- Per Year: \$50,000

Coverage Section F: Non-Owned and Hired Auto Liability

Limits of Coverage

Per Accident: NOT COVERED

Deductible -- Per Accident: NONE

Coverage Section G: Employee Benefits Administration Liability - Claims Made

Limits of Coverage

Each Employee: \$2,000,000

Aggregate: \$2,000,000

Retroactive Date: 11/9/2003

Deductible -- Each Employee: \$1,000

Coverage Section H: Lead-Based Paint Liability - Claims Made

Limits of Coverage

Limit of Coverage: NOT COVERED

Retroactive Date:

Deductible -- Per Year: NONE

Coverage Section I: Third Party Discrimination - Claims Made

Limits of Coverage

Per Wrongful Act: \$500,000

Aggregate: \$500,000

Retroactive Date: 01/01/2018

Deductible -- Per Wrongful Act: NONE

These Declarations, together with the Coverage Form and Endorsement(s) complete the above numbered policy.



December 26, 2018

Housing Authority Risk Retention Group, Inc.

Date

PREMIUM:

Forms and Endorsements Made Part of this Policy:

Forms applicable to all Coverage Sections

001	Commercial Liability Coverage Form	
	Commercial Liability Declarations	HACL 506 0617
003	Schedule of Locations	
004	Additional Charges or Credits	
729	Pennsylvania Changes - Pollutants	HACL 729 0217
414	Exclusion – Specified Tenant-based and Project-based Voucher Programs	HACL 414 0617
181	Certified Terrorism Loss	HACL 181 0115
189	Disclosure of Premium and Estimated Premium for Certified Acts of Terrorism Coverage	HACL 189 0115

Pesticide

39B	Pesticide or Herbicide Applicator Liability	HACL 39B 0617
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Bodily Injury and Property Damage Liability

Personal and Advertising Injury Liability

731	Additional Insured - Volunteers	HACL 731 0318
10A	Additional Insureds - Designated Person or Organization	HACL 10A 0617
10A	Additional Insureds - Designated Person or Organization	HACL 10A 0617
10A	Additional Insureds - Designated Person or Organization	HACL 10A 0617
10A	Additional Insureds - Designated Person or Organization	HACL 10A 0617
055	Additional Insured - Lessor of Leased Equipment	HACL 055 0617
10A	Additional Insureds - Designated Person or Organization	HACL 10A 0617
10A	Additional Insureds - Designated Person or Organization	HACL 10A 0617
10A	Additional Insureds - Designated Person or Organization	HACL 10A 0617
10A	Additional Insureds - Designated Person or Organization	HACL 10A 0617
10A	Additional Insureds - Designated Person or Organization	HACL 10A 0617
006	Special Event Endorsement	HACL 006 0617

Policyholder Notices

*** Please Read the Enclosed Important Notices ***

Summary of Changes - Risk Action Management Plan	HAPN 4088 03 18
Policyholder Notice - Commercial Liability Deductible	HAPN 0005 03 10
Important Notice to Policyholders - Producers Compensation Disclosure	HAPN 4030 03 17



189 Commerce Court
PO Box 189
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fax 203-271-2265
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SCHEDULE OF LOCATIONS

Housing Authority of the City of Pittsburgh, PA

As Of: 12/26/2018

	Units*	Funding	Occupancy
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Addison Terrace 2051 - 2057 Bentley Drive 493	11	Federal	Family
Addison Terrace 2061 - 2067 Bentley Drive 511	14	Federal	Family
Addison Terrace 2071 - 2077 Bentley Drive 533	15	Federal	Family
Addison Terrace 2081 - 2087 Bentley Drive 557	14	Federal	Family
Addison Terrace 2101 - 2109 Bentley Drive 581	12	Federal	Family
Addison Terrace 2115 - 2127 Bentley Drive 599	13	Federal	Family
Addison Terrace 2132 - 2136 Bentley Drive 617	14	Federal	Family
Addison Terrace 2124 - 2128 Bentley Drive 635	14	Federal	Family
Addison Terrace 2118 - 2122 Bentley Drive 653	12	Federal	Family
Addison Terrace 2112 - 2118 Bentley Drive 671	16	Federal	Family
Addison Terrace 2106 - 2110 Bentley Drive 689	10	Federal	Family
Addison Terrace 2100 - 2104 Bentley Drive 707	16	Federal	Family
Addison Terrace 2080 - 2086 Bentley Drive 725	14	Federal	Family
Addison Terrace 2060 - 2066 Bentley Drive 749	13	Federal	Family
Addison Terrace 2054 - 2058 Bentley Drive 773	9	Federal	Family
Addison Terrace 2050 - 2052 Bentley Drive 791	7	Federal	Family

INCL = Included N/C = Not Covered

*** Unit counts must include vacant units**

**** See Additional Charges Or Credits for Premium Amount**

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Housing Authority of the City of Pittsburgh, PA

As Of: 12/26/2018

	Units*	Funding	Occupancy
Allegheny House 1305 Allegheny Ave.	0	Federal	Warehouse
Bedford Boiler House 2285 Sommers Dr.	0	Federal	Garage
Block Lot No. 83-S-142 Omega Street	0	Federal	Vacant Land P
Block Lot No. 83-S-145 339 Omega Street	0	Federal	Vacant Land P
Block Lot No. 83-S-146 341 Omega Street	0	Federal	Vacant Land P
Block Lot No. 83-S-147 343 Omega Street	0	Federal	Vacant Land P
Block Lot No. 83-S-148 345 Omega Street	0	Federal	Vacant Land P
Block Lot No. 83-S-149 Omega Street	0	Federal	Vacant Land P
Block Lot No. 83-S-150 Omega Street	0	Federal	Vacant Land P
Block Lot No. 83-S-151 351 Omega Street	0	Federal	Vacant Land P
Block Lot No. 83-S-152 352 Omega Street	0	Federal	Vacant Land P
Block Lot No. 83-S-153 353 Omega Street	0	Federal	Vacant Land P
Block Lot No. 83-S-154 355 Omega Street	0	Federal	Vacant Land P
Block Lot No. 83-S-155 Omega Street	0	Federal	Vacant Land P
Block Lot No. 83-S-156-1 Omega Place	0	Federal	Vacant Land P
Block Lot No. 83-S-158 359 Omega Street	0	Federal	Vacant Land P

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SCHEDULE OF LOCATIONS

Housing Authority of the City of Pittsburgh, PA

As Of: 12/26/2018

	Units*	Funding	Occupancy
Block Lot No. 83-S-159 361 Omega Street	0	Federal	Vacant Land P
Block Lot No. 83-S-161 363 Omega Street	0	Federal	Vacant Land P
Block Lot No. 83-S-201 350 Reiter Street	0	Federal	Vacant Land P
Boiler Room 2136 Bently Dr.	0	Federal	Garage
Caliguiri Hi-Rise 801 E. Warrington Avenue	104	Federal	Elderly
Carrick Regency Hi-Rise 2129 Brownsville Road	66	Federal	Elderly
Central Maintenance 201 Kirkpatrick St.	0	Federal	Garage
Community Building 2136 Elmore Sq.	0	Federal	Community Bu
Community Building 895 Johnson Ave.	0	Federal	Community Bu
Computer Center 1205 Liverpool St.	0	Federal	Office
East Liberty Gardens 2-8 Ipswich Court	4	Federal	Family
East Liberty Gardens 1-15 Ipswich Court	8	Federal	Family
East Liberty Gardens 2-16 Gilford Court	8	Federal	Family
East Liberty Gardens 1-11 Gilford Court	6	Federal	Family
East Liberty Gardens 2-12 Esmond Court	6	Federal	Family
East Liberty Gardens 1-23 Esmond Court	12	Federal	Family

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SCHEDULE OF LOCATIONS

Housing Authority of the City of Pittsburgh, PA

As Of: 12/26/2018

	Units*	Funding	Occupancy
East Liberty Gardens 2-24 Cambria Court	12	Federal	Family
East Liberty Gardens 1-11 Cambria Court	6	Federal	Family
East Liberty Gardens 1-5 Blanford Court	3	Federal	Family
East Liberty Gardens 2-8 Blanford Court	4	Federal	Family
East Liberty Gardens 1 Dudley Court	0	Federal	Office
East Liberty Gardens 3-15 Dudley Court	6	Federal	Family
East Liberty Gardens 2-12 Dudley Court	6	Federal	Family
East Liberty Gardens 1-17 Fareham Court	6	Federal	Family
East Liberty Gardens 13 Fareham Court	0	Federal	Community Bu
East Liberty Gardens 15 Fareham Court	0	Federal	Community Bu
East Liberty Gardens 2-22 Fareham Court	11	Federal	Family
East Liberty Gardens 20 Fareham Court	0	Federal	Community Bu
East Liberty Gardens 1-15 Hendon Court	8	Federal	Family
East Liberty Gardens 2-12 Hendon Court	6	Federal	Family
East Liberty Gardens 1-23 Jennings Court	12	Federal	Family
Elmore Square Boiler Room 2166 Elmore Sq.	0	Federal	Garage

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As Of: 12/26/2018

	Units*	Funding	Occupancy
Family Investment Center 10 Albertise St.	0	Federal	Office
Finello Pavilion Hi-Rise 3206 Niagara Street	60	Federal	Elderly
Garage 2200 Arlington	0	Federal	Garage
Gualtieri Manor Hi-Rise 2125 Los Angeles	31	Federal	Elderly
Gym 930 Creswell St.	0	Federal	Community Bt
Historical Building - Storage 1305 Allegheny Ave.	0	Federal	Warehouse
Homewood North 1246 - 1258 Nolan Court 1 - 7	7	Federal	Family
Homewood North 1234 - 1244 Nolan Court 8 -13	6	Federal	Family
Homewood North 1224 - 1232 Nolan Court 14 - 1	5	Federal	Family
Homewood North 1208 - 1222 Nolan Court 19 - 2	8	Federal	Family
Homewood North 1260 - 1276 Nolan Court 27 - 3	9	Federal	Family
Homewood North 1200 - 1206 Mohler Street 36 -	4	Federal	Family
Homewood North 1201 - 1211 Mohler Street 40 -	5	Federal	Family
Homewood North 1213 - 1225 Mohler Street 46 -	7	Federal	Family
Homewood North 1227 - 1239 Mohler Street 53 -	7	Federal	Family
Homewood North 1241 - 1255 Mohler Street 60 -	8	Federal	Family

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SCHEDULE OF LOCATIONS

Housing Authority of the City of Pittsburgh, PA

As Of: 12/26/2018

	Units*	Funding	Occupancy
Homewood North 1294 - 1302 Ferris Court 68 -	5	Federal	Family
Homewood North 1304 - 1316 Ferris Court 81 -	7	Federal	Family
Homewood North 1318 - 1330 Heart Court 88 - 9	7	Federal	Family
Homewood North 1332 - 1346 Heart Court 95 - 1	8	Federal	Family
Homewood North 7416 - 7422 Stranahan Street 1	4	Federal	Family
Homewood North 7400 - 7414 Stranahan Street 1	8	Federal	Family
Homewood North 7505 - 7519 Upland Street 115	8	Federal	Family
Homewood North 7335 - 7343 Upland Street 123	5	Federal	Family
Homewood North 7330 - 7344 Upland Street 128	8	Federal	Family
Leased Office Space 200 Ross St.	0	Federal	Office
Leased Office Space 100 Ross St.	0	Federal	Office
Leased Storage Space 400 N. Lexington Ave.	0	Federal	Warehouse
Maintenance Garage 647 Mt. Pleasant Rd.	0	Federal	Garage
Manchester Commons-Phase 2 1017 Pennsylvania Ave.	1	Federal	Family
Manchester Commons-Phase 2 1019 Pennsylvania Ave.	1	Federal	Family
Manchester Commons-Phase 2 1101 Pennsylvania Ave.	1	Federal	Family

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SCHEDULE OF LOCATIONS

Housing Authority of the City of Pittsburgh, PA

As Of: 12/26/2018

	Units*	Funding	Occupancy
Manchester Commons-Phase 2 1103 Pennsylvania Ave.	1	Federal	Family
Manchester Commons-Phase 2 1105 Pennsylvania Ave.	1	Federal	Family
Manchester Commons-Phase 2 1223 Sheffield St.	1	Federal	Family
Manchester Commons-Phase 2 1225 Sheffield St.	1	Federal	Family
Manchester Commons-Phase 2 1227 Sheffield St.	1	Federal	Family
Manchester Commons-Phase 2 1229 Sheffield St.	1	Federal	Family
Mazza Pavilion Hi-Rise 920 Brookline Boulevard	30	Federal	Elderly
Morse Gardens Hi-Rise 2416 Sarah Street	70	Federal	Elderly
Murray Tower Hi-Rise 2835 Murray Towers	68	Federal	Family
Northview Heights Highrise 533 MT Pleasant Rd	87	Federal	Elderly
Oak Hill Child Care 373 Burrows St.	0	Federal	Community Bt
Oak Hill Recreation Center 415 Wadsworth St.	0	Federal	Community Bt
Pennsylvania Bidwell Hi-Rise 1014 Sheffield Street	120	Federal	Elderly
Pressley Street Hi-Rise 601 Pressley Street	211	Federal	Elderly
Recreation Center 533 Mt. Pleasant Rd.	0	Federal	Community Bt
Recreation Center 2305 Bedford St.	0	Federal	Community Bt

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SCHEDULE OF LOCATIONS

Housing Authority of the City of Pittsburgh, PA

As Of: 12/26/2018

Units* Funding Occupancy

Scattered Site 1380 Harlow Street	1	Federal	Family
Scattered Site 1612 Cumberland Street	1	Federal	Family
Scattered Site 1309 Dickens Street	1	Federal	Family
Scattered Site 1311 Justine Street	1	Federal	Family
Scattered Site 1312 Cumberland Street	1	Federal	Family
Scattered Site 3836 Haven Street	1	Federal	Family
Scattered Site 2838 Middletown road	1	Federal	Family
Scattered Site 1240 Straka Street	1	Federal	Family
Scattered Site 1380 Harlow Street	1	Federal	Family
Scattered Site 3844 Windgap Avenue	1	Federal	Family
Scattered Site 138 Bodkin Street	1	Federal	Family
Scattered Sites Woodbourne, Dunster, Walton, L	47	Federal	Family
Scattered Sites Merle, Aple, Woodward, Robinso	10	Federal	Family
Ujamma Center 1900 Bradhead Road	0	Federal	Community Bu
Vacant Land Perrysville Avenue 25th 23-F-5	0	Federal	Vacant Land P
Vacant Land Perrysville Avenue 25th 23-F-6	0	Federal	Vacant Land P

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SCHEDULE OF LOCATIONS

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As Of: 12/26/2018

	Units*	Funding	Occupancy
Vacant Land 5 Lane Way 25th 23-F-60A	0	Federal	Vacant Land P
Vacant Land 6 Lane Way 25th 23-F-60B	0	Federal	Vacant Land P
Vacant Land Perrysville Avenue 25th 23-B-2	0	Federal	Vacant Land P
Vacant Land Lane Way 25th 23-B-234A	0	Federal	Vacant Land P
Vacant Land Lane Way 25th 23-F-59A	0	Federal	Vacant Land P
Vacant Land Lane Way 25th 23-B-216	0	Federal	Vacant Land P
Vacant Land Perrysville Avenue 25th 23-B-2	0	Federal	Vacant Land P
Vacant Land 1643 Perrysville Avenue 25th 2	0	Federal	Vacant Land P
Vacant Land 1645 Perrysville Avenue 25th 2	0	Federal	Vacant Land P
Vacant Land 1641 Perrysville Avenue 25th 2	0	Federal	Vacant Land P
Vacant Land 1639 Perrysville Avenue 25th 2	0	Federal	Vacant Land P
Vacant Land 1635 Perrysville Avenue 25th 2	0	Federal	Vacant Land P
Vacant Land Perrysville Avenue 25th 23-B-2	0	Federal	Vacant Land P
Vacant Land Perrysville Avenue 25th 23-B-2	0	Federal	Vacant Land P
Vacant Land Perrysville Avenue 25th 23-B-2	0	Federal	Vacant Land P
Vacant Land Henderson Street 25th 23-G-344	1	Federal	Vacant Land P

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SCHEDULE OF LOCATIONS

Housing Authority of the City of Pittsburgh, PA

As Of: 12/26/2018

	<u>Units*</u>	<u>Funding</u>	<u>Occupancy</u>
Vacant Land 71 Henderson Street 25th 23-G-	1	Federal	Vacant Land P
Vacant Land 1623 Perrysville Avenue 25th 2	0	Federal	Vacant Land P

Annual Premium by coverage based on unit count:

Total units by coverage:	1,380	0	0	1,378	0	1,378
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ADDITIONAL CHARGES OR CREDITS

Policy Insured Name: Pittsburgh Housing Authority, PA
Policy Effective Date: 01/01/2019
Policy Number: HARRG-578-187694-2019

The premiums displayed on this form are included in the total account premium shown on the policy declarations form.

Policy Level

Certified Acts of Terrorism Coverage.....

Commercial Liability

Community Building.....

Playground.....

Gymnasium.....

Office.....

Parking Lot.....

Garage.....

Premium Adjustment.....

Vacant Land Premium.....



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ADDITIONAL CHARGES OR CREDITS

Policy Insured Name: Pittsburgh Housing Authority, PA
Policy Effective Date: 01/01/2019
Policy Number: HARRG-578-187694-2019

The premiums displayed on this form are included in the total account premium shown on the policy declarations form.

Commercial Liability

Warehouse.....

Employee Benefits Administration Liability - Claims Made

Coverage Premium.....



Policy Change No. 01-729-01-2019-1

Change Endorsement

Pennsylvania Changes - Pollutants

Named Insured: Housing Authority of the City of Pittsburgh
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019 - 01/01/2020
Issue Date: 12/26/2018
Premium:

Effective From: 01/01/2019 at the time of day the policy becomes effective.

The Insurance is Amended as follows:

1. Definitions W. "Pollutants" is deleted and replaced as follows:

W. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including but not limited to smoke, vapor, soot, fumes, acids, alkalis, chemicals, chemical elements, and waste. Waste includes but is not limited to materials to be recycled, reconditioned or reclaimed.

For purposes of this policy, "pollutants" include substances, chemicals and chemical elements which have been banned or restricted, by governmental authority, from continued use in certain products and applications, when the presence of these products and applications or the release of said substances, chemicals and/or chemical elements from said products or applications pose a threat of harm to person or property. Examples of "pollutants" include but are not limited to Acenaphthene, Acenaphthylene, Acrolein, Acrylonitrile, Aldrine, Alfa-endosulfan, Alpha-BHC, Ammonia, Anthracene, Antimony, Arsenic, Benzantracenes, Benzene, Benzidine, Benzo(a) anthracene, Benzo(a) pyrene, Benzo(b) fluoranthene, Benzo (ghi) perylene, Benzo(k) fluoranthene, Beryllium, Beta-BHC, Beta-endosulfan, Bis(2-chloroethyl) ether, Bis(2-chloroisopropyl) ether, Bis(2-chloroethoxy) methane, Bis(dichloroisopropyl) Ether, Bis-(Chloroethoxy) Methane, Bis(2-ethylhexyl) phthalate, Bromoform, Bromophenylphenyl Ether, Butyl benzyl phthalate,

Cadium, Carbon Tetrachloride, Chloroalkyl Ethers, Chlorobenzene, Chlordane, Chlorodibromomethane, Chloroethane, Chloroethyl, Chloroform, Chlorophenylphenyl Ethers, Chromium, Chlorinated Benzenes, Chlorinated Cresols, Chlorinated Ethanes, Chlorinated Naphthalene, Chlorinated Phenols, Chrysene, Copper, Cyanide, DDT, Delta-BHC, Di-N-Butyl Phthalate, Di-n-octyl phthalate, Dibenzo(h) anthracene, Dichlorobenzenes, Dichlorobenzidine, Dichloroethylenes, Dichlorobromomethane, Dichloropropane, Dichloropropene, Dieldrin, Diethyl Phthalate, Dinitrocresol, Dinitrotoluene, Dimethyl phthalate, Dioxin, Diphenylhydrazine, Endosulfan sulfate, Endrin, Endrin aldehyde, Ethyl Benzene, Fluoranthene, Fluorene, Gamma-BHC, Haloethers, Halomethanes, Heptachlor, Heptachlor epoxide, Hexachlorobenzene, Hexachlorobutadiene, Hexachlorocyclohexane, Hexachlorocyclopentadiene, Hexachloroethane, Indeno (1,2,3-cd) pyrene, Isophorone, Mercury, Methamphetamine, Methyl Bromide, Methyl Chloride, Methylene Chloride, N-nitrosodimethylamine,

Policy Change No. 01-729-01-2019-1**Change Endorsement****Pennsylvania Changes - Pollutants**

N-nitrosodiphenylamine, N-nitrosodi-n-propylamine, Naphtalene, Nickel, Nitrobenzene, Nitrophenols, Nitrosamines, P-Dichlorobenzene, Parachlorometa cresol, PCB-1016 (Arochlor 1016), PCB-1221 (Arochlor 1221), PCB-1232 (Arochlor 1232), PCB-1242 (Arochlor 1242), PCB-1248 (Arochlor 1248), PCB-1254 (Arochlor 1254), PCB-1260 (Arochlor 1260), Pentachlorophenol, Phenol, Phenanthrene, Phthalate Esters, Polychlorinated Biphenyl, Polychlorinated Diphenyl Ethers, Polycyclic Aromatic Hydrocarbon, Polynuclear Aromatic Hydrocarbons, Pyrene, Selenium, Silver, Tetrachloroethylene, Thallium, Toluene, Toxaphene, Trichloroethylene, Trichlorophenol, Vinyl Chloride, Xylene, or Zinc, 1,1-Dichloroethene, 1,1-dichloroethylene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, 1,1,2,2-tetrachloroethane, 1,2-dichlorobenzene, 1,2-dichloroethane, 1,2-Dichloroethylene, 1,2-dichloropropane, 1,2-trans-dichloroethylene, 1,2-diphenylhydrazine, 1,2,4-trichlorobenzene, 1,3-dichlorobenzene, 1,3-dichloropropylene, 1,4-dichlorobenzene, 2-chloroethyl vinyl ethers, 2-chloronaphthalene, 2-chlorophenol, 2-nitrophenol, 2,3,7,8-TCDD (Tetrachlorodibenzo-P-Dioxin), 2,4-dichlorophenol, 2,4-dimethylphenol, 2,4-dinitrophenol, 2,4-dinitrotoluene, 2,4,6-trichlorophenol, 2,6-dinitrotoluene, 3,3-dichlorobenzidine, 4-bromophenyl phenyl ether, 4-chlorophenyl phenyl ether, 4-nitrophenol, 4,4-DDT, 4,4-DDE, 4,4-DDD, 4,6-dinitro-o-cresol. "Pollutants" also includes such substances, chemicals and chemical elements found in nature (such as radon gas), the presence of which has been shown to pose a threat to person or property.

All other terms, conditions and exclusions contained in the policy remain in full force and effect.



Policy Change No. 01-414-01-2019-6

Change Endorsement

Exclusion – Specified Tenant-based and Project-based Voucher Programs

Named Insured: Housing Authority of the City of Pittsburgh

Policy Number: HARRG-578-187694-2019

Policy Effective Date: 01/01/2019 - 01/01/2020

Issue Date: 12/26/2018

Premium: \$0

Effective From: 01/01/2019 at the time of day the policy becomes effective.

The Insurance is Amended as follows:

The policy is amended as follows:

E. GENERAL EXCLUSIONS is amended by adding the following exclusion:

Schedule:

Premises:

Description of Operations/Program(s):

Tenant-based Voucher Programs

This insurance does not apply to bodily injury, property damage, personal and advertising injury or any other injury, damage or loss of any nature or kind arising out of:

1. The ownership, maintenance or use of, or in any way involving, the premises described in the Schedule or the grounds and structures appurtenant to those premises;
2. Operations on those premises described in the Schedule or elsewhere that are necessary or incidental to the ownership, maintenance or use of those premises; or
3. Goods or products manufactured at or distributed from those premises.



Policy Change No. 01-414-01-2019-6

Change Endorsement

Exclusion – Specified Tenant-based and Project-based Voucher Programs

This insurance does not apply to bodily injury, property damage, or personal and advertising injury or any other injury, damage or loss of any nature or kind arising out of the operations or program(s) described in the Schedule.

This exclusion does not apply with respect to a building or housing unit owned and controlled by the named insured.

All other terms and conditions contained in the policy remain in full force and effect.



Policy Change No. 01-181-01-2019-4

Change Endorsement

Certified Terrorism Loss

Named Insured: Housing Authority of the City of Pittsburgh
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019 - 01/01/2020
Issue Date: 12/26/2018
Premium:

Effective From: 01/01/2019 at the time of day the policy becomes effective.

Terrorism

The Insurance is Amended as follows:

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CERTIFIED TERRORISM LOSS

1. The following definitions are added.

- a. "Certified act of terrorism" means an act that is certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security, and the Attorney General of the United States:
 - 1) to be an act of terrorism;
 - 2) to be a violent act or an act that is dangerous to human life, property, or infrastructure;
 - 3) to have resulted in damage:
 - a) within the United States; or
 - b) to an air carrier (as defined in section 40102 of title 49, United States Code); to a United States flag vessel (or a vessel based principally in the United States, on which United States income tax is paid and whose insurance coverage is subject to regulation in the United States), regardless of where the loss occurs; or at the premises of any United States mission;
 - 4) to have been committed by an individual or individuals, as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion; and
 - 5) to have resulted in insured losses in excess of five million dollars in the aggregate, attributable to all types of insurance subject to the Terrorism Risk Insurance Act, as amended.
- b. "Certified terrorism loss" means loss that results from a "certified act of terrorism".

Policy Change No. 01-181-01-2019-4**Change Endorsement****Certified Terrorism Loss**

2. The "terms" of any terrorism exclusion that is part of or that is attached to this Coverage Part are amended by the following provision:

This exclusion does not apply to "certified terrorism loss".

3. The following provision is added.

If the Secretary of the Treasury determines that the aggregate amount of "certified terrorism loss" has exceeded one hundred billion dollars in a calendar year (January 1 through December 31), and "we" have met "our" insurer deductible under the Terrorism Risk Insurance Act, as amended, "we" will not pay for any portion of "certified terrorism loss" that exceeds one hundred billion dollars. If the "certified terrorism loss" exceeds one hundred billion dollars in a calendar year (January 1 through December 31), losses up to one hundred billion dollars are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury under the Terrorism Risk Insurance Act, as amended.

4. The following provisions are added.

- a. Neither the "terms" of this endorsement nor the "terms" of any other terrorism endorsement attached to this Coverage Part provide coverage for any loss that would otherwise be excluded by this Coverage Part under:
 - 1) exclusions that address war, military action, or nuclear hazard; or
 - 2) any other exclusion; and
- b. the absence of any other terrorism endorsement does not imply coverage for any loss that would otherwise be excluded by this Coverage Part under:
 - 1) exclusions that address war, military action, or nuclear hazard; or
 - 2) any other exclusion.

Description: Certified Terrorism Loss

CERTIFIED TERRORISM LOSS DISCLOSURE OF PREMIUM AND FEDERAL SHARE OF INSURED LOSSES

SCHEDULE

Certified Terrorism Loss Premium \$ _____

Additional information, if any, concerning terrorism premium:

1. The portion of "your" premium that is attributed to coverage for "certified terrorism loss" is shown in the Schedule above.
2. Coverage for "certified terrorism loss", to the extent that such coverage is provided by this policy or Coverage Part, will be partially reimbursed by the United States Government, Department of Treasury under a federal program. Under that program, the United States pays the following percentage of insured losses for "certified terrorism loss" that exceeds the statutorily established deductible that "we" retain:
 - a. 85%, for insured losses occurring before January 1, 2016;
 - b. 84%, for insured losses occurring during the 2016 calendar year;
 - c. 83%, for insured losses occurring during the 2017 calendar year;
 - d. 82%, for insured losses occurring during the 2018 calendar year;
 - e. 81%, for insured losses occurring during the 2019 calendar year; and
 - f. 80%, for insured losses occurring on or after January 1, 2020.

However, if aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act, as amended, exceed one hundred billion dollars in a calendar year (January 1 through December 31), the Treasury will not make payment for any portion of the amount of such losses that exceeds one hundred billion dollars.

If the Secretary of the Treasury determines that the aggregate amount of "certified terrorism loss" has exceeded one hundred billion dollars in a calendar year (January 1 through December 31), and "we" have met "our" insurer deductible under the Terrorism Risk Insurance Act, as amended, "we" will not pay for any portion of "certified terrorism loss" that exceeds one hundred billion dollars. If the "certified terrorism loss" exceeds one hundred billion dollars in a calendar year (January 1 through December 31), losses up to one hundred billion dollars are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury under the Terrorism Risk Insurance Act, as amended.



Policy Change No. 01-731-01-2019-2

Change Endorsement

Additional Insured - Volunteers

Named Insured: Housing Authority of the City of Pittsburgh
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019 - 01/01/2020
Issue Date: 12/26/2018
Premium:

Effective From: 01/01/2019 at the time of day the policy becomes effective.

Commercial Liability

The Insurance is Amended as follows:

This Endorsement modifies insurance provided under the following Coverage Section(s):

Bodily Injury and Property Damage – Coverage Section A
Personal and Advertising Injury – Coverage Section B

1. WHO IS AN INSURED (Section II.A.) is amended to include as an additional insured any person(s) who are volunteer worker(s) for you, but only with respect to their liability for bodily injury, property damage or personal and advertising injury arising out of their acts or omissions performed at your direction or on your behalf.

However, none of these volunteer worker(s) are insureds for:

- a. Bodily injury or personal and advertising injury:
 - 1) To you, to your elected or appointed directors, officers, officials, commissioners and auxiliaries, to your employees, or to your other volunteer workers while performing duties related to the conduct of your business;
 - 2) To the spouse, child, parent, brother or sister of your volunteer worker(s) or your employees as a consequence of Paragraph a.1) above;
 - 3) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs a.1) or a.2) above; or
 - 4) Arising out of his or her providing or failing to provide professional health care services.
- b. Property damage to property:
 - 1) Owned, occupied or used by,
 - 2) Rented to, in the care, custody or control of, or over which physical control is being exercised for any purpose by you, any of your other volunteer worker(s), your employees, or any of your elected or appointed directors, officers, officials, commissioners or auxiliaries.



Policy Change No. 01-731-01-2019-2

Change Endorsement

Additional Insured - Volunteers

2. With respect to the insurance afforded to these additional insureds, the following is added to II General Terms and Conditions B. General Aggregate:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable Limits of Insurance shown in the Declarations,

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions contained in the policy remain in full force and effect.



Policy Change No. 01-10A-01-2019-7

Change Endorsement

Additional Insureds - Designated Person or Organization

Named Insured: Housing Authority of the City of Pittsburgh
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019 - 01/01/2020
Issue Date: 12/26/2018
Premium: \$0

Effective From: 01/01/2019 at the time of day the policy becomes effective.

Commercial Liability

The Insurance is Amended as follows:

Schedule:

Person or Organization designated as Additional Insured:
Key Government Finance, Inc. ISAOA
726 Exchange Street
Suite 900
Buffalo, NY 14210

Operations/Premises: Various locations

This Endorsement modifies insurance provided under the following Coverage Section(s):

Bodily Injury and Property Damage Liability – Coverage Section A
Personal and Advertising Injury Liability – Coverage Section B

1. WHO IS AN INSURED (Section II.A.) is amended to include as an additional insured the person or organization shown in the Schedule, but only with respect to their liability for bodily injury, property damage or personal and advertising injury arising out of your acts or omissions or the acts or omissions of those acting on your behalf:

- a. in the performance of your ongoing operations; or
- b. in connection with premises owned by or rented to you;

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.



Policy Change No. 01-10A-01-2019-7

Change Endorsement

Additional Insureds - Designated Person or Organization

This insurance does not apply to liability for bodily injury, property damage, or personal and advertising injury arising out of, in whole or in part, the acts or omissions of the additional insured or any person or organization acting on behalf of such additional insured.

2. With respect to the insurance afforded to these additional insureds, the following is added to II General Terms and Conditions B. General Aggregate:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable Limits of Insurance shown in the Declarations,

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions contained in the policy remain in full force and effect.



Policy Change No. 01-10A-02-2019-8

Change Endorsement

Additional Insureds - Designated Person or Organization

Named Insured: Housing Authority of the City of Pittsburgh
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019 - 01/01/2020
Issue Date: 12/26/2018
Premium: \$0

Effective From: 01/01/2019 at the time of day the policy becomes effective.

Commercial Liability

The Insurance is Amended as follows:

Schedule:

Person or Organization designated as Additional Insured:
Grand Capital Management, Inc and Its Assigns
8894 Stanford Blvd
Suite 203
Columbia, MD 21045

Operations/Premises: Various Locations

This Endorsement modifies insurance provided under the following Coverage Section(s):

Bodily Injury and Property Damage Liability – Coverage Section A
Personal and Advertising Injury Liability – Coverage Section B

1. WHO IS AN INSURED (Section II.A.) is amended to include as an additional insured the person or organization shown in the Schedule, but only with respect to their liability for bodily injury, property damage or personal and advertising injury arising out of your acts or omissions or the acts or omissions of those acting on your behalf:

- a. in the performance of your ongoing operations; or
- b. in connection with premises owned by or rented to you;

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.



Policy Change No. 01-10A-02-2019-8

Change Endorsement

Additional Insureds - Designated Person or Organization

This insurance does not apply to liability for bodily injury, property damage, or personal and advertising injury arising out of, in whole or in part, the acts or omissions of the additional insured or any person or organization acting on behalf of such additional insured.

2. With respect to the insurance afforded to these additional insureds, the following is added to II General Terms and Conditions B. General Aggregate:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable Limits of Insurance shown in the Declarations,

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions contained in the policy remain in full force and effect.



Policy Change No. 01-10A-03-2019-9

Change Endorsement

Additional Insureds - Designated Person or Organization

Named Insured: Housing Authority of the City of Pittsburgh
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019 - 01/01/2020
Issue Date: 12/26/2018
Premium: \$0

Effective From: 01/01/2019 at the time of day the policy becomes effective.

Commercial Liability

The Insurance is Amended as follows:

Schedule:

Person or Organization designated as Additional Insured:
Urban Redevelopment Authority of Pittsburgh
200 Ross Street
Pittsburgh, PA 15219-2069
Attn: General Counsel
Susan Malys, Real Estate Manager

Operations/Premises:
200 Ross Street, Pittsburgh, PA 15219

This Endorsement modifies insurance provided under the following Coverage Section(s):

Bodily Injury and Property Damage Liability – Coverage Section A
Personal and Advertising Injury Liability – Coverage Section B

1. WHO IS AN INSURED (Section II.A.) is amended to include as an additional insured the person or organization shown in the Schedule, but only with respect to their liability for bodily injury, property damage or personal and advertising injury arising out of your acts or omissions or the acts or omissions of those acting on your behalf:

- a. in the performance of your ongoing operations; or
- b. in connection with premises owned by or rented to you;

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.



Policy Change No. 01-10A-03-2019-9

Change Endorsement

Additional Insureds - Designated Person or Organization

This insurance does not apply to liability for bodily injury, property damage, or personal and advertising injury arising out of, in whole or in part, the acts or omissions of the additional insured or any person or organization acting on behalf of such additional insured.

2. With respect to the insurance afforded to these additional insureds, the following is added to II General Terms and Conditions B. General Aggregate:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable Limits of Insurance shown in the Declarations,

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions contained in the policy remain in full force and effect.



Policy Change No. 01-10A-04-2019-10

Change Endorsement

Additional Insureds - Designated Person or Organization

Named Insured: Housing Authority of the City of Pittsburgh
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019 - 01/01/2020
Issue Date: 12/26/2018
Premium: \$0

Effective From: 01/01/2019 at the time of day the policy becomes effective.

Commercial Liability

The Insurance is Amended as follows:

Schedule:

Person or Organization designated as Additional Insured:
Urban Redevelopment Authority of Pittsburgh
200 Ross Street
Pittsburgh, PA 15219
Operations/Premises: 2054 Rose Street

Operations/Premises:

This Endorsement modifies insurance provided under the following Coverage Section(s):

Bodily Injury and Property Damage Liability – Coverage Section A
Personal and Advertising Injury Liability – Coverage Section B

1. WHO IS AN INSURED (Section II.A.) is amended to include as an additional insured the person or organization shown in the Schedule, but only with respect to their liability for bodily injury, property damage or personal and advertising injury arising out of your acts or omissions or the acts or omissions of those acting on your behalf:

- a. in the performance of your ongoing operations; or
- b. in connection with premises owned by or rented to you;

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

This insurance does not apply to liability for bodily injury, property damage, or personal and advertising injury arising out of, in whole or in part, the acts or omissions of the additional



Policy Change No. 01-10A-04-2019-10

Change Endorsement

Additional Insureds - Designated Person or Organization

advertising injury arising out of, in whole or in part, the acts or omissions of the additional insured or any person or organization acting on behalf of such additional insured.

2. With respect to the insurance afforded to these additional insureds, the following is added to II General Terms and Conditions B. General Aggregate:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable Limits of Insurance shown in the Declarations,

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions contained in the policy remain in full force and effect.



Policy Change No. 01-055-01-2019-11

Change Endorsement

Additional Insured - Lessor of Leased Equipment

Named Insured: Housing Authority of the City of Pittsburgh
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019 - 01/01/2020
Issue Date: 12/26/2018
Premium: \$0

Effective From: 01/01/2019 at the time of day the policy becomes effective.

Commercial Liability

The Insurance is Amended as follows:

Schedule:

Pac-Van, Inc
2004 McKees Rocks Road
McKees Rocks, PA 15136

1. 1999/40SC 40' Security Container One Way Leasing, Inc \$4,500 PVC40-11135
2. 1999/40SC 40' Security Container One Way Leasing, Inc \$4,500 PVC40-11100
3. 1999/40SC 40' Security Container One Way Leasing, Inc \$4,500 PVC40-11119

This Endorsement modifies insurance provided under the following Coverage Section(s):

Bodily Injury and Property Damage Liability – Coverage Section A
Personal and Advertising Injury Liability – Coverage Section B

1. Who Is An Insured (Section II.A.) is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule but only with respect to its liability for bodily injury, property damage, or personal injury and advertising injury arising out of your maintenance, operation, or use of equipment that is leased to you by such person(s) or organization(s), subject to the following additional exclusions:

This insurance does not apply to any occurrence that takes place after your lease of the equipment expires.

This insurance does not apply to liability for bodily injury, property damage, or personal and advertising injury arising out of, in whole or in part, the acts or omissions of the additional insured or any person or organization acting on behalf of such additional insured.

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which



Policy Change No. 01-055-01-2019-11

Change Endorsement

Additional Insured - Lessor of Leased Equipment

the insurance afforded to each additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. With respect to the insurance afforded to the additional insured, the following is added to Section II.B – General Aggregate:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable Limits of Insurance shown in the Declarations,

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions contained in the policy remain in full force and effect.



Policy Change No. 01-10A-05-2019-12

Change Endorsement

Additional Insureds - Designated Person or Organization

Named Insured: Housing Authority of the City of Pittsburgh
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019 - 01/01/2020
Issue Date: 12/26/2018
Premium: \$0

Effective From: 01/01/2019 at the time of day the policy becomes effective.

Commercial Liability

The Insurance is Amended as follows:

Schedule:

Person or Organization designated as Additional Insured:
Banc of America Leasing & Capital, LLC
ISAOA
P.O. Box 4431
Atlanta, GA 30302-4431

Operations/Premises:
Financed Equipment
Contract #598-0000155-000

This Endorsement modifies insurance provided under the following Coverage Section(s):

Bodily Injury and Property Damage Liability – Coverage Section A
Personal and Advertising Injury Liability – Coverage Section B

1. WHO IS AN INSURED (Section II.A.) is amended to include as an additional insured the person or organization shown in the Schedule, but only with respect to their liability for bodily injury, property damage or personal and advertising injury arising out of your acts or omissions or the acts or omissions of those acting on your behalf:

- a. in the performance of your ongoing operations; or
- b. in connection with premises owned by or rented to you;

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.



Policy Change No. 01-10A-05-2019-12

Change Endorsement

Additional Insureds - Designated Person or Organization

This insurance does not apply to liability for bodily injury, property damage, or personal and advertising injury arising out of, in whole or in part, the acts or omissions of the additional insured or any person or organization acting on behalf of such additional insured.

2. With respect to the insurance afforded to these additional insureds, the following is added to II General Terms and Conditions B. General Aggregate:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable Limits of Insurance shown in the Declarations,

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions contained in the policy remain in full force and effect.



Policy Change No. 01-10A-06-2019-13

Change Endorsement

Additional Insureds - Designated Person or Organization

Named Insured: Housing Authority of the City of Pittsburgh
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019 - 01/01/2020
Issue Date: 12/26/2018
Premium: \$0

Effective From: 01/01/2019 at the time of day the policy becomes effective.

Commercial Liability

The Insurance is Amended as follows:

Schedule:

Person or Organization designated as Additional Insured:
KaBOOM! 4301 Connecticut Ave. NW, Suite ML-1, Washington, DC 20008

Operations/Premises:

Lets Play 2305 Bedford Avenue, Pittsburgh, PA 15219

This Endorsement modifies insurance provided under the following Coverage Section(s):

Bodily Injury and Property Damage Liability – Coverage Section A
Personal and Advertising Injury Liability – Coverage Section B

1. WHO IS AN INSURED (Section II.A.) is amended to include as an additional insured the person or organization shown in the Schedule, but only with respect to their liability for bodily injury, property damage or personal and advertising injury arising out of your acts or omissions or the acts or omissions of those acting on your behalf:

- a. in the performance of your ongoing operations; or
- b. in connection with premises owned by or rented to you;

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

This insurance does not apply to liability for bodily injury, property damage, or personal and advertising injury arising out of, in whole or in part, the acts or omissions of the additional insured or any person or organization acting on behalf of such additional insured.



Policy Change No. 01-10A-06-2019-13

Change Endorsement

Additional Insureds - Designated Person or Organization

2. With respect to the insurance afforded to these additional insureds, the following is added to II General Terms and Conditions B. General Aggregate:
If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable Limits of Insurance shown in the Declarations,

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions contained in the policy remain in full force and effect.



Policy Change No. 01-10A-07-2019-14

Change Endorsement

Additional Insureds - Designated Person or Organization

Named Insured: Housing Authority of the City of Pittsburgh
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019 - 01/01/2020
Issue Date: 12/26/2018
Premium: \$0

Effective From: 01/01/2019 at the time of day the policy becomes effective.

Commercial Liability

The Insurance is Amended as follows:

Schedule:

Person or Organization designated as Additional Insured:
Dr. Pepper Snapple Group, 5301 Legacy Drive, Plano, TX 75024

Operations/Premises:
Lets Play, 2305 Bedford, Avenue, Pittsburgh, PA 15216

This Endorsement modifies insurance provided under the following Coverage Section(s):

Bodily Injury and Property Damage Liability – Coverage Section A
Personal and Advertising Injury Liability – Coverage Section B

1. WHO IS AN INSURED (Section II.A.) is amended to include as an additional insured the person or organization shown in the Schedule, but only with respect to their liability for bodily injury, property damage or personal and advertising injury arising out of your acts or omissions or the acts or omissions of those acting on your behalf:

- a. in the performance of your ongoing operations; or
- b. in connection with premises owned by or rented to you;

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.



Policy Change No. 01-10A-07-2019-14

Change Endorsement

Additional Insureds - Designated Person or Organization

This insurance does not apply to liability for bodily injury, property damage, or personal and advertising injury arising out of, in whole or in part, the acts or omissions of the additional insured or any person or organization acting on behalf of such additional insured.

2. With respect to the insurance afforded to these additional insureds, the following is added to II General Terms and Conditions B. General Aggregate:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable Limits of Insurance shown in the Declarations,

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions contained in the policy remain in full force and effect.



Policy Change No. 01-10A-08-2019-15

Change Endorsement

Additional Insureds - Designated Person or Organization

Named Insured: Housing Authority of the City of Pittsburgh
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019 - 01/01/2020
Issue Date: 12/26/2018
Premium: \$0

Effective From: 01/01/2019 at the time of day the policy becomes effective.

Commercial Liability

The Insurance is Amended as follows:

Schedule:

Person or Organization designated as Additional Insured:
Union Real Estate Company
Agent for Owners of Carrick Shopping Center

Operations/Premises:
Carrick Shopping Center
2134-2158 Brownsville Road
Pittsburgh, PA 15210
Effective 12/4/2017 - 12/11/2018 - Temporary parking for Housing Authority of the City of Pittsburgh, PA

This Endorsement modifies insurance provided under the following Coverage Section(s):

Bodily Injury and Property Damage Liability – Coverage Section A
Personal and Advertising Injury Liability – Coverage Section B

1. WHO IS AN INSURED (Section II.A.) is amended to include as an additional insured the person or organization shown in the Schedule, but only with respect to their liability for bodily injury, property damage or personal and advertising injury arising out of your acts or omissions or the acts or omissions of those acting on your behalf:

- a. in the performance of your ongoing operations; or
- b. in connection with premises owned by or rented to you;

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.



Policy Change No. 01-10A-08-2019-15

Change Endorsement

Additional Insureds - Designated Person or Organization

This insurance does not apply to liability for bodily injury, property damage, or personal and advertising injury arising out of, in whole or in part, the acts or omissions of the additional insured or any person or organization acting on behalf of such additional insured.

2. With respect to the insurance afforded to these additional insureds, the following is added to II General Terms and Conditions B. General Aggregate:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable Limits of Insurance shown in the Declarations,

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions contained in the policy remain in full force and effect.



Policy Change No. 01-10A-09-2019-16

Change Endorsement

Additional Insureds - Designated Person or Organization

Named Insured: Housing Authority of the City of Pittsburgh
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019 - 01/01/2020
Issue Date: 12/26/2018
Premium: \$0

Effective From: 01/01/2019 at the time of day the policy becomes effective.

Commercial Liability

The Insurance is Amended as follows:

Schedule:

Person or Organization designated as Additional Insured:
Allegheny County Housing Authority
625 Stanwix Street
Pittsburgh, PA 15222-1417

Pesticide Coverage:
Aggregate \$50,000
Per Occurrence \$50,000

Operations/Premises:

This Endorsement modifies insurance provided under the following Coverage Section(s):

Bodily Injury and Property Damage Liability – Coverage Section A
Personal and Advertising Injury Liability – Coverage Section B

1. WHO IS AN INSURED (Section II.A.) is amended to include as an additional insured the person or organization shown in the Schedule, but only with respect to their liability for bodily injury, property damage or personal and advertising injury arising out of your acts or omissions or the acts or omissions of those acting on your behalf:

- a. in the performance of your ongoing operations; or
- b. in connection with premises owned by or rented to you;

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.



Policy Change No. 01-10A-09-2019-16

Change Endorsement

Additional Insureds - Designated Person or Organization

This insurance does not apply to liability for bodily injury, property damage, or personal and advertising injury arising out of, in whole or in part, the acts or omissions of the additional insured or any person or organization acting on behalf of such additional insured.

2. With respect to the insurance afforded to these additional insureds, the following is added to II General Terms and Conditions B. General Aggregate:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable Limits of Insurance shown in the Declarations,

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions contained in the policy remain in full force and effect.



Policy Change No. 01-006-01-2019-17

Change Endorsement

Special Event Endorsement

Named Insured: Housing Authority of the City of Pittsburgh
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019 - 01/01/2020
Issue Date: 12/26/2018
Premium: \$0

Effective From: 01/01/2019 at the time of day the policy becomes effective.

Commercial Liability

The Insurance is Amended as follows:

Schedule:

Special Event: Kids STEM Festival
Location: The Mall at Robinson; 100 Robinson Centre Drive; Pittsburgh, PA 15205
Date: Saturday, September 22, 2018
Time: 10 a.m. - 4 p.m.

Bodily Injury and Property Damage Liability \$5,000,000

Personal and Advertising Injury Liability \$5,000,000

Additional Insured:
Robinson Mall Associates, LLC
QIC Properties US, Inc.
QIC US Management, Inc., its subsidiaries, and affiliates

This Endorsement modifies insurance provided under the following Coverage Section(s):

1. Bodily Injury and Property Damage Liability – Coverage Section A
Personal and Advertising Injury Liability – Coverage Section B

The Limits of Liability shown in the Declarations for Coverage Sections A and B are deleted and replaced by the Limits shown in the Schedule for the Special Event described above.

2. Who Is An Insured (Section II.A.) is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule if applicable, but only with respect to its liability for bodily injury, property damage or personal and advertising injury arising out of your acts or omissions or the acts or omissions of those acting on your behalf in connection with the Special Event shown in the Schedule, subject to the following additional exclusions.



Policy Change No. 01-006-01-2019-17

Change Endorsement

Special Event Endorsement

This insurance does not apply to any occurrence which takes place after the Special Event in the Schedule has terminated.

This insurance does not apply to liability for bodily injury, property damage or personal and advertising injury arising out of, in whole or in part, the acts or omissions of the additional insured or any person or organization acting on behalf of such additional insured.

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
 - b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.
3. With respect to the insurance afforded to these additional insureds, the following is added to Section II. B. -- General Aggregate:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable Limits of Insurance shown in the Schedule

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions contained in the policy remain in full force and effect.

Description: Robinson Mall Associates, LLC; QIC Properties US, Inc; and QIC US Management, Inc; as additional insureds

Policy Change No.

Pesticide or Herbicide Applicator Liability

Named Insured: Pittsburgh Housing Authority, PA
Policy Number: HARRG-578-187694-2019
Policy Effective Date: 01/01/2019
Issue Date: 12/26/2018
Premium: \$0

Effective From: 01/01/2019 at the time of day the policy becomes effective.

The Insurance is Amended as follows:

This coverage modifies insurance provided under the following section:

Bodily Injury and Property Damage Liability - Coverage Section A

Pesticide or Herbicide Applicator Schedule:

Pesticide or Herbicide Applicator Sub-limits:

\$50,000 Each Occurrence

\$50,000 Aggregate

Deductible: \$2,500 Each Occurrence

- A. With respect to pesticide or herbicide operations, General Exclusion Section E.7.a.(1) does not apply to bodily injury or property damage arising out of sudden and accidental discharge, dispersal, release or escape of pesticides or herbicides.
- B. The coverage afforded by this Schedule does not apply to:
- (i) bodily injury or property damage arising out of a violation of any law, statute, regulation, edict, ordinance or other legislation or enactment issued by any state, federal, local, or other governmental authority; or
 - (ii) the use of any pesticide or herbicide that is prohibited by:
 - (a) The Environmental Protection Agency
 - (b) The Food and Drug Administration; or
 - (c) Any other federal, state or local governmental authority.
- Subparagraph (ii) does not apply to the application of any pesticide or herbicide for its intended use prior to the date its use or application is prohibited.
- C. The following is added to Coverage Sections A. 3. Limits of Coverage:
- (f.) With respect to bodily injury or property damage arising out of the discharge, dispersal, release or escape of pesticides or herbicides, the most we will pay per occurrence is the Per Occurrence Pesticide or Herbicide Applicator Sub-Limit shown in the Schedule herein.

However the most we will pay for all damages resulting from bodily injury and property damage occurring within the policy period arising out of the discharge, dispersal, release or escape of pesticides or herbicides, is the Pesticide or Herbicide Applicator Aggregate Sub-Limit shown in the Schedule herein.

All other terms and conditions contained in the policy remain in full force and effect.

Please Read This Notice Carefully

SUMMARY OF CHANGES

Liability Policy Revisions Housing Authority Risk Retention Group (HARRG)

Effective 7/1/2018

No coverage is provided by this notice, nor does it replace any provisions of your policy. If there are any discrepancies between the policy and this notice,
the provisions of the policy govern.

Amend General Conditions – Risk Action Management Plan – HACL 412: The Risk Action Management Plan (RAMP) has been retired. Risk Control and Consulting is working with their Committee to develop a new program for the benefit of members. The informational endorsement, Amend General Conditions – Risk Action Management Plan – HACL 412, it being removed from all policies on renewal, starting with policies effective July 1, 2018 and subsequent.
This change does not affect coverage.

POLICYHOLDER NOTICE

COMMERCIAL LIABILITY DEDUCTIBLE

No coverage is provided by this notice, nor does it replace any provisions of your policy. Read your policy and review your Declarations for complete information on the coverage provided.

Your Commercial Liability policy may include a “per accident,” “per occurrence,” “per wrongful act,” or other type of deductible. If we pay a claim on your behalf, we will pay the claimant and expenses related to that claim. You will be responsible for reimbursement of the deductible amount shown on your policy declarations page and in accordance with the terms and conditions of your policy.

We will send you periodic invoices for these deductible amounts. These invoices will show claim details for those payments made on your behalf and the amount of reimbursement due to us. These invoices must be paid by the due date.

Should you have any questions about your deductible program, please contact your underwriter.

IMPORTANT NOTICE TO POLICYHOLDERS PRODUCERS COMPENSATION DISCLOSURE

THIS NOTICE DOES NOT AMEND ANY PROVISION OF OR AFFORD ANY COVERAGE UNDER YOUR POLICY. YOU SHOULD REVIEW YOUR ENTIRE POLICY CAREFULLY FOR COMPLETE INFORMATION ON THE COVERAGES PROVIDED AND TO DETERMINE YOUR RIGHTS AND DUTIES UNDER YOUR POLICY. IF THERE IS ANY CONFLICT BETWEEN YOUR POLICY PROVISIONS AND THIS NOTICE, THE PROVISIONS OF YOUR POLICY PREVAIL. PLEASE CONTACT YOUR AGENT OR BROKER IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE OR ITS CONTENTS.

HAI Group is a registered trademark for our family of insurance companies.

Housing Insurance Services (HIS) represents insurance companies and in such capacity will provide services to you relating to your insurance coverage.

HIS will receive compensation from the insurance companies if you choose to purchase the proposed coverage.

In many cases, HIS will obtain proposals from other insurers offering coverage in connection with the insurance programs. You may obtain more information about the compensation expected to be received by HIS, and the compensation expected to be received based in whole or in part on any alternative quotes by requesting such information from HIS – Agency Operations Department, at 203-272-8220 or 1-800-873-0242.



189 Commerce Court
PO Box 189
Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

CERTIFICATE OF INSURANCE

ID: 578

Issue Date: 12/26/2018

Insured: Housing Authority of the City of Pittsburgh

Address: 200 Ross Street, 7th Floor
Pittsburgh, PA 15219-5219

Coverages

Type of Insurance	Policy Number	Limits
Commercial Liability	HARRG-578-187694-2019	General Aggregate: \$ 5,000,000
[X] Coverage A : Bodily Injury and Property Damage Liability: Occurrence	Effective Date: 01/01/2019 12:01 AM	Per Occurrence: \$ 5,000,000
[X] Coverage B : Personal and Advertising Injury Liability: Occurrence	Expiration Date: 01/01/2020 12:01 AM	Personal and Adv Inj: \$ 5,000,000
[X] Coverage E : Mold, Other Fungi or Bacteria Liability: Claims Made Retro Date: 11/9/03		Fire Damage Sub-Limit: \$ 250,000
		Athletic Sport Sub-Limit
		Per Occurrence: \$ 250,000
		Aggregate: \$ 250,000
		Mold, Other Fungi or Bacteria: \$ 500,000

Description: Proof of Insurance

Certificate United States Department of Housing and Urban Development
Holder: 451 7th Street, S.W.
Washington, DC 20410

Company: Housing Authority Risk Retention Group, Inc.

THIS IS TO CERTIFY THAT THE POLICIES LISTED ABOVE HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY CLAIMS PAID. THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES ABOVE.

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 90 days written notice to the certificate holder named above, but failure to mail such notice shall impose no obligations or liability of any kind upon the company, its agents, or representatives.

Signature of Authorized Representative



189 Commerce Court
PO Box 189
Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

CERTIFICATE OF INSURANCE

ID: 578, Endorsement: 01-10A-01-2019-7

Issue Date: 12/26/2018

Insured: Housing Authority of the City of Pittsburgh

Address: 200 Ross Street, 7th Floor
Pittsburgh, PA 15219-5219

Coverages

Type of Insurance	Policy Number	Limits
Commercial Liability	HARRG-578-187694-2019	General Aggregate: \$ 5,000,000
[X] Coverage A : Bodily Injury and Property Damage Liability: Occurrence	Effective Date: 01/01/2019 12:01 AM	Per Occurrence: \$ 5,000,000
[X] Coverage B : Personal and Advertising Injury Liability: Occurrence	Expiration Date: 01/01/2020 12:01 AM	Personal and Adv Inj: \$ 5,000,000
[X] Coverage E : Mold, Other Fungi or Bacteria Liability: Claims Made Retro Date: 11/9/03		Fire Damage Sub-Limit: \$ 250,000
		Athletic Sport Sub-Limit
		Per Occurrence: \$ 250,000
		Aggregate: \$ 250,000
		Mold, Other Fungi or Bacteria: \$ 500,000

Description: Proof of Insurance

Certificate Key Government Finance, Inc. ISAOA

Holder: 726 Exchange Street
Suite 900
Buffalo, NY 14210

Company: Housing Authority Risk Retention Group, Inc.

THIS IS TO CERTIFY THAT THE POLICIES LISTED ABOVE HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY CLAIMS PAID. THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES ABOVE.

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 90 days written notice to the certificate holder named above, but failure to mail such notice shall impose no obligations or liability of any kind upon the company, its agents, or representatives.

Signature of Authorized Representative



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203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

CERTIFICATE OF INSURANCE

ID: 578, Endorsement: 01-10A-02-2019-8

Issue Date: 12/26/2018

Insured: Housing Authority of the City of Pittsburgh

Address: 200 Ross Street, 7th Floor
Pittsburgh, PA 15219-5219

Coverages

Type of Insurance	Policy Number	Limits
Commercial Liability	HARRG-578-187694-2019	General Aggregate: \$ 5,000,000
[X] Coverage A : Bodily Injury and Property Damage Liability: Occurrence	Effective Date: 01/01/2019 12:01 AM	Per Occurrence: \$ 5,000,000
[X] Coverage B : Personal and Advertising Injury Liability: Occurrence	Expiration Date: 01/01/2020 12:01 AM	Personal and Adv Inj: \$ 5,000,000
[X] Coverage E : Mold, Other Fungi or Bacteria Liability: Claims Made Retro Date: 11/9/03		Fire Damage Sub-Limit: \$ 250,000
		Athletic Sport Sub-Limit
		Per Occurrence: \$ 250,000
		Aggregate: \$ 250,000
		Mold, Other Fungi or Bacteria: \$ 500,000

Description: Proof of Insurance

Certificate Grand Capital Management Inc and Its Assigns

Holder: 8894 Stanford Blvd
Suite 203
Columbia, MD 21045

Company: Housing Authority Risk Retention Group, Inc.

THIS IS TO CERTIFY THAT THE POLICIES LISTED ABOVE HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY CLAIMS PAID. THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES ABOVE.

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 90 days written notice to the certificate holder named above, but failure to mail such notice shall impose no obligations or liability of any kind upon the company, its agents, or representatives.

Signature of Authorized Representative



189 Commerce Court
PO Box 189
Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

CERTIFICATE OF INSURANCE

ID: 578, Endorsement: 01-10A-03-2019-9

Issue Date: 12/26/2018

Insured: Housing Authority of the City of Pittsburgh

Address: 200 Ross Street, 7th Floor
Pittsburgh, PA 15219-5219

Coverages

Type of Insurance	Policy Number	Limits
Commercial Liability	HARRG-578-187694-2019	General Aggregate: \$ 5,000,000
[X] Coverage A : Bodily Injury and Property Damage Liability: Occurrence	Effective Date: 01/01/2019 12:01 AM	Per Occurrence: \$ 5,000,000
[X] Coverage B : Personal and Advertising Injury Liability: Occurrence	Expiration Date: 01/01/2020 12:01 AM	Personal and Adv Inj: \$ 5,000,000
[X] Coverage E : Mold, Other Fungi or Bacteria Liability: Claims Made Retro Date: 11/9/03		Fire Damage Sub-Limit: \$ 250,000
		Athletic Sport Sub-Limit
		Per Occurrence: \$ 250,000
		Aggregate: \$ 250,000
		Mold, Other Fungi or Bacteria: \$ 500,000

Description: Proof of Insurance

Certificate Urban Redevelopment Authority of Pittsburgh

Holder: 200 Ross St
Pittsburgh, PA 15219

Company: Housing Authority Risk Retention Group, Inc.

THIS IS TO CERTIFY THAT THE POLICIES LISTED ABOVE HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY CLAIMS PAID. THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES ABOVE.

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 90 days written notice to the certificate holder named above, but failure to mail such notice shall impose no obligations or liability of any kind upon the company, its agents, or representatives.

Signature of Authorized Representative



189 Commerce Court
PO Box 189
Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

CERTIFICATE OF INSURANCE

ID: 578, Endorsement: 01-10A-04-2019-10

Issue Date: 12/26/2018

Insured: Housing Authority of the City of Pittsburgh

Address: 200 Ross Street, 7th Floor
Pittsburgh, PA 15219-5219

Coverages

Type of Insurance	Policy Number	Limits
Commercial Liability	HARRG-578-187694-2019	General Aggregate: \$ 5,000,000
[X] Coverage A : Bodily Injury and Property Damage Liability: Occurrence	Effective Date: 01/01/2019 12:01 AM	Per Occurrence: \$ 5,000,000
[X] Coverage B : Personal and Advertising Injury Liability: Occurrence	Expiration Date: 01/01/2020 12:01 AM	Personal and Adv Inj: \$ 5,000,000
[X] Coverage E : Mold, Other Fungi or Bacteria Liability: Claims Made Retro Date: 11/9/03		Fire Damage Sub-Limit: \$ 250,000
		Athletic Sport Sub-Limit
		Per Occurrence: \$ 250,000
		Aggregate: \$ 250,000
		Mold, Other Fungi or Bacteria: \$ 500,000

Description: Proof of Insurance

Certificate Urban Redevelopment Authority of Pittsburgh

Holder: 200 Ross St
Pittsburgh, PA 15219

Company: Housing Authority Risk Retention Group, Inc.

THIS IS TO CERTIFY THAT THE POLICIES LISTED ABOVE HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY CLAIMS PAID. THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES ABOVE.

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 90 days written notice to the certificate holder named above, but failure to mail such notice shall impose no obligations or liability of any kind upon the company, its agents, or representatives.

Signature of Authorized Representative



189 Commerce Court
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Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

CERTIFICATE OF INSURANCE

ID: 578, Endorsement: 01-055-01-2019-11

Issue Date: 12/26/2018

Insured: Housing Authority of the City of Pittsburgh

Address: 200 Ross Street, 7th Floor
Pittsburgh, PA 15219-5219

Coverages

Type of Insurance	Policy Number	Limits
Commercial Liability	HARRG-578-187694-2019	General Aggregate: \$ 5,000,000
[X] Coverage A : Bodily Injury and Property Damage Liability: Occurrence	Effective Date: 01/01/2019 12:01 AM	Per Occurrence: \$ 5,000,000
[X] Coverage B : Personal and Advertising Injury Liability: Occurrence	Expiration Date: 01/01/2020 12:01 AM	Personal and Adv Inj: \$ 5,000,000
[X] Coverage E : Mold, Other Fungi or Bacteria Liability: Claims Made Retro Date: 11/9/03		Fire Damage Sub-Limit: \$ 250,000
		Athletic Sport Sub-Limit
		Per Occurrence: \$ 250,000
		Aggregate: \$ 250,000
		Mold, Other Fungi or Bacteria: \$ 500,000

Description: Proof of Insurance

Certificate Pac-Van, Inc

Holder: 2004 McKees Rocks Road
McKees Rocks, PA 15136

Company: Housing Authority Risk Retention Group, Inc.

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Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 90 days written notice to the certificate holder named above, but failure to mail such notice shall impose no obligations or liability of any kind upon the company, its agents, or representatives.

Signature of Authorized Representative



189 Commerce Court
PO Box 189
Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

CERTIFICATE OF INSURANCE

ID: 578, Endorsement: 01-10A-05-2019-12

Issue Date: 12/26/2018

Insured: Housing Authority of the City of Pittsburgh

Address: 200 Ross Street, 7th Floor
Pittsburgh, PA 15219-5219

Coverages

Type of Insurance	Policy Number	Limits
Commercial Liability	HARRG-578-187694-2019	General Aggregate: \$ 5,000,000
[X] Coverage A : Bodily Injury and Property Damage Liability: Occurrence	Effective Date: 01/01/2019 12:01 AM	Per Occurrence: \$ 5,000,000
[X] Coverage B : Personal and Advertising Injury Liability: Occurrence	Expiration Date: 01/01/2020 12:01 AM	Personal and Adv Inj: \$ 5,000,000
[X] Coverage E : Mold, Other Fungi or Bacteria Liability: Claims Made Retro Date: 11/9/03		Fire Damage Sub-Limit: \$ 250,000
		Athletic Sport Sub-Limit
		Per Occurrence: \$ 250,000
		Aggregate: \$ 250,000
		Mold, Other Fungi or Bacteria: \$ 500,000

Description: Proof of Insurance

Certificate Banc of America Leasing & Capital LLC, ISAOA ATIMA

Holder: Global Client Services & Operations
Po Box 4431
Atlanta, GA 303024431

Company: Housing Authority Risk Retention Group, Inc.

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Signature of Authorized Representative



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Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

CERTIFICATE OF INSURANCE

ID: 578, Endorsement: 01-10A-06-2019-13

Issue Date: 12/26/2018

Insured: Housing Authority of the City of Pittsburgh

Address: 200 Ross Street, 7th Floor
Pittsburgh, PA 15219-5219

Coverages

Type of Insurance	Policy Number	Limits
Commercial Liability	HARRG-578-187694-2019	General Aggregate: \$ 5,000,000
[X] Coverage A : Bodily Injury and Property Damage Liability: Occurrence	Effective Date: 01/01/2019 12:01 AM	Per Occurrence: \$ 5,000,000
[X] Coverage B : Personal and Advertising Injury Liability: Occurrence	Expiration Date: 01/01/2020 12:01 AM	Personal and Adv Inj: \$ 5,000,000
[X] Coverage E : Mold, Other Fungi or Bacteria Liability: Claims Made Retro Date: 11/9/03		Fire Damage Sub-Limit: \$ 250,000
		Athletic Sport Sub-Limit
		Per Occurrence: \$ 250,000
		Aggregate: \$ 250,000
		Mold, Other Fungi or Bacteria: \$ 500,000

Description: Proof of Insurance

Certificate KaBoom

Holder: 4301 Connecticut NW, Suite ML-1
Washington, DC 20008

Company: Housing Authority Risk Retention Group, Inc.

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Signature of Authorized Representative



189 Commerce Court
PO Box 189
Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

CERTIFICATE OF INSURANCE

ID: 578, Endorsement: 01-10A-07-2019-14

Issue Date: 12/26/2018

Insured: Housing Authority of the City of Pittsburgh

Address: 200 Ross Street, 7th Floor
Pittsburgh, PA 15219-5219

Coverages

Type of Insurance	Policy Number	Limits
Commercial Liability	HARRG-578-187694-2019	General Aggregate: \$ 5,000,000
[X] Coverage A : Bodily Injury and Property Damage Liability: Occurrence	Effective Date: 01/01/2019 12:01 AM	Per Occurrence: \$ 5,000,000
[X] Coverage B : Personal and Advertising Injury Liability: Occurrence	Expiration Date: 01/01/2020 12:01 AM	Personal and Adv Inj: \$ 5,000,000
[X] Coverage E : Mold, Other Fungi or Bacteria Liability: Claims Made Retro Date: 11/9/03		Fire Damage Sub-Limit: \$ 250,000
		Athletic Sport Sub-Limit
		Per Occurrence: \$ 250,000
		Aggregate: \$ 250,000
		Mold, Other Fungi or Bacteria: \$ 500,000

Description: Proof of Insurance

Certificate Dr. Pepper Snapple Group
Holder: 5301 Legacy Drive
Plano, TX 75024

Company: Housing Authority Risk Retention Group, Inc.

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Signature of Authorized Representative



189 Commerce Court
PO Box 189
Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

CERTIFICATE OF INSURANCE

ID: 578, Endorsement: 01-10A-08-2019-15

Issue Date: 12/26/2018

Insured: Housing Authority of the City of Pittsburgh

Address: 200 Ross Street, 7th Floor
Pittsburgh, PA 15219-5219

Coverages

Type of Insurance	Policy Number	Limits
Commercial Liability	HARRG-578-187694-2019	General Aggregate: \$ 5,000,000
[X] Coverage A : Bodily Injury and Property Damage Liability: Occurrence	Effective Date: 01/01/2019 12:01 AM	Per Occurrence: \$ 5,000,000
[X] Coverage B : Personal and Advertising Injury Liability: Occurrence	Expiration Date: 01/01/2020 12:01 AM	Personal and Adv Inj: \$ 5,000,000
[X] Coverage E : Mold, Other Fungi or Bacteria Liability: Claims Made Retro Date: 11/9/03		Fire Damage Sub-Limit: \$ 250,000
		Athletic Sport Sub-Limit
		Per Occurrence: \$ 250,000
		Aggregate: \$ 250,000
		Mold, Other Fungi or Bacteria: \$ 500,000

Description: Proof of Insurance

Certificate Union Real Estate Company,
Holder: Agent for Owners of Carrick Shopping Center
301 Grant Street
Suite 1250
Pittsburgh, PA 15219

Company: Housing Authority Risk Retention Group, Inc.

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Signature of Authorized Representative



189 Commerce Court
PO Box 189
Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

CERTIFICATE OF INSURANCE

ID: 578, Endorsement: 01-10A-09-2019-16

Issue Date: 12/26/2018

Insured: Housing Authority of the City of Pittsburgh

Address: 200 Ross Street, 7th Floor
Pittsburgh, PA 15219-5219

Coverages

Type of Insurance	Policy Number	Limits
Commercial Liability	HARRG-578-187694-2019	General Aggregate: \$ 5,000,000
[X] Coverage A : Bodily Injury and Property Damage Liability: Occurrence	Effective Date: 01/01/2019 12:01 AM	Per Occurrence: \$ 5,000,000
[X] Coverage B : Personal and Advertising Injury Liability: Occurrence	Expiration Date: 01/01/2020 12:01 AM	Personal and Adv Inj: \$ 5,000,000
[X] Coverage E : Mold, Other Fungi or Bacteria Liability: Claims Made Retro Date: 11/9/03		Fire Damage Sub-Limit: \$ 250,000
		Athletic Sport Sub-Limit
		Per Occurrence: \$ 250,000
		Aggregate: \$ 250,000
		Mold, Other Fungi or Bacteria: \$ 500,000

Description: Proof of Insurance

Certificate: Allegheny County Housing Authority

Holder: 625 Stanwix Street
12th Floor
Pittsburgh, PA 152221417

Company: Housing Authority Risk Retention Group, Inc.

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Signature of Authorized Representative



189 Commerce Court
PO Box 189
Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

CERTIFICATE OF INSURANCE

ID: 578, Endorsement: 01-006-01-2019-17

Issue Date: 12/26/2018

Insured: Housing Authority of the City of Pittsburgh

Address: 200 Ross Street, 7th Floor
Pittsburgh, PA 15219-5219

Coverages

Type of Insurance	Policy Number	Limits
Commercial Liability	HARRG-578-187694-2019	General Aggregate: \$ 5,000,000
[X] Coverage A : Bodily Injury and Property Damage Liability: Occurrence	Effective Date: 01/01/2019 12:01 AM	Per Occurrence: \$ 5,000,000
[X] Coverage B : Personal and Advertising Injury Liability: Occurrence	Expiration Date: 01/01/2020 12:01 AM	Personal and Adv Inj: \$ 5,000,000
[X] Coverage E : Mold, Other Fungi or Bacteria Liability: Claims Made Retro Date: 11/9/03		Fire Damage Sub-Limit: \$ 250,000
		Athletic Sport Sub-Limit
		Per Occurrence: \$ 250,000
		Aggregate: \$ 250,000
		Mold, Other Fungi or Bacteria: \$ 500,000

Description: Robinson Mall Associates, LLC; QIC Properties US, Inc; and QIC US Management, Inc; as additional insureds

Certificate Holder: Robinson Mall Associates, LLC.; QIC Properties US, Inc; and QIC US Management, Inc., its subsidiaries, and affiliates
100 Robinson Centre Drive
Pittsburgh, PA 15205

Company: Housing Authority Risk Retention Group, Inc.

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Signature of Authorized Representative



**189 Commerce Court
PO Box 189
Cheshire, CT 06410-0189
800-873-0242**

HAI Group® | 189 Commerce Court, Cheshire, CT 06410 | HAI Group is a registered trademark for a family of companies which includes Housing Authority Risk Retention Group, Inc.; Housing Authority Property Insurance, A Mutual Company; Housing Enterprise Insurance Company, Inc.; Housing Insurance Services, Inc. (DBA Housing Insurance Agency Services in NY and MI); Housing Specialty Insurance Company, Inc.

HAJA 1004 01 14

**COMMERCIAL OUTPUT PROGRAM
DECLARATIONS**



Issue Date: Dec 26, 2018

Policy Number: HAPI-578-187693-2019

COMPANY: Housing Authority Property Insurance, A Mutual Company 189 Commerce Court, Cheshire, Connecticut 06410-0189	AGENT or BROKER: Housing Insurance Services, Inc. 189 Commerce Court, Cheshire, Connecticut 06410-0189
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NAMED INSURED:	Housing Authority of the City of Pittsburgh
MAILING ADDRESS:	200 Ross Street, 7th Floor Pittsburgh PA 15219-5219

POLICY PERIOD: FROM 01/01/2019 TO 01/01/2020	12:01 A.M. Standard Time at Your Mailing Address
---	---

**IN RETURN FOR YOUR PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE
AGREE TO PROVIDE THE COMMERCIAL OUTPUT PROGRAM INSURANCE AS DESCRIBED IN THIS POLICY.**

BUSINESS DESCRIPTION: Habitational


FORMS APPLICABLE TO ALL COVERAGES: See Attached Schedule of Forms

PREMIUM:

Commercial Property
Terrorism

Annual Premium

This company has caused this policy to be signed by its authorized representative.

Authorized Signature: 	Date: 12/26/2018
---	----------------------------

SCHEDULE OF FORMS

Form Number	Form Title
HAJA 1004 01 14	Policy Jacket
HACP 2001 09 15	Commercial Output Program Declaration
HACP 1052 04 15	Location Schedule
HACP 1051 04 15	Schedule of Coverages
HACP 2003 01 08	Premium Breakdown Schedule
CL 0100 03 99	Common Policy Conditions
CL 0700 10 06	Virus or Bacteria Exclusion
CL 0600 01 15	Certified Terrorism Loss
CL 0605 01 15	Certified Terrorism Loss Disclosure of Premium and Federal Share of Insured Losses
CO 1000 10 02	Commercial Output Program - Property Coverage Part
CO 1227 05 02	Scheduled Locations Endorsement
CO 1293 11 03	Limited Fungus and Related Perils Coverage
CO 1080 11 03	Limited Fungus and Related Perils - Blanket Limit
HACP 2005 03 18	Public Housing Authority Endorsement
HACP 2006 09 13	Housing Plus
CO 1286 04 02	Off-Premises Utility Service Interruption Coverage
HACP 2067 03 17	Limited Loss Due to By-Products of Production or Processing Operations (Rental Properties)
CO 1232 04 02	Loss Payable Options
CO 1072 04 02	Loss Payable Schedule
CO 1001 04 02	Commercial Output Program - Income Coverage Part
CO 1281 04 02	Waiting Period - Income Coverage
HACP 2045 03 17	Flood Endorsement
HACP 2044 11 13	Flood Definition
HACP 2050 09 14	Earthquake Endorsement
CO 1005 04 02	Spoilage Coverage Part - Blanket Coverage
CL 0124 10 06	Amendatory Endorsement - Pennsylvania
CO 0411 10 06	Amendatory Endorsement - Pennsylvania
ML 0120 03 99	Insurance Consultation Services Exemption Act - Notice
HACP 2034 04 12	Dividends Endorsement

SCHEDULE OF FORMS

POLICYHOLDER NOTICES

***** PLEASE READ THE ENCLOSED IMPORTANT NOTICES *****

HAPN 4030 03 17	Important Notice to Policyholders - Producers Compensation Disclosure
HAPN 4089 03 18	Summary of Changes
HAPN 4097 06 18	Summary of Changes - PHA Endorsement

Insured Name: Housing Authority of the City of Pittsburgh
 Policy Number: HAPI-578-187693-2019
 Endorsement Effective Date: 01/01/2019

LOCATION SCHEDULE

With respect to each covered location, the sum of the Business Personal Property limits for each building at such covered location applies on a blanket basis on any one such building.

Coverage provided by the Commercial Output Program applies only to "covered locations" described below. Refer to the Schedule of Coverages endorsement for applicable "limits" for types of covered property, coverage extensions and supplemental coverages.

Earthquake coverage applies at "covered locations" shown with an "X."

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property AMP Number and HUD Number								
Caliguiri Hi-Rise 801 E. Warrington Avenue Pittsburgh, PA 15210	B		\$13,944,814	RC	N/A			X
	BPP		\$0	RC	N/A			
	IN		\$0		100%			
Carrick Regency Hi-Rise 2129 Brownsville Road Pittsburgh, PA 15210	B		\$7,332,150	RC	N/A			X
	BPP		\$0	RC	N/A			
	IN		\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Finello Pavilion Hi-Rise 3206 Niagara Street Pittsburgh, PA 15213		B	\$6,947,616	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Gualtieri Manor Hi-Rise 2125 Los Angeles Pittsburgh, PA 15216		B	\$3,190,228	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Mazza Pavilion Hi-Rise 920 Brookline Boulevard Pittsburgh, PA 15226		B	\$3,574,146	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Morse Gardens Hi-Rise 2416 Sarah Street Pittsburgh, PA 15203		B	\$8,471,937	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Murray Tower Hi-Rise 2835 Murray Towers Pittsburgh, PA 15217		B	\$8,138,060	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Pennsylvania Bidwell Hi-Rise 1014 Sheffield Street Pittsburgh, PA 15233		B	\$22,017,979	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations						
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions
Pressley Street Hi-Rise 601 Pressley Street Pittsburgh, PA 15212	B	\$36,248,489	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites Woodbourne, Dunster, Walton, Lad Pittsburgh, PA 15220	B	\$5,645,288	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites Merle, Aple, Woodward, Robinson, Pittsburgh, PA 15220	B	\$1,252,718	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		

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FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Ujamma Center 1900 Bradhead Road Pittsburgh, PA 15205		B	\$543,456	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Computer Center 1205 Liverpool St. Pittsburgh, PA 15233		B	\$568,612	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Gym 930 Creswell St. Pittsburgh, PA 15210		B	\$543,546	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Garage 2200 Arlington Pittsburgh, PA 15210		B	\$543,546	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Recreation Center 533 Mt. Pleasant Rd. Pittsburgh, PA 15214		B	\$543,546	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Maintenance Garage 647 Mt. Pleasant Rd. Pittsburgh, PA 15214		B	\$468,750	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Community Building 2136 Elmore Sq. Pittsburgh, PA 15219		B	\$543,546	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Boiler Room 2136 Bently Dr. Pittsburgh, PA 15219		B	\$97,000	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Elmore Square Boiler Room 2166 Elmore Sq. Pittsburgh, PA 15219		B	\$93,750	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Central Maintenance 201 Kirkpatrick St. Pittsburgh, PA 15219		B	\$1,722,188	RC	N/A			X
		BPP	\$400,000	RC	N/A			X
		IN	\$0		100%			
Recreation Center 2305 Bedford St. Pittsburgh, PA 15219		B	\$543,546	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Boiler House 2285 Sommers Dr. Pittsburgh, PA 15219		B	\$93,750	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Family Investment Center 10 Albertise St. Pittsburgh, PA 15208		B	\$568,612	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Community Building 895 Johnson Ave. Pittsburgh, PA 15207		B	\$543,546	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Allegheny House 1305 Allegheny Ave. Pittsburgh, PA 15233		B	\$241,000	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property AMP Number and HUD Number								
Leased Office Space 200 Ross St. Pittsburgh, PA 15219		BPP	\$1,860,000	RC	N/A			X
		IN	\$0		100%			
Leased Office Space 100 Ross St. Pittsburgh, PA 15219		BPP	\$20,000	RC	N/A			X
		IN	\$0		100%			
Leased Storage Space 400 N. Lexington Ave. Pittsburgh, PA 15208		BPP	\$350,000	RC	N/A			X
		IN	\$0		100%			
Historical Building - Storage 1305 Allegheny Ave. Pittsburgh, PA 15210		B	\$332,630	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Scattered Site 1380 Harlow Street Pittsburgh, PA 15220		B	\$120,113	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Site 1612 Cumberland Street Pittsburgh, PA 15219		B	\$120,113	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Site 1309 Dickens Street Pittsburgh, PA 15220		B	\$120,113	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Scattered Site 1311 Justine Street Pittsburgh, PA 15204		B	\$120,113	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Site 1312 Cumberland Street Pittsburgh, PA 15205		B	\$120,113	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Site 3836 Haven Street Pittsburgh, PA 15204		B	\$120,113	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Scattered Site 2838 Middletown road Pittsburgh, PA 15204		B	\$120,113	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Site 1240 Straka Street Pittsburgh, PA 15204		B	\$120,113	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Site 1380 Harlow Street Pittsburgh, PA 15204		B	\$120,113	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Scattered Site 3844 Windgap Avenue Pittsburgh, PA 15204	B	\$120,113	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Site 138 Bodkin Street Pittsburgh, PA 15226	B	\$120,113	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 3757 BEECHWOOD BLVD Pittsburgh, PA 15220	B	\$164,751	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Scattered Sites 5811 EAST BLACK ST Pittsburgh, PA 15220		B	\$164,751	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 6510 ROSEMOOR ST Pittsburgh, PA 15220		B	\$164,751	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 5527 WILKINS AVE Pittsburgh, PA 15220		B	\$164,751	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations						
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions Earthquake
Scattered Sites 147-149 ALLUVIAN ST Pittsburgh, PA 15220	B	\$295,651	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites 151-153 ALLUVIAN ST Pittsburgh, PA 15220	B	\$295,651	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites 155-157 ALLUVIAN ST Pittsburgh, PA 15220	B	\$295,651	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Scattered Sites 1605-1607 CANTON AVE Pittsburgh, PA 15220	B	\$368,376	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 1609-1611 CANTON AVE Pittsburgh, PA 15220	B	\$368,376	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 1613-1615 CANTON AVE Pittsburgh, PA 15220	B	\$368,376	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Scattered Sites 315 FLOWERS AVE Pittsburgh, PA 15220	B	\$164,751	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 4616-4618 MONONGAHELA ST Pittsburgh, PA 15220	B	\$368,376	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 4620-4622 MONONGAHELA ST Pittsburgh, PA 15220	B	\$368,376	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations						
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions
Scattered Sites 4624-4626 MONONGAHELA ST Pittsburgh, PA 15220	B	\$368,376	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites 4628-4630 MONONGAHELA ST Pittsburgh, PA 15220	B	\$368,376	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites 4632-4634 MONONGAHELA ST Pittsburgh, PA 15220	B	\$368,376	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations						
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions Earthquake
Scattered Sites 4730-4732 SYLVAN AVE Pittsburgh, PA 15220	B	\$368,376	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites 1111-1113 FAULKNER ST Pittsburgh, PA 15220	B	\$368,376	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites 1115-1117 FAULKNER ST Pittsburgh, PA 15220	B	\$368,376	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property AMP Number and HUD Number								
Scattered Sites 1208-1210 FAULKNER ST Pittsburgh, PA 15220		B	\$368,376	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 1212-1214 FAULKNER ST Pittsburgh, PA 15220		B	\$368,376	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 2649-2651 GLASGOW ST Pittsburgh, PA 15220		B	\$368,376	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property AMP Number and HUD Number							
Scattered Sites 2703 SACRAMENTO AVE Pittsburgh, PA 15220	B	\$164,751	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 2700-2702 SACRAMENTO AVE Pittsburgh, PA 15220	B	\$368,376	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 2704-2706 SACRAMENTO AVE Pittsburgh, PA 15220	B	\$368,376	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations						
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions
Scattered Sites 2708-2710 SACRAMENTO AVE Pittsburgh, PA 15220	B	\$368,376	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites 1212 STANHOPE ST Pittsburgh, PA 15220	B	\$368,376	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites 1214 STANHOPE ST Pittsburgh, PA 15220	B	\$368,376	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations						
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions
Scattered Sites 324-326 WYCOFF AVE Pittsburgh, PA 15220	B	\$368,376	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Bedford Dwellings 2227-2241 SOMERS DR Pittsburgh, PA 15220	B	\$773,973	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Bedford Dwellings 2243-2257 SOMERS DR Pittsburgh, PA 15220	B	\$773,885	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Bedford Dwellings 2259-2273 SOMERS DR Pittsburgh, PA 15220		B	\$773,885	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Dwellings 2275-2289 SOMERS DR Pittsburgh, PA 15220		B	\$773,885	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Dwellings 2255-2261 BEDFORD AVE Pittsburgh, PA 15220		B	\$2,008,110	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Bedford Dwellings 2263-22699 BEDFORD AVE Pittsburgh, PA 15220	B	\$2,008,110	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Bedford Dwellings 2275-2281 BEDFORD AVE Pittsburgh, PA 15220	B	\$2,008,110	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Bedford Dwellings 2405-2407 CHAUNCEY DR Pittsburgh, PA 15220	B	\$1,091,398	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property AMP Number and HUD Number								
Bedford Dwellings 2409-2411 CHAUNCEY DR Pittsburgh, PA 15220		B	\$1,091,398	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Dwellings 2421-2423 CHAUNCEY DR Pittsburgh, PA 15220		B	\$1,091,398	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Dwellings 2435-2437 CHAUNCEY DR Pittsburgh, PA 15220		B	\$1,091,398	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Bedford Dwellings 2435 CHAUNCEY DR Pittsburgh, PA 15220		B	\$1,091,398	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Dwellings 2457-2467 CHAUNCEY DR Pittsburgh, PA 15220		B	\$610,043	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Dwellings 2469-2483 CHAUNCEY DR Pittsburgh, PA 15220		B	\$773,885	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Bedford Dwellings 2505-2519 CHAUNCEY DR Pittsburgh, PA 15220		B	\$773,885	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Dwellings 2521-2525 CHAUNCEY DR Pittsburgh, PA 15220		B	\$1,557,611	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Dwellings 2527-2533 CHAUNCEY DR Pittsburgh, PA 15220		B	\$2,008,110	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Bedford Dwellings 2535-2541 CHAUNCEY DR Pittsburgh, PA 15220		B	\$2,008,110	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Dwellings 2543-2545 CHAUNCEY DR Pittsburgh, PA 15220		B	\$1,091,398	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Dwellings 2547-2549 CHAUNCEY DR Pittsburgh, PA 15220		B	\$1,091,398	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Bedford Dwellings 2515-2519 BEDFORD AVE Pittsburgh, PA 15220		B	\$1,557,611	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Dwellings 2507-2511 BEDFORD AVE Pittsburgh, PA 15220		B	\$1,557,611	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Dwellings 2445-2449 BEDFORD AVE Pittsburgh, PA 15220		B	\$1,557,611	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Bedford Dwellings 2439-2443 BEDFORD AVE Pittsburgh, PA 15220		B	\$1,557,611	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Dwellings 2427-2431 BEDFORD AVE Pittsburgh, PA 15220		B	\$1,557,611	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Bedford Dwellings 2421-2425 BEDFORD AVE Pittsburgh, PA 15220		B	\$1,557,611	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property AMP Number and HUD Number							
Bedford Dwellings 2407-2411 BEDFORD AVE Pittsburgh, PA 15220	B	\$1,557,611	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Bedford Dwellings 2401-2405 BEDFORD AVE Pittsburgh, PA 15220	B	\$1,557,611	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Arlington Heights 3006-3018 ARLINGTON AVE Pittsburgh, PA 15220	B	\$2,010,031	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Arlington Heights 3026-3038 ARLINGTON AVE Pittsburgh, PA 15220		B	\$1,559,157	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Arlington Heights 3047-3059 ARLINGTON AVE Pittsburgh, PA 15220		B	\$1,559,157	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Arlington Heights 3111-3123 CORDELL PL Pittsburgh, PA 15220		B	\$1,559,157	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Arlington Heights 3141-3155 CORDELL PL Pittsburgh, PA 15220		B	\$2,010,188	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Arlington Heights 3142-3154 CORDELL PL Pittsburgh, PA 15220		B	\$2,010,188	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Arlington Heights 3128-3140 CORDELL PL Pittsburgh, PA 15220		B	\$2,010,188	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Allegheny Dwellings 1803-1815 BELLEAU DR Pittsburgh, PA 15220		B	\$1,646,851	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Allegheny Dwellings 1729-1741 BELLEAU DR Pittsburgh, PA 15220		B	\$1,646,611	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Allegheny Dwellings 1711-1723 BELLEAU DR Pittsburgh, PA 15220		B	\$1,646,611	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Allegheny Dwellings 1817-1829 LETSCHE ST Pittsburgh, PA 15220		B	\$1,646,611	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Allegheny Dwellings 1723-1735 LETSCHE ST Pittsburgh, PA 15220		B	\$1,646,611	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Allegheny Dwellings 1701-1707 BELLEAU DR Pittsburgh, PA 15220		B	\$1,152,402	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Allegheny Dwellings 1700-1704 BELLEAU DR Pittsburgh, PA 15220		B	\$1,152,402	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Allegheny Dwellings 1710-1714 BELLEAU DR Pittsburgh, PA 15220		B	\$1,886,732	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Allegheny Dwellings 1716-1718 BELLEAU DR Pittsburgh, PA 15220		B	\$1,152,402	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Allegheny Dwellings 1728-1732 BELLEAU DR Pittsburgh, PA 15220		B	\$1,646,611	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Allegheny Dwellings 1734-1736 BELLEAU DR Pittsburgh, PA 15220		B	\$1,403,927	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Allegheny Dwellings 1631-1637 SANDUSKY CT Pittsburgh, PA 15220		B	\$1,776,972	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Allegheny Dwellings 1630-1634 SANDUSKY CT Pittsburgh, PA 15220	B	\$715,588	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Allegheny Dwellings 1625-1629 SANDUSKY CT Pittsburgh, PA 15220	B	\$1,364,125	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Allegheny Dwellings 1611-1615 SANDUSKY CT Pittsburgh, PA 15220	B	\$715,588	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Allegheny Dwellings 1616-1624 SANDUSKY CT Pittsburgh, PA 15220	B	\$1,364,125	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Allegheny Dwellings 1604-1614 SANDUSKY CT Pittsburgh, PA 15220	B	\$1,364,125	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Northview Heights 701-711 MT PLEASANT RD Pittsburgh, PA 15220	B	\$918,346	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 717-729 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 735-747 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 749-759 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 817-823 MT PLEASANT RD Pittsburgh, PA 15220		B	\$634,530	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 839-851 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 855-867 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 869-883 MT PLEASANT RD Pittsburgh, PA 15220		B	\$1,196,705	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 872-884 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 854-868 MT PLEASANT RD Pittsburgh, PA 15220		B	\$1,196,705	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 840-852 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 820-834 MT PLEASANT RD Pittsburgh, PA 15220		B	\$1,196,705	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 808-818 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 800-806 MT PLEASANT RD Pittsburgh, PA 15220		B	\$634,530	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 750-760 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 736-748 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 716-730 MT PLEASANT RD Pittsburgh, PA 15220		B	\$1,196,705	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 700-714 MT PLEASANT RD Pittsburgh, PA 15220		B	\$1,196,705	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 634-646 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Northview Heights 614-624 MT PLEASANT RD Pittsburgh, PA 15220	B	\$918,399	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Northview Heights 600-610 MT PLEASANT RD Pittsburgh, PA 15220	B	\$918,399	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Northview Heights 374-380 PENFORT ST Pittsburgh, PA 15220	B	\$634,530	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property AMP Number and HUD Number								
Northview Heights 366-372 PENFORT ST Pittsburgh, PA 15220		B	\$634,530	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 352-358 PENFORT ST Pittsburgh, PA 15220		B	\$634,530	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 338-346 PENFORT ST Pittsburgh, PA 15220		B	\$779,060	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 318-328 PENFORT ST Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 256-268 PENFORT ST Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 238-250 PENFORT ST Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Northview Heights 222-234 PENFORT ST Pittsburgh, PA 15220	B	\$918,399	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Northview Heights 202-216 PENFORT ST Pittsburgh, PA 15220	B	\$1,196,705	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Northview Heights 174-188 PENFORT ST Pittsburgh, PA 15220	B	\$1,196,705	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 200-210 LAMAR ST Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 105-115 PENFORT ST Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 119-133 PENFORT ST Pittsburgh, PA 15220		B	\$1,196,705	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 139-151 PENFORT ST Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 155-169 PENFORT ST Pittsburgh, PA 15220		B	\$1,196,705	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 173-187 PENFORT ST Pittsburgh, PA 15220		B	\$1,196,705	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 359-369 PENFORT ST Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 381-387 PENFORT ST Pittsburgh, PA 15220		B	\$634,530	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 538-550 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 160-174 HAZLETT ST Pittsburgh, PA 15220		B	\$1,196,705	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 144-156 HAZLETT ST Pittsburgh, PA 15220		B	\$1,056,703	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 126-138 HAZLETT ST Pittsburgh, PA 15220		B	\$1,056,703	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 106-120 HAZLETT ST Pittsburgh, PA 15220		B	\$1,196,705	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 107-117 HAZLETT ST Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 125-139 HAZLETT ST Pittsburgh, PA 15220		B	\$1,196,705	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 147-159 HAZLETT ST Pittsburgh, PA 15220		B	\$1,056,703	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 165-177 HAZLETT ST Pittsburgh, PA 15220		B	\$1,056,703	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 510-524 MT PLEASANT RD Pittsburgh, PA 15220		B	\$1,196,705	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 1320-1130 CHICAGO ST Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 1300-1310 CHICAGO ST Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 1309-1315 CHICAGO ST Pittsburgh, PA 15220		B	\$634,530	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Northview Heights 1321-1333 CHICAGO ST Pittsburgh, PA 15220	B	\$1,056,703	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Northview Heights 432-446 MT PLEASANT RD Pittsburgh, PA 15220	B	\$1,196,705	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Northview Heights 414-428 MT PLEASANT RD Pittsburgh, PA 15220	B	\$1,196,705	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 400-410 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 374-384 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 360-370 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 338-3448 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 324-334 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 305-315 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 323-337 MT PLEASANT RD Pittsburgh, PA 15220		B	\$1,196,705	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 341-351 MT PLEASANT RD Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 357-363 MT PLEASANT RD Pittsburgh, PA 15220		B	\$634,530	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 415-427 MT PLEASANT RD Pittsburgh, PA 15220		B	\$5,385,268	RC	N/A			X
		BPP	\$13,500	RC	N/A			X
		IN	\$0		100%			
Northview Heights 437-443 MT PLEASANT RD Pittsburgh, PA 15220		B	\$634,530	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 1413-1425 CHICAGO ST Pittsburgh, PA 15220		B	\$1,056,703	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Northview Heights 1429-1441 CHICAGO ST Pittsburgh, PA 15220		B	\$1,056,703	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 1461-1471 CHICAGO ST Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Northview Heights 1475-1485 CHICAGO ST Pittsburgh, PA 15220		B	\$918,399	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Northview Heights 1487-1493 CHICAGO ST Pittsburgh, PA 15220	B	\$634,530	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Northview Heights 1472-1482 CHICAGO ST Pittsburgh, PA 15220	B	\$918,399	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Northview Heights 1460-1470 CHICAGO ST Pittsburgh, PA 15220	B	\$918,399	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Auburn Towers 6248-6256 AUBURN ST Pittsburgh, PA 15220	B	\$640,217	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Auburn Towers 6238-6246 AUBURN ST Pittsburgh, PA 15220	B	\$640,217	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Auburn Towers 6226-6234 AUBURN ST Pittsburgh, PA 15220	B	\$640,217	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Auburn Towers 6214-6222 AUBURN ST Pittsburgh, PA 15220		B	\$640,217	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Auburn Towers 6200-6208 AUBURN ST Pittsburgh, PA 15220		B	\$640,217	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Auburn Towers 6201-6209 AUBURN ST Pittsburgh, PA 15220		B	\$640,217	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Scattered Sites 246-254 AMBER ST Pittsburgh, PA 15220		B	\$657,182	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 1603 BALLINGER ST Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 1611 BALLINGER ST Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Scattered Sites 952 BAYRIDGE AVE Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 3773 BEECHWOOD AVE Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 3564 BRIGHTON RD Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Scattered Sites 5465 BROAD ST Pittsburgh, PA 15220	B	\$118,671	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 223-229 CARRINGTON ST Pittsburgh, PA 15220	B	\$474,589	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 411 CHATAUQUA ST Pittsburgh, PA 15220	B	\$118,671	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Scattered Sites 1541 CHELTON AVE Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 212-218 CLOVER ST Pittsburgh, PA 15220		B	\$474,589	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 1245 CRANE ST Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Scattered Sites 2113-2135 ECCLES ST Pittsburgh, PA 15220		B	\$1,009,748	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 1602 FIAT ST Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 515-535 FRAYNE ST Pittsburgh, PA 15220		B	\$1,009,748	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property AMP Number and HUD Number							
Scattered Sites 6947 HAMILTON AVE Pittsburgh, PA 15220	B	\$118,671	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 1216-1218 HAMLIN ST Pittsburgh, PA 15220	B	\$237,342	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 1415 KENBURMA AVE Pittsburgh, PA 15220	B	\$118,671	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Scattered Sites 1615 KIRALFY ST Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 1309 METHYL ST Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 712-730 MONTTOOTH ST Pittsburgh, PA 15220		B	\$1,240,848	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Scattered Sites 2534 NEELD AVE Pittsburgh, PA 15220	B	\$118,671	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 1323 OAKHILL ST Pittsburgh, PA 15220	B	\$118,671	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 33 PENN CIRCLE WEST Pittsburgh, PA 15220	B	\$118,671	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations						
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions Earthquake
Scattered Sites 35 PENN CIRCLE WEST Pittsburgh, PA 15220	B	\$118,671	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites 39 PENN CIRCLE WEST Pittsburgh, PA 15220	B	\$118,671	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites 43 PENN CIRCLE WEST Pittsburgh, PA 15220	B	\$118,671	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Scattered Sites 45 PENN CIRCLE WEST Pittsburgh, PA 15220	B	\$118,671	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 213-219 ROTHMAN ST Pittsburgh, PA 15220	B	\$538,519	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 6535 ROWAN ST Pittsburgh, PA 15220	B	\$118,671	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Scattered Sites 1429-1431 SANDUSKY ST Pittsburgh, PA 15220	B	\$293,026	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 111 SCHENLEY MANOR DR Pittsburgh, PA 15220	B	\$118,671	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 112 SCHENLEY MANOR DR Pittsburgh, PA 15220	B	\$118,671	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property AMP Number and HUD Number								
Scattered Sites 142 SEBRING AVE Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 219 SEBRING AVE Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 948 SHADYCREST RD Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations						
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions Earthquake
Scattered Sites 1217-1219 SHEFFIELD ST Pittsburgh, PA 15220	B	\$237,342	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites 7314 SOMERSET ST Pittsburgh, PA 15220	B	\$118,671	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites 1406 STEUBEN ST Pittsburgh, PA 15220	B	\$118,671	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Scattered Sites 254 TRAVELLA BLVD Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 221 WAYSIDE ST Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Scattered Sites 2337 WOLFORD ST Pittsburgh, PA 15220		B	\$118,671	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations						
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions
Scattered Sites 2069 WOODWARD AVE Pittsburgh, PA 15220	B	\$118,671	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites 66-68 BOND ST Pittsburgh, PA 15220	B	\$244,742	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		
Scattered Sites 208-214 FAIRVIEW ST Pittsburgh, PA 15220	B	\$543,546	RC	N/A		X
	BPP	\$0	RC	N/A		
	IN	\$0		100%		

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Scattered Sites 301-303 GLASGOW ST Pittsburgh, PA 15220	B	\$295,651	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 1234-1240 LAKEWOOD ST Pittsburgh, PA 15220	B	\$543,546	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 744-752 LITCHFIELD ST Pittsburgh, PA 15220	B	\$543,546	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Scattered Sites 2746-2748 SACRAMENTO AVE Pittsburgh, PA 15220	B	\$295,651	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 817-827 SHERWOOD AVE Pittsburgh, PA 15220	B	\$783,563	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Scattered Sites 714-716 VALONIA ST Pittsburgh, PA 15220	B	\$295,651	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Scattered Sites 805-813 WYMORE ST Pittsburgh, PA 15220	B	\$543,546	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Northview Heights Highrise 533 MT Pleasant Rd Pittsburgh, PA 15214 PA 01-09 /PA 01	B	\$13,590,312	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Addison Terrace 2051 - 2057 Bentley Drive 493 - 510 Pittsburgh, PA 15219	B	\$274,764	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Addison Terrace 2061 - 2067 Bentley Drive 511 - 532 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Addison Terrace 2071 - 2077 Bentley Drive 533 - 556 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Addison Terrace 2081 - 2087 Bentley Drive 557 - 580 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Addison Terrace 2101 - 2109 Bentley Drive 581 - 598 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Addison Terrace 2115 - 2127 Bentley Drive 599 - 616 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Addison Terrace 2132 - 2136 Bentley Drive 617 - 634 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Addison Terrace 2124 - 2128 Bentley Drive 635 - 652 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Addison Terrace 2118 - 2122 Bentley Drive 653 - 670 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Addison Terrace 2112 - 2118 Bentley Drive 671 - 688 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Addison Terrace 2106 - 2110 Bentley Drive 689 - 706 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Addison Terrace 2100 - 2104 Bentley Drive 707 - 724 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Addison Terrace 2080 - 2086 Bentley Drive 725 - 748 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property AMP Number and HUD Number								
Addison Terrace 2060 - 2066 Bentley Drive 749 - 772 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Addison Terrace 2054 - 2058 Bentley Drive 773 - 790 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Addison Terrace 2050 - 2052 Bentley Drive 791 - 802 Pittsburgh, PA 15219		B	\$274,764	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Homewood North 1246 - 1258 Nolan Court 1 - 7 Pittsburgh, PA 15208		B	\$873,245	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Homewood North 1234 - 1244 Nolan Court 8 -13 Pittsburgh, PA 15208		B	\$768,012	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Homewood North 1224 - 1232 Nolan Court 14 - 18 Pittsburgh, PA 15208		B	\$768,012	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Homewood North 1208 - 1222 Nolan Court 19 - 26 Pittsburgh, PA 15208		B	\$987,431	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Homewood North 1260 - 1276 Nolan Court 27 - 35 Pittsburgh, PA 15208		B	\$768,012	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Homewood North 1200 - 1206 Mohler Street 36 - 39 Pittsburgh, PA 15208		B	\$768,011	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Homewood North 1201 - 1211 Mohler Street 40 - 45 Pittsburgh, PA 15208		B	\$768,012	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Homewood North 1213 - 1225 Mohler Street 46 - 52 Pittsburgh, PA 15208		B	\$873,245	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Homewood North 1227 - 1239 Mohler Street 53 - 59 Pittsburgh, PA 15208		B	\$873,245	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Homewood North 1241 - 1255 Mohler Street 60 - 67 Pittsburgh, PA 15208		B	\$987,431	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Homewood North 1294 - 1302 Ferris Court 68 - 72 Pittsburgh, PA 15208		B	\$768,012	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Homewood North 1304 - 1316 Ferris Court 81 - 87 Pittsburgh, PA 15208		B	\$873,245	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Homewood North 1318 - 1330 Heart Court 88 - 94 Pittsburgh, PA 15208		B	\$873,245	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Homewood North 1332 - 1346 Heart Court 95 - 102 Pittsburgh, PA 15208		B	\$987,431	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Homewood North 7416 - 7422 Stranahan Street 103 - Pittsburgh, PA 15208		B	\$768,012	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Homewood North 7400 - 7414 Stranahan Street 107 - Pittsburgh, PA 15208	B	\$987,431	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Homewood North 7505 - 7519 Upland Street 115 - 122 Pittsburgh, PA 15208	B	\$987,431	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Homewood North 7335 - 7343 Upland Street 123 - 127 Pittsburgh, PA 15208	B	\$768,012	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Homewood North 7330 - 7344 Upland Street 128 - 135 Pittsburgh, PA 15208	B	\$987,431	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
East Liberty Gardens 2-8 Ipswich Court Pittsburgh, PA 15206	B	\$453,708	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$62,000		100%			
East Liberty Gardens 1-15 Ipswich Court Pittsburgh, PA 15206	B	\$928,589	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$62,000		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
East Liberty Gardens 2-16 Gilford Court Pittsburgh, PA 15206		B	\$928,589	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$62,000		100%			
East Liberty Gardens 1-11 Gilford Court Pittsburgh, PA 15206		B	\$696,442	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$62,000		100%			
East Liberty Gardens 2-12 Esmond Court Pittsburgh, PA 15206		B	\$680,562	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$62,000		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
East Liberty Gardens 1-23 Esmond Court Pittsburgh, PA 15206		B	\$1,229,548	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$62,605		100%			
East Liberty Gardens 2-24 Cambria Court Pittsburgh, PA 15206		B	\$1,229,548	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$83,000		100%			
East Liberty Gardens 1-11 Cambria Court Pittsburgh, PA 15206		B	\$696,442	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$62,000		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
East Liberty Gardens 1-5 Blanford Court Pittsburgh, PA 15206		B	\$340,281	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$62,000		100%			
East Liberty Gardens 2-8 Blanford Court Pittsburgh, PA 15206		B	\$453,708	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$62,000		100%			
East Liberty Gardens 1 Dudley Court Pittsburgh, PA 15206		B	\$113,427	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
East Liberty Gardens 3-15 Dudley Court Pittsburgh, PA 15206		B	\$680,562	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$62,000		100%			
East Liberty Gardens 2-12 Dudley Court Pittsburgh, PA 15206		B	\$680,562	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$62,000		100%			
East Liberty Gardens 1-17 Fareham Court Pittsburgh, PA 15206		B	\$453,706	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$62,000		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
East Liberty Gardens 13 Fareham Court Pittsburgh, PA 15206		B	\$113,427	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
East Liberty Gardens 15 Fareham Court Pittsburgh, PA 15206		B	\$113,427	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
East Liberty Gardens 2-22 Fareham Court Pittsburgh, PA 15206		B	\$1,155,443	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$83,000		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
East Liberty Gardens 20 Fareham Court Pittsburgh, PA 15206		B	\$768,012	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
East Liberty Gardens 1-15 Hendon Court Pittsburgh, PA 15206		B	\$928,589	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$62,000		100%			
East Liberty Gardens 2-12 Hendon Court Pittsburgh, PA 15206		B	\$680,562	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$62,000		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
East Liberty Gardens 1-23 Jennings Court Pittsburgh, PA 15206		B	\$1,392,884	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$83,000		100%			
Manchester Commons-Phase 2 1017 Pennsylvania Ave. Pittsburgh, PA 15233		B	\$196,849	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Manchester Commons-Phase 2 1019 Pennsylvania Ave. Pittsburgh, PA 15233		B	\$196,849	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Manchester Commons-Phase 2 1101 Pennsylvania Ave. Pittsburgh, PA 15233	B	\$196,849	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Manchester Commons-Phase 2 1103 Pennsylvania Ave. Pittsburgh, PA 15233	B	\$196,849	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			
Manchester Commons-Phase 2 1105 Pennsylvania Ave. Pittsburgh, PA 15233	B	\$172,397	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations		Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Name of Property	AMP Number and HUD Number							
Manchester Commons-Phase 2 1223 Sheffield St. Pittsburgh, PA 15233		B	\$196,849	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Manchester Commons-Phase 2 1225 Sheffield St. Pittsburgh, PA 15233		B	\$172,397	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			
Manchester Commons-Phase 2 1227 Sheffield St. Pittsburgh, PA 15233		B	\$217,088	RC	N/A			X
		BPP	\$0	RC	N/A			
		IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
S=Named Storm Exclusion; T=Theft; WD=Water Damage; 'X'%=Wind Deductible (percent); '\$X'=Wind
Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Covered Locations							
Name of Property AMP Number and HUD Number	Commercial Property	Limit	Valuation	Coinsurance	Exclusions	Wind and Hail Restrictions	Earthquake
Manchester Commons-Phase 2 1229 Sheffield St. Pittsburgh, PA 15233	B	\$217,088	RC	N/A			X
	BPP	\$0	RC	N/A			
	IN	\$0		100%			

ACV=Actual Cash Value; B=Building; BPP=Business Personal Property; E=Wind Exclusion;
 FRC=Functional Replacement Cost; IN=Earnings, Rents and Extra Expense; RC=Replacement Cost;
 S=Named Storm Exclusion; T=Theft; WD=Water Damage;'X'%=Wind Deductible (percent); '\$X'=Wind
 Deductible (dollar); ACV-R = Actual Cash Valuation -Roofs; CD-R = Cosmetic Damage -Roofs"

Insured Name: Pittsburgh Housing Authority, PA
Policy Number: HAPI-578-187693-2019
Endorsement Effective Date: 01/01/2019

SCHEDULE OF COVERAGES COMMERCIAL OUTPUT POLICY

Catastrophe Limit - Unless otherwise specified, the most "we" pay for any combination of or total of losses arising under one or more coverages in any one occurrence is:	Limit \$100,000,000.
Windstorm or Hail Catastrophe Limit - The most "we" pay for loss arising from any one occurrence of Windstorm or Hail is:	Not Purchased

PROPERTY COVERAGE PART

Property Covered:	Limit
Buildings at Scheduled Locations	Refer to Location Schedule
Business Personal Property at Scheduled Locations	Refer to Location Schedule
Newly Built or Acquired Buildings (120 days)	\$2,000,000.
Business Personal Property (BPP) - Acquired Locations (120 days)	\$250,000.
Locations "You" Elect Not To Describe	\$100,000.
Coverage Extensions:	Limit
Debris Removal, Additional Expense	\$250,000.
Emergency Removal (365 days)	Included in Covered Property "limits"
Emergency Removal Expense	\$5,000.
Fraud and Deceit	\$5,000.
Off-Premises Utility Service Interruption [Overhead Transmission Lines Excluded]	\$50,000.

Supplemental Coverages:	Limit
Brands or Labels Expense	\$50,000.
Expediting Expenses	\$50,000.
Fire Department Service Charges	\$25,000.
Inventory and Appraisal Expense	\$50,000.
Ordinance or Law (Undamaged Parts of Buildings)	Included in Building "limits"
Ordinance or Law (Increased Cost to Repair/Cost to Demolish and Clear Site)	\$250,000.
Personal Effects	\$25,000.
Pollutant Cleanup and Removal	\$50,000.
Recharge of Fire Extinguishing Equipment	\$50,000.
Sewer Backup and Water Below the Surface	\$25,000.
Trees, Shrubs, and Plants	\$50,000.
Underground Pipes, Pilings, Bridges, Roadways	\$250,000.
Supplemental Marine Coverages:	Limit
Accounts Receivable	\$100,000.
Electrical or Magnetic Disturbance of Computers	Included in Business Personal Property "limits"
Power Supply Disturbance of Computers	Included in Business Personal Property "limits"
Virus and Hacking Coverage:	
Limit any one occurrence	\$25,000.
Limit any 12 month period	\$50,000.
Fine Arts	\$100,000.

Off Premises Computers	\$25,000.
Property on Exhibition	\$50,000.
Property in Transit	\$50,000.
Sales Representative Samples	\$50,000.
Software Storage	\$50,000.
Valuable Papers	\$100,000.
Additional Property Subject to Limitations:	
Stamps, Tickets, Letters of Credit	\$5,000.
Deductible	Amount
Policy Deductible: This deductible applies to all covered perils and all "covered locations", except as otherwise specified in the policy.	\$10,000.
Mobile Equipment Deductible: If a value is provided for Mobile Equipment Deductible, this deductible applies to claims arising from covered perils and all "mobile equipment". If no value is provided, the Policy Deductible applies to all covered perils and all "mobile equipment."	
Computers Deductible: If a value is provided for Computers Deductible, this deductible applies to claims arising from covered perils and all "computers". If no value is provided, the Policy Deductible applies to all covered perils and all "computers."	
Automatic Increase Annual Percentage	Not Purchased

INCOME COVERAGE PART

Income Coverage - At "Covered Locations"	Limit
Earnings, "Rents", or Extra Expense at Scheduled Locations	Refer to Location Schedule.
Newly Built or Acquired Locations (120 days)	\$250,000.
Waiting Period - 72 hours	
Coverage Extensions	Limit
Interruption By Civil Authority (30 days)	Included in Earnings and Extra Expense "limits"
Period of Loss Extension (90 days)	Included in Earnings "limits"
Supplemental Coverages	Limit
Computer Virus and Hacking	
Limit any one occurrence:	\$25,000.
Limit any 12 month period:	\$75,000.
Waiting Period - 12 hours	
Dependent Locations	\$100,000.
Off Premises Utility Service Interruption	
Limit	\$50,000.
Waiting Period - 12 hours	
Overhead Transmission Lines Excluded	
Contract Penalty	
Limit any one occurrence	\$25,000.
Limit any 12 month period	\$100,000.
Pollutants Cleanup and Removal	\$25,000.
Property In Transit, On Exhibition, or Custody of Sales Representatives	\$10,000.

EARTHQUAKE COVERAGE

Blanket Earthquake Coverage Earthquake coverage applies at "covered locations" shown for Earthquake Coverage in the Location Schedule.	Limit
"Occurrence Limit"	\$1,000,000.
"Aggregate Limit"	\$1,000,000.
"Catastrophe Limit"	\$1,000,000.
Earthquake Deductible	Deductible Amount
Any one occurrence.	\$100,000.

FLOOD COVERAGE

Blanket Flood Coverage		Limit
Excluded Locations: Flood coverage applies at "covered locations," except for any location wholly or partially located in a Special Flood Hazard Area as defined by FEMA on the date of the direct physical loss or damage.		
Excess of Any Insurance Policy This coverage is excess of any other insurance policy. This coverage will not pay for that part of any deductible in any other insurance policy.		
"Occurrence Limit"		\$250,000.
"Aggregate Limit"		\$250,000.
"Catastrophe Limit"		\$250,000.
Flood Deductible		Deductible Amount
Any one occurrence.		\$25,000.

EQUIPMENT BREAKDOWN COVERAGE PART

Equipment Breakdown Coverage	Limit
Property Damage and Income Coverages for "One Accident"	Not Covered

Coverage Extensions	Limit
Expediting Expenses	Not Covered
Pollutants	Not Covered
Ordinance or Law (Undamaged Parts of Buildings)	Included in Building "limits" under the Property Coverage Part
Ordinance or Law (Increased Cost to Repair / Cost to Demolish and Clear Site)	Not Covered
Off Premises Utility Service Interruption	Not Covered
Equipment Breakdown Deductible	Deductible Amount
Property Damage and Income Coverages Combined	Not Covered

SPOILAGE COVERAGE PART

Blanket Spoilage Coverage	
Spoilage Limits	Limit
Location Limit - The most "we" pay for loss at any one "covered location" is:	\$25,000.
Catastrophe Limit - The most "we" pay in any one occurrence is:	\$25,000.
Spoilage Deductible	\$1,000.

CRIME COVERAGE PART

Crime Coverage	Limit
<p>Employee Fraud and Dishonesty Coverage</p> <p>Coverage also applies to welfare or pension benefit plans subject to the Employee Retirement Income Security Act (ERISA). ERISA requires that the selected limit be equal to the sum of all plan requirements, if you have more than one plan.</p> <p>Deductible Amount:</p> <p>Coverage Extension: Outside the Coverage Territory: \$5,000 Limit</p>	Not Covered
<p>Money and Securities - at "covered locations"</p> <p>Deductible Amount:</p>	Not Covered
<p>Money and Securities - away from "covered locations" including conveyance by armored vehicle.</p> <p>Deductible Amount:</p>	Not Covered
<p>Computer & Telecommunications Fraud Coverage</p> <p>Deductible Amount:</p>	Not Covered
<p>Counterfeit Money Coverage</p> <p>Deductible Amount:</p>	Not Covered
<p>Forged Credit Card Written Instruments Coverage</p> <p>Deductible Amount:</p> <p>Coverage Extension: Personal Accounts Extension (\$5,000)</p>	Not Covered
<p>Forged Checks Coverage</p> <p>Deductible Amount:</p> <p>Coverage Extension: Personal Accounts Extension (\$5,000)</p>	Not Covered

FORMS AND ENDORSEMENTS

See Schedule of Forms.

COMMON POLICY CONDITIONS

1. **Assignment** -- This policy may not be assigned without "our" written consent.
2. **Cancellation** -- "You" may cancel this policy by returning the policy to "us" or by giving "us" written notice and stating at what future date coverage is to stop.

"We" may cancel this policy, or one or more of its parts, by written notice sent to "you" at "your" last mailing address known to "us". If notice of cancellation is mailed, proof of mailing will be sufficient proof of notice.

If "we" cancel this policy for nonpayment of premium, "we" will give "you" notice at least ten days before the cancellation is effective. If "we" cancel this policy for any other reason, "we" will give "you" notice at least 30 days in advance of cancellation. The notice will state the time that the cancellation is to take effect.

"Your" return premium, if any, will be calculated according to "our" rules. It will be refunded to "you" with the cancellation notice or within a reasonable time. Payment or tender of the unearned premium is not a condition of cancellation.

3. **Change, Modification, or Waiver of Policy Terms** -- A waiver or change of the "terms" of this policy must be issued by "us" in writing to be valid.
4. **Inspections** -- "We" have the right, but are not obligated, to inspect "your" property and operations at any time. This inspection may be made by "us" or may be made on "our" behalf. An inspection or its resulting advice or report does not warrant that "your" property or operations are safe, healthful, or in compliance with laws, rules, or regulations. Inspections or reports are for "our" benefit only.
5. **Examination of Books and Records** -- "We" may examine and audit "your" books and records that relate to this policy during the policy period and within three years after the policy has expired.

CL 0100 03 99

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VIRUS OR BACTERIA EXCLUSION

DEFINITIONS

Definitions Amended --

When "fungus" is a defined "term", the definition of "fungus" is amended to delete reference to a bacterium.

When "fungus or related perils" is a defined "term", the definition of "fungus or related perils" is amended to delete reference to a bacterium.

PERILS EXCLUDED

The additional exclusion set forth below applies to all coverages, coverage extensions, supplemental coverages, optional coverages, and endorsements that are provided by the policy to which this endorsement is attached, including, but not limited to, those that provide coverage for property, earnings, extra expense, or interruption by civil authority.

1. The following exclusion is added under Perils Excluded, item 1.:

Virus or Bacteria --

"We" do not pay for loss, cost, or expense caused by, resulting from, or relating to any virus, bacterium, or other microorganism that causes disease, illness, or physical distress or that is capable of causing disease, illness, or physical distress.

This exclusion applies to, but is not limited to, any loss, cost, or expense as a result of:

- a. any contamination by any virus, bacterium, or other microorganism; or
- b. any denial of access to property because of any virus, bacterium, or other microorganism.

2. **Superseded Exclusions --** The Virus or Bacteria exclusion set forth by this endorsement supersedes the "terms" of any other exclusions referring to "pollutants" or to contamination with respect to any loss, cost, or expense caused by, resulting from, or relating to any virus, bacterium, or other microorganism that causes disease, illness, or physical distress or that is capable of causing disease, illness, or physical distress.

OTHER CONDITIONS

Other Terms Remain in Effect --

The "terms" of this endorsement, whether or not applicable to any loss, cost, or expense, cannot be construed to provide coverage for a loss, cost, or expense that would otherwise be excluded under the policy to which this endorsement is attached.

CL 0700 10 06

CERTIFIED TERRORISM LOSS

1. The following definitions are added.
 - a. "Certified act of terrorism" means an act that is certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security, and the Attorney General of the United States:
 - 1) to be an act of terrorism;
 - 2) to be a violent act or an act that is dangerous to human life, property, or infrastructure;
 - 3) to have resulted in damage:
 - a) within the United States; or
 - b) to an air carrier (as defined in section 40102 of title 49, United States Code); to a United States flag vessel (or a vessel based principally in the United States, on which United States income tax is paid and whose insurance coverage is subject to regulation in the United States), regardless of where the loss occurs; or at the premises of any United States mission;
 - 4) to have been committed by an individual or individuals, as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion; and
 - 5) to have resulted in insured losses in excess of five million dollars in the aggregate, attributable to all types of insurance subject to the Terrorism Risk Insurance Act, as amended.
 - b. "Certified terrorism loss" means loss that results from a "certified act of terrorism".
2. The "terms" of any terrorism exclusion that is part of or that is attached to this Coverage Part are amended by the following provision:

This exclusion does not apply to "certified terrorism loss".
3. The following provision is added.

If the Secretary of the Treasury determines that the aggregate amount of "certified terrorism loss" has exceeded one hundred billion dollars in a calendar year (January 1 through December 31), and "we" have met "our" insurer deductible under the Terrorism Risk Insurance Act, as amended, "we" will not pay for any portion of "certified terrorism loss" that exceeds one hundred billion dollars. If the "certified terrorism loss" exceeds one hundred billion dollars in a calendar year (January 1 through December 31), losses up to one hundred billion dollars are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury under the Terrorism Risk Insurance Act, as amended.
4. The following provisions are added.
 - a. Neither the "terms" of this endorsement nor the "terms" of any other terrorism endorsement attached to this Coverage Part provide coverage for any loss that would otherwise be excluded by this Coverage Part under:
 - 1) exclusions that address war, military action, or nuclear hazard; or
 - 2) any other exclusion; and
 - b. the absence of any other terrorism endorsement does not imply coverage for any loss that would otherwise be excluded by this Coverage Part under:
 - 1) exclusions that address war, military action, or nuclear hazard; or
 - 2) any other exclusion.

CERTIFIED TERRORISM LOSS DISCLOSURE OF PREMIUM AND FEDERAL SHARE OF INSURED LOSSES

(The entries required to complete this endorsement will be shown
below, on the "declarations", or on the "schedule of coverages".)

SCHEDULE

Certified Terrorism Loss Premium \$ _____

Additional information, if any, concerning terrorism premium:

1. The portion of "your" premium that is attributed to coverage for "certified terrorism loss" is shown in the Schedule above.
2. Coverage for "certified terrorism loss", to the extent that such coverage is provided by this policy or Coverage Part, will be partially reimbursed by the United States Government, Department of Treasury under a federal program. Under that program, the United States pays the following percentage of insured losses for "certified terrorism loss" that exceeds the statutorily established deductible that "we" retain:
 - a. 85%, for insured losses occurring before January 1, 2016;
 - b. 84%, for insured losses occurring during the 2016 calendar year;
 - c. 83%, for insured losses occurring during the 2017 calendar year;
 - d. 82%, for insured losses occurring during the 2018 calendar year;
 - e. 81%, for insured losses occurring during the 2019 calendar year; and
 - f. 80%, for insured losses occurring on or after January 1, 2020.

However, if aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act, as amended, exceed one hundred billion dollars in a calendar year (January 1 through December 31), the Treasury will not make payment for any portion of the amount of such losses that exceeds one hundred billion dollars.

If the Secretary of the Treasury determines that the aggregate amount of "certified terrorism loss" has exceeded one hundred billion dollars in a calendar year (January 1 through December 31), and "we" have met "our" insurer deductible under the Terrorism Risk Insurance Act, as amended, "we" will not pay for any portion of "certified terrorism loss" that exceeds one hundred billion dollars. If the "certified terrorism loss" exceeds one hundred billion dollars in a calendar year (January 1 through December 31), losses up to one hundred billion dollars are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury under the Terrorism Risk Insurance Act, as amended.

COMMERCIAL OUTPUT PROGRAM PROPERTY COVERAGE PART

AGREEMENT

In return for "your" payment of the required premium, "we" provide the coverage described herein subject to all the "terms" of the Commercial Output Program. This coverage is also subject to the "schedule of coverages" and additional policy conditions relating to assignment or transfer of rights or duties, cancellation, changes or modifications, inspections, and examination of books and records.

Endorsements and schedules may also apply. They are identified on the "schedule of coverages".

Refer to Definitions for words and phrases that have special meaning. These words and phrases are shown in quotation marks or bold type.

DEFINITIONS

1. The words "you" and "your" mean the persons or organizations named as the insured on the "schedule of coverages".
2. The words "we", "us", and "our" mean the company providing this coverage.
3. "Accident" means direct physical loss as follows:
 - a. mechanical breakdown;
 - b. rupturing or bursting of moving parts of machinery caused by centrifugal force;
 - c. loss caused by arcing or electrical currents other than lightning;

- d. explosion of steam boilers, steam pipes, steam turbines, or steam engines that "you" own or lease or that are operated under "your" control;
 - e. loss to steam boilers, steam pipes, steam turbines, or steam engines caused by any condition or occurrence within such equipment; or
 - f. loss to hot water boilers or heaters caused by any condition or occurrence within such equipment.
4. "Business" means the usual business operations occurring at "covered locations" including the tenantability of "covered locations" when the selected coverage option includes "rents".
 5. "Computers" means:
 - a. "hardware" owned by "you" or in "your" care, custody, or control; or
 - b. "software".
 6. "Computer hacking" means an unauthorized intrusion by an individual or group of individuals, whether employed by "you" or not, into a "computer", a Web site, or a "computer" network and that results in but is not limited to:
 - a. deletion, destruction, generation, or modification of "software";
 - b. alteration, contamination, corruption, degradation, or destruction of the integrity, quality, or performance of "software";
 - c. observation, scanning, or copying of "data records", "programs and applications", and "proprietary programs";

- d. damage, destruction, inadequacy, malfunction, degradation, or corruption of any "hardware" or "media" used with "hardware"; or
 - e. denial of access to or denial of services from "computers", "computer" network, or Web site including related "software".
7. "Computer virus" means the introduction into a "computer", "computer" network, or Web site of any malicious, self-replicating electronic data processing code or other code and that is intended to result in, but is not limited to:
- a. deletion, destruction, generation, or modification of "software";
 - b. alteration, contamination, corruption, degradation, or destruction of the integrity, quality, or performance of "software";
 - c. damage, destruction, inadequacy, malfunction, degradation, or corruption of any "hardware" or "media" used with "hardware"; or
 - d. denial of access to or denial of services from "computers", "computer" network, or Web site including related "software".
8. "Covered equipment", unless otherwise specified in a schedule, means equipment:
- a. that generates, transmits, or utilizes energy; or
 - b. which, during normal usage, operates under vacuum or pressure, other than the weight of its contents.

Such equipment must be covered property, except as specifically provided for under Utility Service Interruption coverage and the Spoilage Coverage Part.

"Covered equipment" does not mean:

- a. equipment manufactured by "you" for sale;

- b. buildings, structures, or compartments that cover or house "covered equipment";
- c. foundations that support "covered equipment";
- d. sewage and other underground piping and vessels, water piping, or sprinkler system piping. However, "we" cover:
 - 1) boiler feedwater and condensate return piping; and
 - 2) water piping for heating, air conditioning, or refrigeration systems;
- e. "mobile equipment", including but not limited to draglines or other excavation equipment;
- f. aircraft or watercraft and their motors, equipment, and accessories;
- g. automobiles, motor trucks, tractors, trailers, and similar conveyances and their motors, equipment, and accessories. However, any property that is stationary, permanently installed at a "covered location", and receives electrical power from an external power supplier will not be considered an automobile, motor truck, tractor, or trailer; or
- h. "computers".

9. "Covered location" means any location or premises where "you" have buildings, structures, or business personal property covered under this coverage.

However, if the Scheduled Locations Endorsement is added to this policy, "covered location" means a location that is described on the Location Schedule.

"Covered location" does not mean vehicles containing covered property, except vehicles on or within 1,000 feet of the premises of any covered building or structure.

10. "Data records" means files, documents, and information in an electronic format and that are stored on "media".
11. "Dependent locations" means locations that are operated by others and that "your" "business" depends on, as described below. Dependent locations includes but is not limited to:
- a. contributing locations, these are "your" suppliers' locations or locations of suppliers that deliver services or materials to others for "your" account. Contributing locations do not include suppliers of:
 - 1) water;
 - 2) telecommunications, including but not limited to Internet service providers; or
 - 3) power;
 - b. recipient locations, these are locations that receive "your" products;
 - c. leader locations, these are locations that attract customers to "your" "business"; or
 - d. manufacturing locations, these are locations that make products for delivery to "your" customers under contract of sale.
12. "Fine arts" means bona fide works of art of rarity, historical value, or artistic merit, including but not limited to paintings, etchings, pictures, tapestries, and art glass windows.
13. "Flood" means flood, surface water, waves, tidal water, or the overflow of a body of water, all whether driven by wind or not. This includes spray that results from any of these whether driven by wind or not.
14. "Hardware" means a network of electronic machine components (microprocessors) capable of accepting instructions and information, processing the information according to the instructions, and producing desired results. "Hardware" includes but not limited to:
- a. mainframe and mid-range computers and servers;
 - b. personal computers and workstations;
 - c. laptops, palmtops, notebook PCs, other portable computer devices and accessories including, but not limited to, multimedia projectors; and
 - d. peripheral data processing equipment, including but not limited to, printers, keyboards, monitors, and modems.
15. "Limit" means the amount of coverage that applies.
16. "Media" means an instrument that is used with "hardware" and on which "data records", "programs and applications", and proprietary programs can be recorded or stored. "Media" includes, but is not limited to, films, tapes, cards, discs, drums, cartridges, cells, DVDs, or CD-ROMs.
17. "Mobile equipment" means:
- a. contractors' equipment or similar equipment of a mobile or floating nature;
 - b. self-propelled vehicles designed and used primarily to carry mounted equipment; or
 - c. vehicles designed for highway use that are unlicensed and not operated on public roads.
18. "Money" means currency, bullion, coins, bank notes in current use, and traveler's checks, register checks, and money orders held for sale to the public.
19. "Off-site server" means a server for "your" Web site that is being maintained or operated by and that is located at the premises of:
- a. an independent contractor acting as "your" Web host; or
 - b. "your" Internet service provider that is acting as "your" Web host.

20. "One accident" means:

When an initial "accident" causes or results in other "accidents", all of the "accidents" will be considered "one accident". All "accidents" that are the result of the same occurrence will be considered "one accident".

21. "Perishable stock" means personal property preserved and maintained under controlled conditions and susceptible to loss or damage if the controlled conditions change.

22. "Pollutant" means:

- a. any solid, liquid, gaseous, thermal, or radioactive irritant or contaminant, including but not limited to acids, alkalis, chemicals, fumes, smoke, soot, vapor, and waste. Waste includes materials to be recycled, reclaimed, or reconditioned, as well as disposed of; and
- b. electrical or magnetic emissions, whether visible or invisible, and sound emissions.

23. "Programs and applications" means operating programs and applications that "you" purchase and that are:

- a. stored on "media"; or
- b. pre-installed and stored in "hardware".

Applications includes, but is not limited to, programs for word processing, spreadsheet calculations, and graphic design.

24. "Proprietary programs" means proprietary operating programs and applications that "you" developed or that "you" had developed specifically for "you" and that are:

- a. stored on "media"; or
- b. installed and stored in "hardware".

25. "Rents" means "your" actual loss of:

- a. rental income from a "covered location" as furnished or equipped by "you", less any expenses that do not continue;

- b. the fair rental value of any part of a "covered location" that "you" occupy, less any expenses that do not continue; and
- c. other charges for which a tenant is legally obligated and which "you" would otherwise be obligated.

26. "Restoration period" means:

- a. The time it should reasonably take to resume "your" "business" to a similar level of service starting from the date of a physical loss of or damage to property at a "covered location" that is caused by a covered peril and ending on the date:

- 1) the property should be rebuilt, repaired, or replaced; or
- 2) business is resumed at a new permanent location.

This is not limited by the expiration date of the policy.

- b. The "restoration period" also means the increased time required to comply with the enforcement of any ordinance, law, or decree that:

- 1) regulates the construction, use, or repair of any property; or
- 2) requires the demolition of any property, in part or in whole, not damaged by a covered peril.

However, except as provided under Supplemental Income Coverage, Pollutant Cleanup and Removal, "we" do not cover the costs associated with the enforcement of any ordinance, law, or decree that requires "you" or anyone else to test for, monitor, clean up, remove, contain, treat, detoxify, or neutralize or in any way respond to or assess the effects of "pollutants".

The ordinance, law, or decree must be in force at the time of loss.

- c. Only as regards coverage described under Dependent Locations in the Supplemental Income Coverages, "restoration period" also means the time it should reasonably take to resume "your" "business" starting from the date of direct physical loss of or damage to a "dependent location" caused by a covered peril, and ending on the date:
- 1) the property at the "dependent location" should be rebuilt, repaired, or replaced; or
 - 2) business is resumed at a new, permanent location.
- This is not limited by the expiration date of the policy.
- d. Only as regards coverage described under Off Premises Utility Service Interruption; and Property In Transit, On Exhibition, or In the Custody Of Sales Representatives in the Supplemental Income Coverages, "restoration period" also means the time it should reasonably take to resume "your" "business" starting from the date of direct physical loss of or damage caused by a covered peril to:
- 1) property not located at a "covered location" and that is owned by a utility, a landlord, or another utility supplier;
 - 2) the "off-site server" for "your" Web site or the location that houses the "off-site server" for "your" Web site;
 - 3) property in transit, on exhibition, or in the custody of sales representatives;
- and ending on the date the property should be rebuilt, repaired, or replaced. This is not limited by the expiration date of the policy.
27. "Schedule of coverages" means:
- a. all pages labeled schedule of coverages or schedules which pertain to this coverage; and
 - b. declarations or supplemental declarations which pertain to this coverage.
28. "Securities" means negotiable and nonnegotiable instruments or contracts representing either "money" or other property. This includes, but is not limited to, stock certificates; tokens, tickets, revenue, or stamps (whether represented by actual stamps or unused value in a meter) in current use; and evidences of debt used in connection with charge, credit, or debit cards that are not issued by "you", but does not include "money".
29. "Sinkhole collapse" means the sudden settlement or collapse of earth supporting the covered property into subterranean voids created by the action of water on a limestone or similar rock formation. It does not include the value of the land or the cost of filling sinkholes.
30. "Software" means:
- a. "media";
 - b. "data records";
 - c. "programs and applications"; and
 - d. "proprietary programs".
31. "Specified perils" means aircraft; civil commotion; explosion; falling objects; fire; hail; leakage from fire extinguishing equipment; lightning; riot; "sinkhole collapse"; smoke; sonic boom; vandalism; vehicles; "volcanic action"; water damage; weight of ice, snow, or sleet; and windstorm.
- Falling objects does not include loss to:
- a. business personal property in the open; or
 - b. to the interior of buildings or structures, or business personal property inside buildings or structures unless the exterior of the roof or walls are first damaged by a falling object.

Water damage means the sudden or accidental discharge or leakage of water or steam as a direct result of breaking or cracking of a part of the system or appliance containing the water or steam.

32. "Spoilage" means any detrimental change in physical state of "perishable stock". Detrimental change includes, but is not limited to, thawing of frozen goods, warming of refrigerated goods, solidification of liquid or molten material, chemical reactions to material in process, and reduction in value of time sensitive materials.
33. "Terms" are all provisions, limitations, exclusions, conditions, and definitions that apply.
34. "Theft" means any act of stealing, including burglary or robbery.
35. "Valuable papers" means documents, manuscripts, or records that are inscribed, printed, or written. This includes, but is not limited to, abstracts, books, deeds, drawings, films, maps, or mortgages.
36. "Volcanic action" means airborne volcanic blast or airborne shock waves; ash, dust, or particulate matter; or lava flow. It does not include the cost to remove ash, dust, or particulate matter that does not cause direct physical loss to the covered property.

PROPERTY COVERED

"We" cover the following property unless the property is excluded or subject to limitations.

"We" cover direct physical loss to covered property at a "covered location" caused by a covered peril.

BUILDING PROPERTY

1. **Covered Building Property** -- Covered Building Property means buildings and structures and:

- a. completed additions;
- b. fixtures, machinery, and equipment which are a permanent part of a covered building or structure;
- c. outdoor fixtures;
- d. personal property owned by "you" and used to maintain or service a covered building or structure or its premises. This includes air-conditioning equipment; fire extinguishing apparatus; floor coverings; and appliances for refrigerating, cooking, dish washing, and laundering;
- e. if not covered by other insurance, buildings and additions to buildings under construction, alteration, and repair including:
 - 1) materials, equipment, supplies, and temporary structures, on or within 1,000 feet of a "covered location", intended and designated for use in the construction, alteration, and repair of buildings or additions to buildings; and
 - 2) "your" contractual liability for the interest of contractors and sub-contractors in buildings and additions to buildings under construction, alteration, and repair such as materials, equipment, supplies, and temporary structures, on or within 1,000 feet of a "covered location", intended and designated for use in the construction, alteration, and repair of buildings or additions to buildings;
- f. building glass;
- g. the following property if it is located on or within 1,000 feet of a covered building or structure:
 - 1) radio and television towers, antennas, satellite dishes, masts, lead-in wiring, and guy wires. This includes foundations and any other property that is permanently attached to any of these types of property;

- 2) awnings or canopies; and
 - 3) fences;
 - h. signs, whether or not they are attached to covered buildings, or structures; or
 - i. foundations of buildings, structures, machinery, or boilers.
2. **Building Property That Is Not Covered --** Except as provided under Supplemental Coverages - Underground Pipes, Pilings, Bridges and Roadways, Covered Building Property does not include:
- a. pilings, piers, wharves, docks, or retaining walls;
 - b. underground pipes, flues, or drains; and
 - c. bridges, walkways, roadways, and other paved surfaces.
- b. leased personal property which "you" have a contractual responsibility to insure;
 - c. "your" interest in personal property of others to the extent of "your" labor, material, and services;
 - d. "computers", if not covered by other insurance;
 - e. personal property which will become a part of "your" installation, fabrication, or erection project while:
 - 1) at the site of installation, fabrication, or erection; or
 - 2) while in temporary storage awaiting installation, fabrication, or erection.

Coverage under this provision is not restricted to buildings or structures at a "covered location" or within 1,000 feet of a "covered location";

BUSINESS PERSONAL PROPERTY

1. **Covered Business Personal Property --** Covered business personal property means "your" business personal property in buildings or structures at a "covered location" or in the open (or in vehicles) on or within 1,000 feet of a "covered location". This includes:
- a. "your" use interest as a tenant in improvements to the buildings or structures. Improvements are fixtures, alterations, installations, or additions:
 - 1) to a building or structure "you" occupy but do not own; and
 - 2) made or acquired at "your" expense and which cannot be legally removed by "you".
- "We" also cover "your" interest as a tenant in undamaged improvements that "you" lose because "your" lease has been canceled by the lessor as a result of damage to the building or structure "you" occupy but do not own. The damage to the building must be caused by a covered peril;
- f. "mobile equipment", if not covered by other insurance. Coverage under this provision is not restricted to buildings or structures at a "covered location" or within 1,000 feet of a "covered location"; and
 - g. personal property of others. This means personal property of others that is in "your" care, custody, or control.
- Personal property of others includes property that is sold under an installation agreement where "your" responsibility continues until the property is accepted by the buyer.
- "Our" payment for loss to personal property of others will only be for the benefit of the owners of the personal property.
2. **Business Personal Property That Is Not Covered --** Covered business personal property does not include:
- a. "off-site server"; and

- b. except as provided under Supplemental Marine Coverages;
 - 1) personal property in transit as described under Property In Transit;
 - 2) "fine arts" as described under Fine Arts;
 - 3) "computers" while away from a "covered location" as described under Off Premises Computers;
 - 4) property while temporarily on display or exhibit as described under Property On Exhibition;
 - 5) samples of "your" stock as described under Sales Representative Samples; and
 - 6) duplicate or back-up "software" as described under Software Storage.

PROPERTY NOT COVERED

- 1. **Airborne or Waterborne Property** -- "We" do not cover airborne or waterborne personal property unless the property is being transported by regularly scheduled airlines or ferry service.
- 2. **Aircraft or Watercraft** -- "We" do not cover aircraft or watercraft (and their motors, equipment, and accessories) that are operated principally away from a "covered location". However, "we" do cover:
 - a. aircraft or watercraft (and their motors, equipment, and accessories) that "you" manufacture, process, warehouse, or hold for sale; and
 - b. rowboats or canoes out of water at a "covered location".
- 3. **Animals** -- "We" do not cover animals, including but not limited to birds and fish, unless owned by others and boarded by "you". "We" do cover animals "you" own and hold for sale while inside of buildings.

- 4. **Automobiles and Vehicles** -- "We" do not cover automobiles, motor trucks, tractors, trailers, and similar conveyances designed and used for over-the-road transportation of people or cargo.

"We" do cover:

- a. "mobile equipment" described under Business Personal Property; and
 - b. automobiles and vehicles that "you" manufacture, process, or warehouse. However, "we" do not cover automobiles or vehicles held for sale, lease, loan or rental.
- 5. **Checked Luggage** -- "We" do not cover loss resulting from "theft" or disappearance of a laptop, palmtop, notebook PC, or any portable "computer" while in transit as checked luggage.
 - 6. **Contraband** -- "We" do not cover contraband or property in the course of illegal transportation or trade.
 - 7. **Cost of Excavation** -- "We" do not cover the cost of excavations, grading, filling, or backfilling. However, if a covered loss occurs to covered property below the surface of the ground, "we" cover costs that are a necessary part of the repairing, rebuilding, or replacement of the property.
 - 8. **Crops While Outside of Buildings** -- "We" do not cover grain, hay, straw, or other crops while outside of buildings.
 - 9. **Exports and Imports** -- "We" do not cover exported or imported property that is covered under any ocean marine cargo insurance policy or any similar policy that anyone has obtained covering exports and imports.
 - 10. **Land, Water, and Growing Crops** -- "We" do not cover:
 - a. land, including but not limited to land on which the covered property is located;

- b. underground or surface water; or
- c. growing crops.

11. **Money, Securities, Accounts, and Valuable Papers** -- Except as provided elsewhere in this policy, "we" do not cover "money", "securities", accounts, bills, and the cost to reproduce, replace, or restore "valuable papers" and lost information.

12. **Outdoor Trees, Shrubs, Plants, or Lawns** -
- Except as provided under Supplemental Coverages - Trees, Shrubs, and Plants, "we" do not cover trees, shrubs, plants, or lawns (other than stock).

13. **Property More Specifically Insured** -- "We" do not cover property which is more specifically insured in whole or in part by any other insurance. "We" do cover the amount in excess of the amount due from the more specific insurance whether "you" can collect on it or not.

14. **Property of Others** -- "We" do not cover property of others for which "you" are responsible as:

- a. a carrier for hire; or
- b. an arranger of transportation. This includes carloaders, consolidators, brokers, freight forwarders, or shipping associations.

15. **Property You Have Sold** -- "We" do not cover property that "you" have sold after it has been delivered. This does not include property which "you" have sold under an installation agreement.

However, if no "limit" is indicated for a Coverage Extension, coverage is provided up to the full "limit" for the applicable covered property unless a different "limit" is indicated on the "schedule of coverages".

Unless otherwise indicated, the coverages provided below are part of and not in addition to the applicable "limit" for coverage described under Property Covered.

The "limit" provided under a Coverage Extension cannot be combined or added to the "limit" for any other Coverage Extension or Supplemental Coverage including a Coverage Extension or Supplemental Coverage that is added to this policy by endorsement.

The following coverage extensions are not subject to and not considered in applying coinsurance when coinsurance conditions are added to this coverage.

1. **Consequential Loss** -- "We" pay for "your" consequential loss of undamaged business personal property. Consequential loss means the loss of value of an undamaged part or parts of a product which becomes unmarketable. It must be unmarketable due to a physical loss to another part or parts of the product caused by a covered peril.

2. **Debris Removal** -- "We" pay the cost to remove the debris of covered property that is caused by a covered peril. This coverage does not include costs to:

- a. extract "pollutants" from land or water; or
- b. remove, restore, or replace polluted land or water.

"We" do not pay any more under this coverage than 25% of the amount "we" pay for the direct physical loss. "We" will not pay more for loss to property and debris removal combined than the "limit" for the damaged property.

COVERAGE EXTENSIONS

The following Coverage Extensions indicate an applicable "limit". This "limit" may also be shown in the "schedule of coverages". If a different "limit" is indicated in the "schedule of coverages", that "limit" will apply instead of the "limit" shown below.

However, "we" pay up to an additional \$50,000 for debris removal expense when the debris removal expense exceeds 25% of the amount "we" pay for direct physical loss or when the loss to property and debris removal combined exceeds the "limit" for the damaged property.

"We" do not pay any expenses unless they are reported to "us" in writing within 180 days from the date of direct physical loss to covered property.

3. **Emergency Removal** -- "We" pay for any direct physical loss to covered property while it is being moved or being stored to prevent a loss caused by a covered peril. This coverage applies for up to 365 days after the property is first moved, but does not extend past the date on which this policy expires.

4. **Emergency Removal Expenses** -- "We" pay up to \$5,000 for "your" expenses to move or store covered property to prevent a loss caused by a covered peril. This coverage applies for up to 365 days after the property is first moved, but does not extend past the date on which this policy expires.

The "limit" for Emergency Removal Expenses is separate from, and not part of, the applicable "limit" for coverage described under Property Covered.

5. **Fraud and Deceit** -- "We" pay up to \$5,000 for "theft" of covered property when "you", "your" agents, customers, or consignees are fraudulently induced to part with the covered property:
- a. to persons who falsely represent themselves as the proper persons to receive the property; or
 - b. by the acceptance of fraudulent bills of lading or shipping receipts.

6. **Damage From Theft** -- "We" cover direct physical damage caused by "theft" or attempted "theft" to:

- a. a building that "you" do not own and that contains "your" business personal property; or
- b. personal property not owned by "you" within such building and that is used to maintain or service the building or structure or its premises.

This coverage extension only applies to a location where "you" are a tenant and the terms of "your" lease make "you" liable for damage caused by "theft" or attempted "theft".

7. **Off Premises Utility Service Interruption**

- a. **Coverage** -- "We" cover direct physical loss or damage caused by the interruption of an off premises utility service when the interruption:
 - 1) results in the direct physical loss or damage to covered property located at a "covered location"; and
 - 2) is a result of direct physical loss or damage by a covered peril to property that is not located at a "covered location" and that is owned by a utility, a landlord, or another supplier who provides "you" with:
 - a) power or gas;
 - b) telecommunications, including but not limited to Internet access; or
 - c) water, including but not limited to waste water treatment.

- b. **Overhead Transmission Lines** -- If the "schedule of coverages" indicates that overhead transmission lines are excluded, coverage under this extension does not include loss to overhead transmission lines that deliver utility service to "you". Overhead transmission lines include, but are not limited to:

- 1) overhead transmission and distribution lines;
- 2) overhead transformers and similar equipment; and
- 3) supporting poles and towers.

- c. **Perishable Stock Exclusion** -- Coverage under this extension does not include loss of "perishable stock" due to "spoilage" that results from:

- 1) complete or partial lack of electrical power; or
- 2) fluctuation of electrical current.

- d. **Applicable Limit** -- The most "we" pay in any one occurrence under this Coverage Extension is \$50,000.

Unless otherwise indicated, a "limit" for a Supplemental Coverage provided below is separate from, and not part of, the applicable "limit" for coverage described under Property Covered. The "limit" available for coverage described under a Supplemental Coverage:

- a. is the only "limit" available for the described coverage; and
- b. is not the sum of the "limit" indicated for a Supplemental Coverage and the "limit" for coverage described under Property Covered.

The "limit" provided under a Supplemental Coverage cannot be combined or added to the "limit" for any other Supplemental Coverage or Coverage Extension including a Supplemental Coverage or Coverage Extension that is added to this policy by endorsement.

Unless otherwise stated, each supplemental coverage:

- a. applies to covered property in or on buildings or structures at a "covered location" or in the open (or in vehicles) within 1,000 feet of a "covered location"; and
- b. is not subject to and not considered in applying coinsurance when coinsurance conditions are added to this coverage.

SUPPLEMENTAL COVERAGES

The following Supplemental Coverages indicate an applicable "limit". This "limit" may also be shown in the "schedule of coverages". If a different "limit" is indicated in the "schedule of coverages", that "limit" will apply instead of the "limit" shown below.

However, if no "limit" is indicated for a Supplemental Coverage, coverage is provided up to the full "limit" for the applicable covered property unless a different "limit" is indicated on the "schedule of coverages".

1. **Brands or Labels Expense** -- If covered business personal property is damaged and the damage is caused by a covered peril, "we" have the option to take all or any part of the damaged business personal property at the agreed or appraised value. "You" may stamp salvage or remove any brands or labels from the property or its containers. "You" must not damage the property or containers when "you" remove the brands or labels. "You" must re-label the merchandise or its containers if required by law.

The most "we" pay in any one occurrence for "your" expenses for stamping or removing brands or labels is \$50,000.

2. **Expediting Expenses** -- When a covered peril occurs to covered property, "we" pay for reasonable expenses necessary to expedite permanent repairs or replacement and make temporary repairs to damaged covered property. Expediting expenses include additional labor or overtime, and transportation costs.

The most "we" pay for all expediting expenses in any one occurrence is \$50,000.

3. **Fire Department Service Charges** -- "We" pay up to \$25,000 to cover "your" liability, assumed by contract or agreement prior to the loss, for fire department service charges.

This coverage is limited to charges incurred when the fire department is called to save or protect covered property from a covered peril.

No deductible applies.

4. **Inventory and Appraisal Expense** -- "We" pay up to \$50,000 for reasonable expenses, for the taking of inventory and appraisals, incurred by "you" at "our" request to assist "us" in the determination of the amount of a loss caused by a covered peril.

"We" do not pay for:

- a. any expenses incurred under the Other Conditions, Appraisal section of this coverage; or
- b. any public adjusters' fees or attorneys' fees.

5. **Ordinance or Law (Undamaged Parts of a Building)** -- When a covered peril occurs to a covered building or structure, "we" pay for the value of undamaged parts of a covered building or structure that is required to be demolished as a result of the enforcement of any ordinance, law, or decree that:

- a. requires the demolition of undamaged parts of a covered building or structure that is damaged or destroyed by a covered peril;

- b. regulates the construction or repair of a building or structure, or establishes building, zoning, or land use requirements at a "covered location"; and
- c. is in force at the time of loss.

"We" do not cover the costs associated with the enforcement of any ordinance, law, or decree that requires "you" or anyone else to test for, monitor, clean up, remove, contain, treat, detoxify, or neutralize or in any way respond to or assess the effects of "pollutants".

This coverage is part of and not in addition to the applicable "limit" for coverage described under Property Covered.

6. **Ordinance or Law (Increased Cost to Repair and Cost to Demolish and Clear Site)** --

- a. **Increased Cost to Repair** -- When a covered peril occurs to a covered building or structure, "we" cover the:

- 1) increased cost to repair, rebuild, or reconstruct damaged portions of a covered building or structure; and
- 2) increased cost to repair, rebuild, or reconstruct undamaged portions of a covered building or structure whether or not those undamaged portions need to be demolished;

as a result of the enforcement of building, zoning, or land use ordinance, law, or decree and is in force at the time when a covered peril occurs to a covered building or structure.

If a covered building or structure is repaired or rebuilt, it must be intended for similar occupancy as the current property, unless otherwise required by building, zoning, or land use ordinance, law, or decree.

- "We" do not cover the increased cost of construction until the covered building or structure is actually repaired or replaced and unless the repairs or replacement are made as soon as reasonably possible after the loss, not to exceed two years.
- b. **Cost to Demolish and Clear Site --**
"We" cover the cost to demolish and clear the site of undamaged parts of the covered building or structure that is damaged or destroyed by a covered peril. The demolition must be a result of the enforcement of a building, zoning, or land use ordinance, law, or decree that is in force at the time when a covered peril occurs to a covered building or structure.
- c. **We Do Not Cover --** "We" do not cover the costs associated with the enforcement of any ordinance, law, or decree that:
- 1) requires "you" or anyone else to test for, monitor, clean up, remove, contain, treat, detoxify, or neutralize or in any way respond to or assess the effects of "pollutants"; or
 - 2) "you" were required to comply with before the covered peril occurred to a covered building or structure, even if the building or structure was undamaged and "you" failed to comply with the ordinance, law, or decree.
- d. **What We Pay If The Building Is Repaired or Replaced --** If the covered building or structure is repaired or replaced, "we" pay the lesser of:
- 1) the amount "you" actually spend to demolish and clear the site, plus the actual increased cost to repair, rebuild, or construct the property but not for more than a building or structure of the same height, floor area, and style; or
 - 2) \$100,000.
- e. **What We Pay If The Building Is Not Repaired or Replaced --** If the covered building or structure is not repaired or replaced, "we" pay the lesser of:
- 1) the amount "you" actually spend to demolish and clear the site; plus the cost "you" would have incurred to replace the damaged or destroyed property with other property:
 - a) of like kind, and quality;
 - b) of the same height, floor area, and style; and
 - c) used for the same purpose; or
 - 2) \$100,000.
7. **Personal Effects --** "We" cover direct physical loss caused by a covered peril to personal effects owned by "you", "your" officers, "your" partners, or "your" employees.
- The most "we" pay for loss to personal effects in any one occurrence or at any one "covered location" is \$15,000.
8. **Pollutant Cleanup and Removal --** "We" pay "your" expense to extract "pollutants" from land or water if the discharge, dispersal, seepage, migration, release, or escape of the "pollutants" is caused by a covered peril that occurs during the policy period. The expenses are paid only if they are reported to "us" in writing within 180 days from the date the covered peril occurs.
- "We" do not pay the cost of testing, evaluating, observing, or recording the existence, level, or effects of "pollutants". However, "we" pay the cost of testing which is necessary for the extraction of "pollutants" from land or water.
- The most "we" pay for each site or "covered location" is \$50,000 for the sum of all such expenses arising out of a covered peril occurring during each separate 12 month period of this policy.

9. **Recharge of Fire Extinguishing Equipment** -- "We" pay up to \$50,000 to cover "your" incurred expenses to recharge "your" automatic fire extinguishing equipment or hand held fire extinguishing equipment when the equipment is discharged:

- a. to fight a fire;
- b. as a result of a covered peril; or
- c. as a result of an accidental discharge.

However, "we" do not pay for "your" expenses to recharge equipment as a result of a discharge during testing or installation.

If it is less expensive to do so, "we" will pay "your" costs to replace "your" automatic fire extinguishing equipment or hand held fire extinguishing equipment rather than recharge the equipment.

10. **Rewards** -- "We" pay up to \$10,000 as a reward for information that leads to a conviction for arson, "theft", or vandalism. The conviction must involve a covered loss caused by arson, "theft", or vandalism.

The amount "we" pay is not increased by the number of persons involved in providing the information.

11. **Sewer Backup and Water Below the Surface** -- "We" cover direct physical loss caused by:

- a. water that backs up through a sewer or drain; or
- b. water below the surface of the ground, including but not limited to water that exerts pressure on or flows, seeps, or leaks through or into a covered building or structure, sidewalk, driveway, foundation, swimming pool, or other structure.

The most "we" pay for loss caused by sewer backup and water below the surface in any one occurrence is \$25,000.

12. **Trees, Shrubs, and Plants** -- "We" cover direct physical loss (and debris removal expenses) to outdoor trees, shrubs, plants, and lawns at a "covered location". "We" only cover loss caused by:

- a. fire;
- b. lightning;
- c. explosion;
- d. riot or civil commotion;
- e. falling objects; or
- f. vandalism.

The most "we" pay for loss to trees, shrubs, and plants in any one occurrence is \$50,000.

Coverage under this supplemental coverage does not apply to property held for sale by "you".

13. **Underground Pipes, Pilings, Bridges, and Roadways** -- "We" cover direct physical loss caused by a covered peril to:

- a. pilings, piers, wharves, docks, or retaining walls;
- b. underground pipes, flues, or drains; and
- c. bridges, walkways, roadways, and other paved surfaces.

The most "we" pay under this Supplemental Coverage in any one occurrence or at any one "covered location" is \$250,000.

SUPPLEMENTAL MARINE COVERAGES

The following Supplemental Marine Coverages indicate an applicable "limit". This "limit" may also be shown in the "schedule of coverages". If a different "limit" is indicated in the "schedule of coverages", that "limit" will apply instead of the "limit" shown below.

However, if no "limit" is indicated for a Supplemental Marine Coverage, coverage is provided up to the full "limit" for the applicable covered property unless a different "limit" is indicated on the "schedule of coverages".

Unless otherwise indicated, a "limit" for a Supplemental Marine Coverage provided below is separate from, and not part of the applicable "limit" for coverage described under Property Covered. The "limit" available for coverage described under a Supplemental Marine Coverage:

- a. is the only "limit" available for the described coverage; and
- b. is not the sum of the "limit" indicated for a Supplemental Marine Coverage and the "limit" for coverage described under Property Covered.

The "limit" provided under a Supplemental Marine Coverage cannot be combined or added to the "limit" for any other Supplemental Marine Coverage, Supplemental Coverage, or Coverage Extension including a Supplemental Marine Coverage, Supplemental Coverage, or Coverage Extension that is added to this policy by endorsement.

The following supplemental marine coverages are not subject to and not considered in applying coinsurance when coinsurance conditions are added to this coverage.

1. **Accounts Receivable** -- "We" pay up to \$50,000 to cover losses and expenses that "you" incur as a result of a direct physical loss caused by a covered peril to "your" records of accounts receivable.

Losses and expenses under this coverage means:

- a. all sums due "you" from customers, provided "you" are unable to effect collection;
- b. interest charges on any loan used to offset impaired collections pending "our" payment of such sums;
- c. collection expenses in excess of normal collection costs made necessary because of loss or damage; and
- d. other reasonable expenses incurred by "you" in recreating records of accounts receivable following such loss or damage.

2. **Electrical or Magnetic Disturbance of Computers** -- "We" cover direct physical loss to "computers" caused by electrical or magnetic disturbance that results in electrical or magnetic damage to "computers" and damage to, disturbance of, or erasure of electronic records.

This coverage is part of and not in addition to the applicable "limit" for coverage described under Property Covered.

3. **Power Supply Disturbance of Computers** -
- "We" cover direct physical loss to "computers" caused by power supply disturbance such as interruption of power supply, power surge, blackout, or brownout.

This coverage is part of and not in addition to the applicable "limit" for coverage described under Property Covered.

4. **Virus and Hacking Coverage** -- "We" cover direct physical loss to covered "computers", "your" "computer" network and "your" Web site caused by a "computer virus" or by "computer hacking". However, "we" do not cover:

- a. loss of exclusive use of any "data records" or "proprietary programs" that have been copied, scanned, or altered;
- b. loss of or reduction in economic or market value of any "data records" or "proprietary programs" that have been copied, scanned, or altered;
- c. theft from "your" "data records" or "proprietary programs" of confidential information through the observation of the "data records" or "proprietary programs" by accessing covered "computers", "your" computer network, or "your" Web site without any alteration or other physical loss or damage to the records or programs.

Confidential information includes, but is not limited to, customer information, processing methods, or trade secrets; and

- d. except as provided under the Supplemental Income Coverages section of the Commercial Output Program - Income Coverage Part (if attached to this policy), denial of access to or services from "computers", "your" "computer" network, or "your" Web site.

The most "we" pay in any one occurrence under this Supplemental Marine Coverage is \$25,000.

The most "we" pay for all covered losses under this Supplemental Marine Coverage during each separate 12-month period of this policy is \$50,000.

5. **Fine Arts** -- "We" cover direct physical loss caused by a covered peril to "your" "fine arts" at a "covered location". "We" also cover "your" "fine arts" while:

- a. temporarily on display or exhibit away from a "covered location"; or
- b. in transit between a "covered location" and a location where the "fine arts" will be temporarily on display or exhibit.

The most "we" pay for loss to "fine arts" in any one occurrence or at any one "covered location" is \$100,000.

6. **Off Premises Computers** -- "We" cover direct physical loss caused by a covered peril to "computers" in the custody of "you", "your" officers, "your" partners, or "your" employees, while:

- a. away from a "covered location"; or
- b. in transit between a "covered location" and "you", "your" officers, "your" partners, or "your" employees.

The most "we" pay in any one occurrence for loss to off premises "computers" is \$25,000.

7. **Property on Exhibition** -- "We" cover direct physical loss caused by a covered peril to business personal property while temporarily on display or exhibit at locations "you" do not regularly occupy.

The most "we" pay in any one occurrence for loss to property on exhibition is \$50,000.

8. **Property in Transit** -- "We" cover direct physical loss caused by a covered peril to business personal property while in transit, regardless if the loss involves one or more vehicles, conveyances, containers, trailers, or any combination of these.

- a. **Property You Have Sold** -- "We" also cover direct physical loss caused by a covered peril to business personal property that "you" have sold and are shipping at the owner's risk. "We" only pay for loss to business personal property that "you" have sold when the shipment has been rejected by the owner because:

- 1) the property is damaged; and
- 2) the owner of the property has refused to pay "you".

- b. **Rejected Shipments** -- "We" also cover direct physical loss caused by a covered peril to rejected shipments while in due course of transit back to "you" or while awaiting return shipment to "you".

- c. **Bills of Lading** -- "You" may accept bills of lading or shipping receipts issued by carriers for hire that limit their liability to less than the actual cash value of the covered property.

- d. **Perishable Stock** -- "We" do not cover loss to "perishable stock" resulting from a breakdown of refrigeration equipment on any vehicle, conveyance, container, or trailer.

The most "we" pay in any one occurrence for loss to property in transit is \$50,000.

9. **Sales Representative Samples** -- "We" cover direct physical loss caused by a covered peril to samples of "your" stock in trade (and containers) and similar property of others.

"We" cover samples of "your" stock in trade while the property is:

- a. in the custody of "your" sales representatives and agents;
- b. in "your" custody while acting as a sales representative; or

- c. in transit between a "covered location" and "your" sales representatives.

The most "we" pay in any one occurrence for loss to samples of "your" stock in trade is \$50,000.

10. **Software Storage** -- "We" cover direct physical loss caused by a covered peril to duplicate and back-up "software" stored at a "software" storage location. Each "software" storage location must be in a separate building which is at least 100 feet away from a "covered location".

The most "we" pay in any one occurrence for loss to duplicate and back-up "software" is \$50,000.

11. **Valuable Papers** -- "We" pay up to \$100,000 for the cost of research or other expenses necessary to reproduce, replace, or restore lost information that results from a direct physical loss caused by a covered peril to "your" "valuable papers".

PERILS COVERED

"We" cover risks of direct physical loss unless the loss is limited or caused by a peril that is excluded.

PERILS EXCLUDED

1. "We" do not pay for loss or damage caused directly or indirectly by one or more of the following excluded causes or events. Such loss or damage is excluded regardless of other causes or events that contribute to or aggravate the loss, whether such causes or events act to produce the loss before, at the same time as, or after the excluded causes or events.

- a. **Ordinance or Law** -- Except as provided under Supplemental Coverages - Ordinance or Law, "we" do not pay for loss or increased cost caused by enforcement of any code, ordinance, or law regulating the use, construction, or repair of any building or structure; or requiring the demolition of any building or structure including the cost of removing its debris.

"We" do not pay for loss regardless if the loss is caused by or results from the:

- 1) enforcement of any code, ordinance, or law even if a building or structure has not been damaged; or
- 2) increased costs that "you" incur because of "your" compliance with a code, ordinance, or law during the construction, repair, rehabilitation, remodeling, or razing of a building or structure, including the removal of debris, following a direct physical loss to the property.

- b. **Earth Movement** -- "We" do not pay for loss caused by any earth movement (other than "sinkhole collapse") or caused by eruption, explosion, or effusion of a volcano. Earth movement includes, but is not limited to: earthquake; landslide; mudflow; mudslide; mine subsidence; or sinking, rising, or shifting of earth.

"We" do cover direct loss by fire, explosion, or "volcanic action" resulting from either earth movement or eruption, explosion, or effusion of a volcano.

This exclusion does not apply to "computers", "mobile equipment", and the Supplemental Marine Coverages.

- c. **Civil Authority** -- "We" do not pay for loss caused by order of any civil authority, including seizure, confiscation, destruction, or quarantine of property.

"We" do cover loss resulting from acts of destruction by the civil authority to prevent the spread of fire, unless the fire is caused by a peril excluded under this coverage.

- d. **Nuclear Hazard** -- "We" do not pay for loss caused by or resulting from a nuclear reaction, nuclear radiation, or radioactive contamination (whether controlled or uncontrolled; whether caused by natural, accidental, or artificial means). Loss caused by nuclear hazard is not considered loss caused by fire, explosion, or smoke. Direct loss by fire resulting from the nuclear hazard is covered.

- e. **War and Military Action** -- "We" do not pay for loss caused by:

- 1) war, including undeclared war or civil war; or
- 2) a warlike action by a military force, including action taken to prevent or defend against an actual or expected attack, by any government, sovereign, or other authority using military personnel or other agents; or
- 3) insurrection, rebellion, revolution, or unlawful seizure of power including action taken by governmental authority to prevent or defend against any of these.

With regard to any action that comes within the "terms" of this exclusion and involves nuclear reaction, nuclear radiation, or radioactive contamination, this War and Military Action Exclusion will apply in place of the Nuclear Hazard Exclusion.

- f. **Flood** -- "We" do not pay for loss caused by "flood". However, "we" do cover the resulting loss if fire, explosion, or sprinkler leakage results.

This exclusion does not apply to "computers", "mobile equipment", and the Supplemental Marine Coverages.

- g. **Utility Failure** -- Except as provided under Coverage Extensions - Off Premises Utility Service Interruption, "we" do not pay for loss caused by or resulting from the failure of a utility to supply electrical power or other utility service to a "covered location", however caused, if the failure takes place away from the "covered location".

But if failure of a utility to supply electrical or other utility service to a "covered location" results in a covered peril, "we" cover the loss or damage caused by that covered peril.

This exclusion does not apply to "computers", "mobile equipment", and the Supplemental Marine Coverages.

- h. **Sewer Backup and Water Below the Surface** -- Except as provided under Supplemental Coverages - Sewer Backup and Water Below the Surface, "we" do not pay for loss caused by or resulting from:

- 1) water that backs up through a sewer or drain; or
- 2) water below the surface of the ground, including but not limited to water that exerts pressure on or flows, seeps, or leaks through or into a covered building or structure, sidewalk, driveway, foundation, swimming pool, or other structure.

But if sewer backup and water below the surface results in fire, explosion, or sprinkler leakage, "we" cover the loss or damage caused by that fire, explosion, or sprinkler leakage.

This exclusion does not apply to "computers", "mobile equipment", and the Supplemental Marine Coverages.

2. "We" do not pay for loss or damage that is caused by or results from one or more of the following excluded causes or events:

- a. **Animal Nesting, Infestation, or Discharge** -- "We" do not pay for loss caused by nesting, infestation, discharge, or release of waste products or secretions by animals, including but not limited to, birds, insects, or vermin.

But if nesting, infestation, discharge, or release of waste products or secretions by animals results in a "specified peril" or breakage of building glass, "we" cover the loss or damage caused by that "specified peril" or breakage of building glass.

- b. **Collapse** -- "We" do not pay for loss caused by collapse, except as provided under the Other Coverages, Collapse. But if collapse results in a covered peril, "we" cover the loss or damage caused by that covered peril.

This exclusion does not apply to "computers", "mobile equipment", and the Supplemental Marine Coverages.

- c. **Computer Virus or Computer Hacking** -- Except as provided under Supplemental Marine Coverages - Virus and Hacking Coverage, "we" do not pay for:

- 1) any direct or indirect loss or damage; or
- 2) loss of access, loss of use, or loss of functionality

caused by a "computer virus" or by "computer hacking".

- d. **Contamination or Deterioration** -- "We" do not pay for loss caused by contamination or deterioration including corrosion, decay, fungus, mildew, mold, rot, rust, or any quality, fault, or weakness in covered property that causes it to damage or destroy itself.

But if contamination or deterioration results in a "specified peril" or breakage of building glass, "we" cover the loss or damage caused by that "specified peril" or breakage of building glass.

This exclusion does not apply to loss caused by corrosion, decay, fungus, mildew, mold, rot, or rust to "computers" that results from direct physical damage by a covered peril to the air conditioning system that services "your" "computers".

- e. **Criminal, Fraudulent, Dishonest, or Illegal Acts** -- "We" do not pay for loss caused by or resulting from criminal, fraudulent, dishonest, or illegal acts committed alone or in collusion with another by:
- 1) "you";
 - 2) others who have an interest in the property;
 - 3) others to whom "you" entrust the property;
 - 4) "your" partners, officers, directors, trustees, joint adventurers; or
 - 5) the employees or agents of 1), 2), 3), or 4) above, whether or not they are at work.

This exclusion does not apply to acts of destruction by "your" employees, but "we" do not pay for "theft" by employees.

This exclusion does not apply to covered property in the custody of a carrier for hire.

- f. **Defects, Errors, and Omissions** -- "We" do not pay for loss which results from one or more of the following:

- 1) an act, error, or omission (negligent or not) relating to:
 - a) land use;
 - b) the design, specification, construction, workmanship, installation, or maintenance of property;
 - c) planning, zoning, development, siting, surveying, grading, or compaction; or
 - d) maintenance of property (such as land, structures, or improvements);

whether on or off a "covered location";

- 2) a defect, weakness, inadequacy, fault, or unsoundness in materials used in construction or repair, whether on or off a "covered location";
- 3) the cost to make good an error in design; or
- 4) a data processing error or omission in programming or giving improper instructions.

In addition, "we" do not pay for loss to business personal property caused by deficiencies or defects in design, specifications, materials, or workmanship, or caused by latent or inherent defects.

But if a defect, error, or omission as described above results in a covered peril, "we" cover the loss or damage caused by that covered peril.

- g. **Electrical Currents** -- "We" do not pay for loss caused by arcing or by electrical currents other than lightning. But if arcing or electrical currents other than lightning result in fire, "we" cover the loss or damage caused by that fire.

"We" do cover the direct loss by a covered peril which occurs at "covered locations" as a result of any power interruption or other utility services.

This exclusion does not apply to "computers".

- h. **Steam Boiler Explosion** -- "We" do not pay for loss caused by an explosion of steam boilers, steam pipes, steam turbines, or steam engines that "you" own or lease or that are operated under "your" control.

But if an explosion of steam boilers, steam pipes, steam turbines, or steam engines results in a fire or combustion explosion, "we" cover the loss or damage caused by that fire or combustion explosion. "We" also cover loss or damage caused by or resulting from the explosion of gas or fuel in a firebox, combustion chamber, or flue.

- i. **Increased Hazard** -- "We" do not pay for loss occurring while the hazard has been materially increased by any means within "your" knowledge or "your" control.

- j. **Loss of Use** -- "We" do not pay for loss caused by loss of use, delay, or loss of market.

- k. **Mechanical Breakdown** -- "We" do not pay for loss caused by mechanical breakdown or rupturing or bursting of moving parts of machinery caused by centrifugal force.

But if a mechanical breakdown or rupturing or bursting of moving parts of machinery caused by centrifugal force results in a "specified peril", the breakage of building glass, or an elevator collision, "we" cover the loss or damage caused by that "specified peril", breakage of building glass, or elevator collision.

This exclusion does not apply to "computers".

- l. **Neglect** -- "We" do not pay for loss caused by "your" neglect to use all reasonable means to save covered property at and after the time of loss.

"We" do not pay for loss caused by "your" neglect to use all reasonable means to save and preserve covered property when endangered by a covered peril.

- m. **Pollutants** -- "We" do not pay for loss caused by or resulting from release, discharge, seepage, migration, dispersal, or escape of "pollutants":

- 1) unless the release, discharge, seepage, migration, dispersal, or escape is caused by a "specified peril" or
- 2) except as specifically provided under the Supplemental Coverages, Pollutant Cleanup and Removal.

"We" do pay for any resulting loss caused by a "specified peril".

- n. **Seepage** -- "We" do not pay for loss caused by continuous or repeated seepage or leakage of water or steam that occurs over a period of 14 days or more.

- o. **Settling, Cracking, Shrinking, Bulging, or Expanding** -- "We" do not pay for loss caused by settling, cracking, shrinking, bulging, or expanding of pavements, footings, foundations, walls, ceilings, or roofs. But if settling, cracking, shrinking, bulging, or expanding results in a "specified peril" or the breakage of building glass, "we" cover the loss or damage caused by that "specified peril" or the breakage of building glass.

This exclusion does not apply to "computers" and "mobile equipment".

- p. **Smoke, Vapor, or Gas** -- "We" do not pay for loss caused by smoke, vapor, or gas from agricultural smudging or industrial operations.

This exclusion does not apply to "computers" and "mobile equipment".

- q. **Smog** -- "We" do not pay for loss caused by smog. But if smog results in a "specified peril" or the breakage of building glass, "we" cover the loss or damage caused by that "specified peril" or the breakage of building glass.

This exclusion does not apply to "computers" and "mobile equipment".

- r. **Temperature/Humidity** -- "We" do not pay for loss to:

- 1) personal property, except as provided under Coverage Extensions - Off Premises Utility Service Interruption; or
- 2) "perishable stock";

caused by dryness, dampness, humidity, or changes in or extremes of temperature.

But if dryness, dampness, humidity, or changes in or extremes of temperature, as described above, results in a "specified peril" or the breakage of building glass, "we" cover the loss or damage caused by that "specified peril" or the breakage of building glass.

"We" do pay for loss to "computers" that results from direct physical damage by a covered peril to the air conditioning system that services "your" "computers".

- s. **Wear and Tear** -- "We" do not pay for loss caused by wear and tear, marring, or scratching.

But if wear and tear, marring, or scratching results in a "specified peril" or the breakage of building glass, "we" cover the loss or damage caused by that "specified peril" or the breakage of building glass.

- t. **Weather** -- "We" do not pay for loss caused by weather conditions if the weather conditions contribute in any way with a cause or event excluded in paragraph 1. above to produce the loss or damage.

But if weather conditions result in a covered peril, "we" cover the loss or damage caused by that covered peril.

- u. **Voluntary Parting** -- Except as provided under Coverage Extensions - Fraud and Deceit, "we" do not pay for loss caused by or resulting from voluntary parting with title to or possession of any property because of any fraudulent scheme, trick, or false pretense.

ADDITIONAL PROPERTY NOT COVERED OR SUBJECT TO LIMITATIONS

1. **Accounts Receivable** -- "We" do not cover loss to accounts receivables that is a result of:

- a. an error or omission in bookkeeping, accounting, or billing; or

- b. "your" discovery of a discrepancy in "your" books or records if an audit or inventory computation is necessary to prove the factual existence of the discrepancy.
- 2. **Animals** -- "We" do not cover loss to animals, including but not limited to birds and fish, except death or destruction of animals held for sale caused by "specified perils" or breakage of building glass.
- 3. **Boilers** -- "We" do not cover loss to steam boilers, steam pipes, steam turbines, or steam engines caused by any condition or occurrence within such equipment. "We" do cover loss to such equipment caused by the explosion of gas or fuel in a firebox, combustion chamber, or flue.

"We" do not cover loss to hot water boilers or heaters caused by any condition or occurrence within such equipment other than explosion. This exclusion includes bursting, cracking, or rupturing.
- 4. **Contamination of Perishable Stock Due to Release of Refrigerant** -- "We" do not pay for loss of "perishable stock" due to contamination from the release of a refrigerant, including but not limited to ammonia.
- 5. **Furs** -- "We" do not cover furs or fur garments for loss by "theft" for more than \$10,000 total in any one occurrence.
- 6. **Glassware/Fragile Articles** -- "We" do not cover breakage of fragile articles such as glassware and porcelains, except as a result of "specified perils" or breakage of building glass.

This exclusion does not apply to:

- a. glass that is a part of a building or structure;
- b. bottles or other containers held for sale;
- c. lenses of photographic and scientific instruments; or

- d. "fine arts" as described under Supplemental Marine Coverages.

- 7. **Jewelry, Watches, and Precious Stones** -- "We" do not cover more than \$10,000 total in any one occurrence for loss by "theft" of jewelry, watches, and precious stones, including but not limited to watch movements, jewels, pearls, and semi-precious stones. This limitation does not apply to items of jewelry, watches, or precious stones worth \$100 or less.

- 8. **Missing Property** -- "We" do not cover missing property when the only proof of loss is unexplained or mysterious disappearance, or shortage discovered on taking inventory, or other instance where there is no physical evidence to show what happened to the property.

This exclusion does not apply to property in the custody of carriers for hire.

- 9. **Personal Property in the Open** -- "We" do not cover loss to personal property in the open caused by rain, snow, ice, or sleet.

This exclusion does not apply to "mobile equipment" or to property in the custody of carriers for hire.

- 10. **Stamps, Tickets, and/or Letters of Credit** -- "We" do not cover more than \$5,000 total in any one occurrence for loss by "theft" to stamps, tickets (such as lottery tickets held for sale), or letters of credit.

- 11. **Unauthorized or Fraudulent Transfer** -- Except as provided under Coverage Extensions - Fraud and Deceit, "we" do not cover loss of, or loss caused by the transfer or delivery of covered property from a "covered location" or "your" "computer" to a person or place outside of a "covered location" on the basis of unauthorized or fraudulent instructions, including but not limited to instructions transmitted:

- a. by a computer, whether or not owned by "you", or

- b. via any telecommunications transmission method.

12. **Valuable Papers** -- "We" do not cover loss to "valuable papers" caused by errors or omissions in processing or copying.

OTHER COVERAGES

1. **Collapse** -- "We" pay for loss caused by direct physical loss involving collapse as described in a., b., and c. below.

- a. Collapse of a building or structure, any part of a building or structure, or personal property inside a building or structure, if the collapse is caused by one or more of the following:

- 1) "specified perils" or breakage of building glass all only as insured against in this Coverage Part;
- 2) hidden decay, unless "you" know of the presence of the decay prior to the collapse;
- 3) hidden insect or vermin damage, unless "you" know of the damage prior to the collapse;
- 4) weight of people or personal property;
- 5) weight of rain that collects on a roof; or
- 6) use of defective material or methods in construction, remodeling, or renovation if the collapse occurs during the course of the construction, remodeling, or renovation.

However, if the collapse occurs after construction, remodeling, or renovation is complete and is caused in part by a peril listed in 1) through 5) above, "we" will pay for the loss or damage even if the use of defective material or methods in construction, remodeling, or renovation, contributes to the collapse.

- b. The following property is covered for loss involving collapse only if the collapse is of a building or structure or any part of a building or structure and is caused by one or more of the causes listed above in 1.a. or collapse caused by "specified perils" or breakage of building glass all only as insured against in this Coverage Part:

- 1) outdoor radio or television antennas (and satellite dishes) and their lead-in wiring, masts, or towers;
- 2) awnings, gutters, and down spouts;
- 3) yard fixtures;
- 4) outdoor swimming pools;
- 5) fences;
- 6) bulkheads, piers, wharves, and docks;
- 7) beach or diving platforms or appurtenances;
- 8) retaining walls that are not part of buildings; and
- 9) bridges, walkways, roadways, and other paved surfaces.

- c. Collapse means a sudden and unexpected falling in or caving in of a building or structure or any portion of a building or structure with the result that the building or portion of the building cannot be occupied for its intended purpose.

- d. The following are not considered to be in a state of collapse:

- 1) a building or structure that is standing or any portion of a building that is standing even if it displays evidence of bending, bulging, cracking, expansion, leaning, sagging, settling, or shrinkage;
- 2) a building or structure or any portion of a building structure in danger of falling in or caving; and
- 3) a portion of a building or structure that is standing even if it has separated from another portion of the building or structure.

2. **Tearing Out and Replacing** -- When "we" cover buildings or structures and a loss caused by water, other liquids, powder, or molten material is covered, "we" also pay the cost of tearing out and replacing any part of the covered building or structure to repair damage to the system or appliance from which the water or other substance escapes.

"We" also pay the cost to repair or replace damaged parts of fire extinguishing equipment if the damage results in discharge of any substance from an automatic fire protection system; or is directly caused by freezing.

WHAT MUST BE DONE IN CASE OF LOSS

1. **Notice** -- In case of a loss, "you" must:
 - a. give "us" or "our" agent prompt notice including a description of the property involved ("we" may request written notice);
 - b. give notice to the police when the act that causes the loss is a crime; and
 - c. give notice to the credit card company if the loss involves a credit card.
2. **Protect Property** -- "You" must take all reasonable steps to protect covered property at and after an insured loss to avoid further loss. "We" will pay the reasonable costs incurred by "you" for necessary repairs or emergency measures performed solely to protect covered property from further damage by a peril insured against if a peril insured against has already caused a loss to covered property. "You" must keep an accurate record of such costs. However "we" will not pay for such repairs or emergency measures performed on property which has not been damaged by a peril insured against. This does not increase "our" "limit".
3. **Proof of Loss** -- "You" must send "us", within 60 days after "our" request, a signed, sworn proof of loss. This must include the following information:
 - a. the time, place, and circumstances of the loss;
 - b. other policies of insurance that may cover the loss;
 - c. "your" interest and the interests of all others in the property involved, including all mortgages and liens;
 - d. changes in title or occupancy of the covered property during the policy period;
 - e. detailed estimates for repair or replacement of covered property; and
 - f. an inventory of damaged and undamaged covered property showing in detail the quantity, description, cost, actual cash value, and amount of the loss. "You" must attach to the inventory copies of all bills, receipts, and related documents that substantiate the inventory.
4. **Examination** -- "You" must submit to examination under oath in matters connected with the loss as often as "we" reasonably request and give "us" sworn statements of the answers. If more than one person is examined, "we" have the right to examine and receive statements separately and not in the presence of others.
5. **Records** -- "You" must produce records, including tax returns and bank microfilms of all canceled checks relating to value, loss, and expense and permit copies and extracts to be made of them as often as "we" reasonably request.
6. **Damaged Property** -- "You" must exhibit the damaged and undamaged property as often as "we" reasonably request and allow "us" to inspect or take samples of the property.

7. **Volunteer Payments** -- "You" must not, except at "your" own expense, voluntarily make any payments, assume any obligations, pay or offer any rewards, or incur any other expenses except as respects protecting property from further damage.
8. **Abandonment** -- "You" may not abandon the property to "us" without "our" written consent.
9. **Cooperation** -- "You" must cooperate with "us" in performing all acts required by the Commercial Output Program coverages.

VALUATION

1. **Replacement Cost** -- The value of covered property will be based on replacement cost without any deduction for depreciation unless Actual Cash Value is indicated on the "schedule of coverages".

The replacement cost is limited to the cost of repair or replacement with similar materials on the same site and used for the same purpose. The payment will not exceed the amount "you" spend to repair or replace the damaged or destroyed property.

Replacement cost valuation does not apply until the damaged or destroyed property is repaired or replaced. "You" may make a claim for actual cash value before repair or replacement takes place, and later for the replacement cost if "you" notify "us" of "your" intent within 180 days after the loss.

This replacement cost provision does not apply to paragraphs 3. through 13. below.

2. **Actual Cash Value** -- When Actual Cash Value is indicated on the "schedule of coverages" for covered property, the value of covered property will be based on the actual cash value at the time of the loss (with a deduction for depreciation) except as provided in paragraphs 3. through 13. below.

3. **Fine Arts** -- The value of "fine arts" will be based on the fair market value at the time of loss.

4. **Glass** -- The value of glass will be based on the cost of safety glazing material where required by code, ordinance, or law.

5. **Hardware** -- The following is the value of "hardware":

- a. **Hardware That Is Replaced** -- The value of "hardware" that is replaced will be based on the cost of replacing the "hardware" with new equipment that is functionally comparable to the "hardware" that is being replaced.

- b. **Hardware That Is Not Replaced** -- The value of "hardware" that is not repaired or replaced will be based on the actual cash value at the time of loss (with a deduction for depreciation).

- c. **Partial Loss** -- In no event will "we" pay more than the reasonable cost of restoring partially damaged "hardware" to its condition directly prior to the damage.

6. **Software** -- The following is the value of "software":

- a. **Programs and Applications** -- The value of "programs and applications" will be based on the cost to reinstall the "programs or applications" from the licensed discs that were originally used to install the programs or applications.

If the original licensed discs are lost, damaged, or can no longer be obtained, the value of "programs and applications" will be based on the cost of the most current version of the "programs or applications".

- b. **Proprietary Programs** -- The value of "proprietary programs" will be based on the cost of reproduction from duplicate copies. The cost of reproduction includes, but is not limited to, the cost of labor to copy or transcribe from duplicate copies.
- If duplicate copies do not exist, the value of "proprietary programs" will be based on the cost of research or other expenses necessary to reproduce, replace, or restore lost "proprietary programs".
- c. **Data Records** -- The value of "data records" will be based on the cost of reproduction from duplicate copies. The cost of reproduction includes, but is not limited to, the cost of labor to copy or transcribe from duplicate copies.
- If duplicate copies do not exist, the value of "data records" will be based on the cost of research or other expenses necessary to reproduce, replace, or restore lost files, documents, and records.
- d. **Media** -- The value of "media" will be based on the cost to repair or replace the "media" with material of the same kind or quality.
7. **Merchandise Sold** -- The value of merchandise that "you" have sold but not delivered will be based on the selling price less all discounts and unincurred expenses.
8. **Manufactured Stock** -- The value of stock manufactured by "you" will be based on the price that such stock would have been sold for, less all discounts and unincurred expenses.
9. **Pair or Set** -- The value of a lost or damaged article which is part of a pair or set is based on a reasonable proportion of the value of the entire pair or set. The loss is not considered a total loss of the pair or set.
10. **Loss to Parts** -- The value of a lost or damaged part of an item that consists of several parts when it is complete is based on the value of only the lost or damaged part or the cost to repair or replace it.
11. **Tenant's Improvements** -- The value of lost or damaged tenant's improvements and the loss of undamaged tenant's improvements due to the cancellation of a lease will be based on the replacement cost if repaired or replaced at "your" expense within 24 months.
- The value of lost or damaged tenant's improvements and the loss of undamaged tenant's improvements due to the cancellation of a lease will be based on a portion of "your" original cost if not repaired or replaced within 24 months. This portion is determined as follows:
- divide the number of days from the date of the loss to the expiration date of the lease by the number of days from the date of installation to the expiration date of the lease; and
 - multiply the figure determined in 11.a. above by the original cost.
- If "your" lease contains a renewal option, the expiration of the lease in this procedure will be replaced by the expiration of the renewal option period.
- Lost or damaged tenant's improvements and the loss of undamaged tenant's improvements due to the cancellation of a lease are not covered if repaired or replaced at another's expense.
12. **Valuable Papers** -- The value of "valuable papers" will be based on their actual cash value at the time of loss.
13. **Accounts Receivable** -- The value of accounts receivable will be based on the total sum of accounts receivable due. From this total "we" will deduct:
- all amounts due from the records of accounts receivable that are not lost;

- b. all amounts due that can be established by other means;
- c. all amounts due that "you" have collected from the records that are lost;
- d. all unearned interest and service charges; and
- e. an amount to allow for bad debts.

If a loss occurs and "you" cannot establish the actual accounts receivable due, it will be determined as follows:

- a. "We" will determine the total of the average monthly accounts receivable amounts for the 12 month period that directly precedes the month in which the loss occurred.
- b. "We" will adjust the total for any normal variance in the accounts receivable amount for the month in which the loss occurred.

HOW MUCH WE PAY

- 1. **Insurable Interest** -- "We" do not cover more than "your" insurable interest in any property.
- 2. **Deductible** -- "We" pay only that part of "your" loss over the deductible amount stated on the "schedule of coverages" in any one occurrence. The deductible applies to the loss before application of any coinsurance or reporting provisions.
- 3. **Earthquake Period** -- All earthquakes or volcanic eruptions that occur within a 168-hour period will be considered a single event. This 168-hour period is not limited by the policy expiration.

- 4. **Loss Settlement Terms** -- Subject to paragraphs 1., 2., 3., 5., 6., and 7. under How Much We Pay and coinsurance provisions (if applicable), "we" pay the lesser of:

- a. the amount determined under Valuation;
- b. the cost to repair, replace, or rebuild the property with material of like kind and quality to the extent practicable; or
- c. the "limit" that applies to covered property.

- 5. **Insurance Under More Than One Coverage** -- If more than one coverage of this policy insures the same loss, "we" pay no more than the actual claim, loss, or damage sustained.

- 6. **Insurance Under More Than One Policy** -- "You" may have another policy subject to the same plan, "terms", conditions, and provisions as this policy. If "you" do, "we" will pay "our" share of the covered loss. "Our" share is the proportion that the applicable "limit" under this policy bears to the "limit" of all policies covering on the same basis.

If there is another policy covering the same loss, other than that described above, "we" will pay only for the amount of covered loss in excess of the amount due from that other policy, whether "you" can collect on it or not. But "we" will not pay more than the applicable "limit".

- 7. **Automatic Increase** -- The "limit" on the "schedule of coverages" or the Scheduled Locations Endorsement is automatically increased annually by the annual percentage shown on the "schedule of coverages" or Scheduled Locations Endorsement for Automatic Increase.

LOSS PAYMENT

1. **Our Options** -- In the event of loss covered by this coverage form, "we" have the following options:
 - a. pay the value of the lost or damaged property;
 - b. pay the cost of repairing or replacing the lost or damaged property;
 - c. rebuild, repair, or replace the property with other property of equivalent kind and quality, to the extent practicable, within a reasonable time; or
 - d. take all or any part of the property at the agreed or appraised value.

"We" must give "you" notice of "our" intent to rebuild, repair, or replace within 30 days after receipt of a duly executed proof of loss.

2. **Your Losses** -- "We" will adjust all losses with "you". Payment will be made to "you" unless another loss payee is named in the policy. An insured loss will be payable 30 days after a satisfactory proof of loss is received, and the amount of the loss has been established either by written agreement with "you" or the filing of an appraisal award with "us".
3. **Property of Others** -- Losses to property of others may be adjusted with and paid to:
 - a. "you" on behalf of the owner; or
 - b. the owner.

If "we" pay the owner, "we" do not have to pay "you". "We" may also choose to defend any suits arising from the owners at "our" expense.

OTHER CONDITIONS

In addition to the "terms" which are contained in other sections of the Commercial Output Program coverages, the following conditions apply.

1. **Appraisal** -- If "you" and "we" do not agree on the amount of the loss or the value of covered property, either party may demand that these amounts be determined by appraisal.

If either makes a written demand for appraisal, each will select a competent, independent appraiser and notify the other of the appraiser's identity within 20 days of receipt of the written demand. The two appraisers will then select a competent, impartial umpire. If the two appraisers are unable to agree upon an umpire within 15 days, "you" or "we" can ask a judge of a court of record in the state where the property is located to select an umpire.

The appraisers will then determine and state separately the amount of each loss.

The appraisers will also determine the value of covered property items at the time of the loss, if requested.

If the appraisers submit a written report of any agreement to "us", the amount agreed upon will be the amount of the loss. If the appraisers fail to agree within a reasonable time, they will submit only their differences to the umpire. Written agreement so itemized and signed by any two of these three sets the amount of the loss.

Each appraiser will be paid by the party selecting that appraiser. Other expenses of the appraisal and the compensation of the umpire will be paid equally by "you" and "us".

2. **Benefit to Others** -- Insurance under the Commercial Output Program coverages will not directly or indirectly benefit anyone having custody of "your" property.
3. **Conformity With Statute** -- When a condition of this coverage is in conflict with an applicable law, that condition is amended to conform to that law.
4. **Control of Property** -- The Commercial Output Policy coverages are not affected by any act or neglect beyond "your" control.
5. **Death** -- If "you" die, "your" rights and duties will pass to "your" legal representative but only while acting within the scope of duties as "your" legal representative. Until "your" legal representative is appointed, anyone having proper temporary custody of "your" property will have "your" rights and duties but only with respect to that property.
6. **Liberalization** -- If a revision of a form or endorsement which broadens Commercial Output Program coverages without additional premium is adopted during the policy period, or within six months before this coverage is effective, the broadened coverage will apply.
7. **Misrepresentation, Concealment, or Fraud** -- These Commercial Output Program coverages are void as to "you" and any other insured if, before or after a loss:
 - a. "you" or any other insured have willfully concealed or misrepresented:
 - 1) a material fact or circumstance that relates to this insurance or the subject thereof; or
 - 2) "your" interest herein; or
 - b. there has been fraud or false swearing by "you" or any other insured with regard to a matter that relates to this insurance or the subject thereof.
8. **Policy Period** -- "We" pay for a covered loss that occurs during the policy period.
9. **Recoveries** -- If "we" pay "you" for the loss and lost or damaged property is recovered, or payment is made by those responsible for the loss, the following provisions apply:
 - a. "you" must notify "us" promptly if "you" recover property or receive payment;
 - b. "we" must notify "you" promptly if "we" recover property or receive payment;
 - c. any recovery expenses incurred by either are reimbursed first;
 - d. "you" may keep the recovered property, but "you" must refund to "us" the amount of the claim paid, or any lesser amount to which "we" agree; and
 - e. if the claim paid is less than the agreed loss due to a deductible or other limiting "terms" of this policy, any recovery will be prorated between "you" and "us" based on "our" respective interest in the loss.
10. **Restoration of Limits** -- Except as indicated under Supplemental Coverages - Pollutant Cleanup and Removal and Supplemental Marine Coverages - Virus and Hacking Coverage, any loss "we" pay under the Commercial Output Program coverages does not reduce the "limits" applying to a later loss.
11. **Subrogation** -- If "we" pay for a loss, "we" may require "you" to assign to "us" "your" right of recovery against others. "You" must do all that is necessary to secure "our" rights. "We" will not pay for a loss if "you" impair this right to recover.

"You" may waive "your" right to recover from others in writing before a loss occurs.
12. **Suit Against Us** -- No one may bring a legal action against "us" under this coverage unless:
 - a. all of the "terms" of the Commercial Output Program coverages have been complied with; and

- b. the suit has been brought within two years after "you" first have knowledge of the loss.

If any applicable law makes this limitation invalid, then suit must begin within the shortest period permitted by the law.

13. **Territorial Limits** -- "We" cover property while in the United States of America, its territories and possessions, Canada, and Puerto Rico.

However, "we" do cover foreign shipments as described under Overseas Transit.

14. **Mortgage Provisions** -- If a mortgagee (mortgage holder) is named in this policy, loss to building property will be paid to the mortgagee and "you" as their interest appears. If more than one mortgagee is named, they will be paid in order of precedence.

The insurance for the mortgagee continues in effect even when "your" insurance may be void because of "your" acts, neglect, or failure to comply with the coverage "terms". The insurance for the mortgagee does not continue in effect if the mortgagee is aware of changes in ownership or substantial increase in risk and does not notify "us".

If "we" cancel this policy, "we" will notify the mortgagee at least ten days before the effective date of cancellation if "we" cancel for "your" nonpayment of premium, or 30 days before the effective date of cancellation if "we" cancel for any other reason.

"We" may request payment of the premium from the mortgagee if "you" fail to pay the premium.

If "we" pay the mortgagee for a loss where "your" insurance may be void, the mortgagee's right to collect that portion of the mortgage debt from "you" then belongs to "us". This does not affect the mortgagee's right to collect the remainder of the mortgage debt from "you".

As an alternative, "we" may pay the mortgagee the remaining principal and accrued interest in return for a full assignment of the mortgagee's interest and any instruments given as security for the mortgage debt.

If "we" choose not to renew this policy, "we" will give written notice to the mortgagee at least ten days before the expiration date of this policy.

15. **Vacancy - Unoccupancy** -- "We" do not pay for loss caused by attempted "theft"; breakage of building glass; sprinkler leakage (unless "you" have protected the system against freezing); "theft"; vandalism; or water damage occurring while the building or structure has been:

- a. vacant for more than 60 consecutive days; or
- b. unoccupied for more than:
- 1) 60 consecutive days; or
 - 2) the usual or incidental unoccupancy period for a "covered location";

whichever is longer.

The amount "we" will pay will be reduced by 15% for any loss by a covered peril, not otherwise excluded above, if the building or structure is vacant or unoccupied, as described above.

Unoccupied means that the customary activities or operations at a "covered location" are suspended, but business personal property has not been removed. The building or structure will be considered vacant and not unoccupied when the occupants have moved, leaving the building or structure empty or containing only limited business personal property. Buildings or structures under construction are not considered vacant or unoccupied.

SCHEDULED LOCATIONS ENDORSEMENT

PROPERTY COVERED

The following provision is added to Property Covered.

Scheduled Locations -- Coverage provided by the Commercial Output Program coverages applies only to the "covered locations" described on the Location Schedule.

ADDITIONAL COVERAGES

The following Additional Coverages indicate an applicable "limit". This "limit" may also be shown on the "schedule of coverages". If a different "limit" is indicated on the "schedule of coverages", that "limit" will apply instead of the "limit" shown below.

However, if no "limit" is indicated for an Additional Coverage, coverage is provided up to the full "limit" for the applicable covered property unless a different "limit" is indicated on the "schedule of coverages".

Unless otherwise indicated, a "limit" for an Additional Coverage provided below is separate from, and not part of, the applicable "limit" for coverage described under Property Covered. The "limit" available for coverage described under an Additional Coverage:

- a. is the only "limit" available for the described coverage; and
- b. is not the sum of the "limit" indicated for an Additional Coverage and the "limit" for coverage described under Property Covered.

Unless otherwise stated, each additional coverage:

- a. applies to loss caused by a covered peril;

- b. is not subject to and not considered in applying coinsurance when coinsurance conditions are added to this coverage; and

- c. does not extend coverage to personal property at fairs or exhibitions.

1. **Newly Built or Acquired Buildings** -- "We" cover direct physical loss to "your" buildings or structures:

- a. being built at "covered locations" or while being built at other than "covered locations"; or
- b. that "you" acquire during the policy period.

This additional coverage applies for 120 days from the date "you" acquire or begin to construct the building or structure or until "you" report the property to "us", whichever occurs first. This coverage does not go beyond the end of the policy period.

"You" must pay any additional premium due from the date construction is started or from the date "you" acquire the property.

The most "we" pay in any one occurrence for each newly built or acquired building or structure is \$500,000.

2. **Business Personal Property - Acquired Locations** -- "We" cover direct physical loss to "your" business personal property at locations that "you" acquire during the policy period.

This coverage applies for 120 days from the date "you" acquire the location or until "you" report the acquired location to "us", whichever occurs first. This coverage does not go beyond the end of the policy period.

"You" must pay any additional premium due from the date "you" acquire the location.

The most "we" pay in any one occurrence for business personal property at each location "you" acquire is \$250,000.

3. **Locations "You" Elect Not To Describe --** "We" cover direct physical loss to "your" building property and business personal property at locations that are not described on the Location Schedule.

The "limit" provided under this additional coverage cannot be combined or added to the "limits" for Newly Acquired Buildings and Personal Property - Acquired Locations.

The most "we" pay in any one occurrence for each unscheduled location is \$50,000.

4. **Newly Built or Acquired Locations - Income Coverage --** If the Commercial Output Program - Income Coverage Part is attached to this policy, "we" extend "your" coverage for earnings and extra expense to include direct physical loss to "your" covered property while at any location being built or at locations that "you" acquire during the policy period.

If a loss occurs at a location being built and the loss delays the start of "your" "business", the "restoration period" starts from the time "your" "business" would have begun had no loss occurred.

This coverage applies for 120 days from the date the location is acquired or construction begins or until "you" report the location to "us", whichever occurs first. This coverage does not go beyond the end of the policy period.

"You" must pay any additional premium due from the date construction is started or "you" acquire the location.

The most "we" pay in any one occurrence for loss of earnings and incurred extra expense at each newly acquired or built location is \$250,000.

HOW MUCH WE PAY

The following provisions are added to How Much We Pay if a coinsurance percentage is indicated on the "schedule of coverages".

1. **Coinsurance, Property Coverage Part --** "We" pay only a part of the loss if the "limit" is less than the value of the covered property at the time of the loss multiplied by the coinsurance percentage. "Our" part of the loss is determined using the following steps:
- multiply the value of the covered property at the time of the loss by the coinsurance percentage;
 - divide the "limit" for covered property by the result determined in a. above;
 - multiply the total amount of loss, after the application of any deductible, by the result determined in b. above.

"We" pay the amount determined in c. above or the "limit", whichever is less. "We" do not pay any remaining part of the loss.

If there is more than one "limit" indicated on the "schedule of coverage", this procedure applies separately to each covered property for which a "limit" is shown.

If there is only one "limit" indicated on the "schedule of coverage", this procedure applies to the total of all covered property to which the "limit" applies.

2. **Coinsurance, Income Coverage Part --** If the Commercial Output Program - Income Coverage Part is attached to this policy, "we" pay only a part of the loss if the "limit" is less than the coinsurance percentage multiplied by the sum of "your" net income (net profit or loss before income taxes) and continuing operating expenses projected for the 12 months following the inception of this policy or the last previous anniversary date of this policy (whichever is later), normally earned by "your" "business".

"Our" part of the loss is determined using the following steps:

- a. multiply the coinsurance percentage by the sum of "your" net income and continuing operating expenses projected for the 12 months following the inception of this policy or the last previous anniversary date of this policy;
- b. divide the "limit" by the figure determined in a. above;
- c. multiply the total amount of loss by the figure determined in b. above.

"We" pay the amount determined in c. above or the "limit", whichever is less. "We" do not pay any remaining part of the loss.

If there is more than one "limit" indicated on the "schedule of coverage" for the Income Coverage Part, this procedure applies separately to each "limit".

Coinsurance does not apply to coverage for extra expense.

LIMITED FUNGUS AND RELATED PERILS COVERAGE

This policy is amended to include the following "terms". All other "terms" of the policy apply, except as amended by this endorsement.

But if "fungus or related perils" results in a "specified peril", we cover loss or damage caused by that "specified peril".

DEFINITIONS

The following definition is added:

"Fungus or related perils" means:

- a. a fungus, including but not limited to mildew and mold;
- b. a protist, including but not limited to algae and slime mold;
- c. wet rot;
- d. dry rot;
- e. a bacterium; or
- f. a chemical, matter, or compound produced or released by a fungus, a protist, wet rot, dry rot, or a bacterium, including but not limited to toxins, spores, fragments, and metabolites such as microbial volatile organic compounds.

PERILS EXCLUDED

1. The following exclusion is added under Perils Excluded, item 1:

Fungus or Related Perils --

- a. Except as provided under the Limited Fungus and Related Perils Property and Income Coverage in this endorsement, "we" do not pay for loss, cost, or expense caused by or relating to the existence of or any activity of "fungus or related perils".

- b. This exclusion does not apply to:

- 1) loss that results from fire or lightning; or
- 2) collapse caused by hidden decay, to the extent that such loss is covered under Other Coverages, Collapse.

2. Under Perils Excluded, the exclusion for Contamination Or Deterioration and Seepage are deleted and replaced by the following:

- a. **Contamination Or Deterioration --**

"We" do not pay for loss caused by contamination or deterioration including corrosion, decay, rust, or any quality, fault, or weakness in covered property that causes it to damage or destroy itself.

But if contamination or deterioration results in a "specified peril" or breakage of building glass, "we" cover the loss or damage caused by that "specified peril" or breakage of building glass.

This exclusion does not apply to loss caused by corrosion, decay, or rust to "computers" that results from direct physical damage by a covered peril to the air conditioning system that services "your" "computers".

- b. **Seepage --** "We" do not pay for loss caused by continuous or repeated seepage or leakage of water or steam or the presence of moisture, humidity, or vapor that occurs over a period of 14 days or more.

COVERAGE EXTENSIONS

The following coverage is added to Coverage Extensions:

Limited Fungus And Related Perils Property Coverage --

1. **Coverage** -- "We" pay for direct physical loss to covered property caused by or relating to the existence of or any activity of "fungus or related perils".
2. **Coverage Limitation** -- "We" only cover loss caused by "fungus or related perils":
 - a. when the "fungus or related peril" is the result of:
 - 1) a "specified peril" other than fire or lightning; or
 - 2) "flood" (if the Flood Endorsement applies to the affected location);that occurs during the policy period; and
 - b. if all reasonable steps were taken to protect the property from additional damage at and after the time of the occurrence.
3. **Blanket Limit** -- If Blanket Limit is indicated on the Limited Fungus and Related Perils Schedule, the most "we" pay for all losses at all "covered locations" is \$15,000, unless another "limit" is indicated on the schedule. The Blanket Limit applies regardless of the number of claims made.

The Blanket Limit applies regardless of the number of locations or buildings insured under this policy.

The Blanket Limit is the most that "we" pay for the total of all loss or damage arising out of all occurrences of "specified perils", other than fire or lightning, or "flood" (if applicable) during each separate 12-month period beginning with the inception date of this policy.

4. **Location Limit** -- If Location Limit is indicated on the Limited Fungus and Related Perils Schedule, the most "we" pay for all losses at each location described on the Limited Fungus and Related Perils Schedule is \$15,000, unless another "limit" is indicated on the schedule. The Location Limit applies regardless of the number of claims made at a described location.

The Location Limit is the most that "we" pay at each location for the total of all loss or damage arising out of all occurrences of "specified perils" other than fire or lightning or "flood" (if applicable) during each separate 12-month period beginning with the inception date of this policy.

5. **If The Policy Period Is Extended** -- If the policy period is extended for an additional period of less than 12 months, this additional period will be considered part of the preceding period for the purpose of determining the Blanket Limit or Location Limit.
6. **Recurrence And Continuation of Fungus Or Related Perils** -- The Blanket Limit or Location Limit is the most that "we" pay with respect to a specific occurrence of a loss which results in "fungus or related perils" even if such "fungus or related perils" recur or continue to exist during this or any future policy period.
7. **Limit Applies To Other Costs Or Expenses** -- The Blanket Limit or Location Limit also applies to any cost or expense to:
 - a. clean up, contain, treat, detoxify, or neutralize "fungus or related perils" on covered property or remove "fungus or related perils" from covered property;
 - b. remove and replace those parts of covered property necessary to gain access to "fungus or related perils"; and

- c. test for the existence or level of "fungus or related perils" following the repair, replacement, restoration, or removal of damaged property if it is reasonable to believe that "fungus or related perils" are present.

8. **Loss Caused In Total Or In Part By Fungus Or Related Perils** -- The "terms" of this coverage extension do not apply to covered loss or damage to covered property that is not caused, in total or in part, by "fungus or related perils" except to the extent that "fungus or related perils" causes an increase in the loss. When "fungus or related perils" cause an increase in such a loss, that increase is subject to the "terms" of this coverage.

SUPPLEMENTAL COVERAGES

The following provision is added under the Supplemental Coverages, Ordinance or Law (Undamaged Parts of a Building) and Ordinance or Law (Increased Cost to Repair and Cost to Demolish and Clear Site):

We Do Not Pay -- "We" do not pay for:

1. loss or increased cost caused by the enforcement of any ordinance, law, or decree that requires the reconstruction, repair, replacement, remodeling, remediation, or razing of property due to the existence of or any activity of "fungus or related perils"; or
2. costs associated with the enforcement of any ordinance, law, or decree that requires "you" or anyone else to test for, monitor, clean up, remove, contain, treat, detoxify, neutralize, or in any way respond to or assess the effects of "fungus or related perils".

INCOME COVERAGE EXTENSIONS

Coverage provided under the Income Coverage Part - Coverage Extensions, if applicable, is amended by the following provision.

Limited Fungus And Related Perils Income Coverage --

1. **Coverage** -- Coverage for earnings and/or extra expense is extended to loss of earnings or extra expenses caused by "fungus or related perils".
2. **Coverage Limitation** -- "We" only cover loss of earnings and/or extra expense caused by "fungus or related perils":

- a. when the "fungus or related peril" is the result of:

- 1) a "specified peril" other than fire or lightning; or
- 2) "flood" (if the Flood Endorsement applies to the affected location);

that occurs during the policy period; and

- b. if all reasonable steps were taken to protect the property from additional damage at and after the time of the occurrence.

3. **Time Limitation** --

- a. "We" will pay up to 30 days (unless otherwise indicated on the Limited Fungus and Related Perils Schedule) for loss of earnings and/or extra expense if a loss which resulted in "fungus or related perils" does not in itself interrupt "your" "business", but such interruption is necessary due to the loss or damage to property caused by "fungus or related perils". The days need not be successive.

- b. If a covered "business" interruption was caused by loss or damage other than "fungus or related perils" but remediation of "fungus and related perils" lengthens the "restoration period", "we" will pay up to 30 days (unless otherwise indicated on the Limited Fungus and Related Perils Schedule) for loss of earnings and/or expense sustained during the delay (regardless of when such delay for remediation occurs during the "restoration period"). The days need not be successive.

2. Tearing Out and Replacing.

OTHER CONDITIONS

The conditions described under Restoration Of Limits do not apply to the coverages provided under this endorsement.

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OTHER COVERAGES

The "terms" of the Limited Fungus And Related Perils Property and Income Coverages do not increase or decrease the coverages under Other Coverages:

1. Collapse; or

LIMITED FUNGUS AND RELATED PERILS SCHEDULE BLANKET LIMIT

(The information required below may be indicated
on the "schedule of coverages".)

PROPERTY COVERAGE EXTENSION

Limited Fungus And Related Perils Property Coverage

	Limit
The most "we" pay for all losses at all covered locations is:	\$15,000.

INCOME COVERAGE EXTENSION

Limited Fungus And Related Perils Income Coverage

Time Limitation:	30 days.
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This endorsement changes the policy
 -- PLEASE READ THIS CAREFULLY --

PUBLIC HOUSING AUTHORITY ENDORSEMENT

As specified below, this endorsement amends the provisions of the Commercial Output Program.

1. Cancellation Change

For other than non-payment of premium, any cancellation provision, which prescribes less than 60 days prior notice when we decide to cancel this policy, is changed to 60 days.

2. Davis-Bacon Act

In the event of covered loss or damage to buildings or structures, we will apply the provisions of the Davis-Bacon Act, as amended (40 U.S.C. 276a-5), to all contracts for repair or replacement of the damaged property in excess of \$2,000. The applicability of prevailing wage rates shall be determined by the Regional Labor Relations Officer.

3. Mistake in Description

Any unintentional error in the description of a premises location address, description of property covered, or description of your business operations will not impair this insurance, provided "you" report the error to us as soon as the error becomes known to you.

4. Tenant's Personal Property

In no event will this policy pay for loss or damage to personal property belonging to:

- a. Residents or tenants and their guests; or
- b. Resident or tenant councils or organizations.

5. Vacancy – Unoccupancy

Other Conditions, Item 15. Vacancy – Unoccupancy – is deleted and replaced by the following:

In no event will the policy pay for any loss or damage to a "covered location" if that "covered location" has been:

- a. vacant for more than 120 consecutive days; or
- b. unoccupied for more than 120 days.

Unoccupied means that the customary activities or operations at a "covered location" are suspended, but business personal property has not been removed. The building or structure will be considered vacant and not unoccupied when the occupants have moved, leaving the building or structure empty or containing only limited business personal property. Buildings or structures under construction or renovation are not considered vacant or unoccupied.



Insured Name: **Pittsburgh Housing Authority, PA**
Policy Number: **HAPI-578-187693-2019**
Endorsement Effective Date: **01/01/2019**

This endorsement changes the policy.
PLEASE READ THIS CAREFULLY

HOUSING PLUS

The following amends the provisions of the
Commercial Output Program - Property Coverage
Part.

SUPPLEMENTAL COVERAGES

1. In **Fire Department Service Charges**, the \$25,000 limitation for the amount "we" pay is deleted. This means that payments under this coverage are included within full "limit" of the covered property involved in the fire department's service call.

2. The following Supplemental Coverages are added:

- a. **Housing Additional Property Insurance**

Housing Additional Property Insurance

"We" pay for direct physical loss of or damage to Business Personal Property caused by a covered peril.

The most "we" pay in any one occurrence under this Supplemental Coverage is \$25,000. but not more than \$5,000 for computer laptops, notebooks, handhelds and similar equipment.

This "limit" is in addition to any other "limit" for Business Personal Property.

- b. **Key and Lock Replacement** - In the event that your keys or master keys, are lost, or

damaged by a covered peril, "we" pay the necessary costs to:

- 1) provide new keys;
- 2) lock adjustment made necessary for new keys; and
- 3) replace locks or lock cylinders.

The most "we" will pay in any one occurrence under this Supplemental Coverage is \$5,000.

The most "we" pay for all covered losses under this Supplemental Coverage during each separate 12-month period of this policy is \$25,000. We will pro-rate this amount for Policy Periods different than 12 months.

The Deductible applicable to this Coverage Extension is \$500.

- c. **Money**

- 1) "We" cover loss caused by "theft", disappearance, or destruction of "money", "securities", bullion, and lottery tickets that "you" own, hold, or for which "you" are legally liable, while:

- a) inside buildings at "covered locations" or premises of a bank; or
- b) while in transit to "covered locations" or banks, in the custody of your authorized employees.

The most "we" will pay in any one occurrence under this Supplemental Coverages is:

- a) \$10,000 while inside buildings at "covered locations" or banks; and
- b) \$5,000 while in transit to "covered locations" or banks, in the custody of your authorized employees.

As respects this Supplemental Coverage, an occurrence means an act or event or a series of related acts or events without regard to the number of persons involved in causing the loss.

2) "We" cover loss caused by:

- a) your acceptance in good faith of:
 - i) money orders issued by any post office, express company or bank that were not paid upon presentation; and
 - ii) counterfeit currency, meaning imitations of actual valid currency intended to deceive and be taken for the original.
- b) Forgery or alteration of any check, draft, promissory note, bill of exchange or similar promise of payment in "money" that you issued or was issued by someone impersonating you.

The most "we" pay in any one occurrence under this Supplemental Coverage is \$5,000.

d. **Tenant Move Back**

In the event of direct physical loss or damage to property at "covered locations", that is caused by or resulting from a covered peril, and such loss or damage requires that your tenants move to a temporary location, we will pay for the following expenses that you incur to move those tenants back:

- (1) Packing, transporting and unpacking of tenant's property; and
- (2) The net cost to reestablish the tenants' utility and telephone services, after any refunds due to the tenants;

but only such expenses that you incur within 60 days of the date that the damaged premises has been repaired or rebuilt.

The most we will pay under this Coverage Extension at each "covered location" is \$15,000.

SUPPLEMENTAL INCOME COVERAGES

The following is added to Supplemental Income Coverages

7. Earnings, "rents", and extra expense for any location listed on the Schedule of Locations that does not carry scheduled business income limits.

The most we will pay for any single location for a covered loss to business income that is not specifically scheduled as business income limits on the Schedule of Locations is 1% of the combined building and business personal property limit for that location, or \$25,000 (whichever is the lesser). In no case will we pay more than the amount of the loss presented.

This Supplemental Coverage is subject to a maximum limit of 1,000,000 for any one occurrence, regardless of the number of locations involved in that single occurrence. This Supplemental Coverage is subject to an aggregate limit of \$1,000,000 which applies to all losses at all locations during each separate 12 month period of this policy; this is limited to the expiration date.

Example 1 – Single Locations – no Scheduled Limit Provided

There is no specific business income coverage scheduled on the Schedule of Locations for that insured building. The combined limit for building and business personal for the insured building is \$1,000,000. The waiting period for this loss is 72 hours. The amount of loss due to covered cause after the waiting period is \$100,000.

Step (1) $\$1,000,000 \times .01 = 10,000$

Step (2) Since \$10,000 is the lesser, we will pay \$10,000

Example 2 – Single Location – Scheduled Limit provided

The Business Income limit for the building listed on the Schedule of Coverages is \$100,000. The combined limit for building and business personal for the insured building is \$1,000,000. The waiting period for this loss is 72 hours. The amount of loss

due to covered cause after the waiting period is \$100,000.

We will pay \$100,000 since that is the limit insured less the loss of income during the waiting period.

Example 3 – Multiple Locations – No Scheduled Limit provided

The amount of loss due to covered cause is \$100,000 at each of 4 locations. There is no specific business income coverage scheduled on the "Schedule of Locations" for any of the insured buildings. The waiting period for this loss is 72 hours. The combined limit for building and business personal for each insured building due to covered cause after the waiting period is as follows:

Building 1 (combined B & BPP)	\$50,000,000
Building 1 (combined B & BPP)	\$25,000,000
Building 1 (combined B & BPP)	\$20,000,000

Building 1 (combined B & BPP) \$20,000,000

Step (1)	B1	$\$50,000,000 \times .01 =$	\$ 500,000
	B2	$\$25,000,000 \times .01 =$	\$ 250,000
	B3	$\$20,000,000 \times .01 =$	\$ 200,000
	B4	$\$20,000,000 \times .01 =$	\$ 200,000

Step (2)	B1	Loss =	\$25,000
	B2	Loss =	\$25,000
	B3	Loss =	\$25,000
	B4	Loss =	<u>\$25,000</u>
			\$100,000

\$25,000 per location is the lesser of 1% combined building & business personal property or \$25,000 per location. The total amount for all (4) locations less the per occurrence deductible is \$100,000.

All other terms and conditions under this policy remain the same.

OFF PREMISES UTILITY SERVICE INTERRUPTION COVERAGE LIMITATION

Reference to Schedule in this endorsement means the Off Premises Utility Service Interruption Schedule.

COVERAGE EXTENSIONS

If indicated on the Schedule, the Coverage Extension in the Commercial Output Program - Property Coverage Part for Off Premises Utility Service Interruption is deleted and replaced by the following:

Off Premises Utility Service Interruption --

1. **Coverage** -- "We" cover direct physical loss or damage caused by the interruption of an off premises utility service when the interruption:
 - a. results in the direct physical loss or damage to covered property located at a location that is described on the Schedule; and
 - b. is a result of direct physical loss or damage by a covered peril to property that is not located at a described location and that is owned by a utility, a landlord, or another supplier who provides "you" with:
 - 1) power;
 - 2) gas;
 - 3) telecommunications, including but not limited to Internet access; or
 - 4) water, including but not limited to waste water treatment.

"We" only cover interruption of a utility service described above if the utility service is indicated on the Schedule.

2. **Overhead Transmission Lines Exclusion** -- Coverage under this extension does not include loss to overhead transmission lines that deliver utility service to "you". Overhead transmission lines include, but are not limited to:

- a. overhead transmission and distribution lines;
- b. overhead transformers and similar equipment; and
- c. supporting poles and towers.

3. **Perishable Stock Exclusion** -- Coverage under this extension does not include loss of "perishable stock" due to spoilage that results from:

- a. complete or partial lack of electrical power; or
- b. fluctuation of electrical current.

4. **Deductible** -- "We" pay only that part of "your" loss over the deductible amount stated on the Schedule in any one occurrence.

5. **Limit** -- The most we pay in any one occurrence is the "limit" indicated on the Schedule.

SUPPLEMENTAL INCOME COVERAGE

If indicated on the Schedule, the Supplemental Income Coverage in the Commercial Output Program - Income Coverage Part for Off Premises Utility Service Interruption is deleted and replaced by the following:

Off Premises Utility Service Interruption --

1. **Coverage** -- Coverage for earnings and/or extra expense is extended to loss of earnings or extra expenses that "you" incur during the "restoration period" when "your" "business" is interrupted due to the interruption of utility services to a location described on the Schedule.

The interruption of the utility service must be as a result of direct physical loss or damage by a covered peril to property that is not located at a described location and that is owned by a utility, a landlord, or another supplier who provides "you" with:

- a. power;
- b. gas;
- c. telecommunications, including but not limited to Internet access; or
- d. water, including but not limited to waste water treatment.

"We" only cover interruption of a utility service described above if the utility service is indicated on the Schedule.

2. **Overhead Transmission Lines** -- Coverage under this extension does not include loss to overhead transmission lines that deliver utility service to "you". Overhead transmission lines include, but are not limited to:
- a. overhead transmission and distribution lines;
 - b. overhead transformers and similar equipment; and
 - c. supporting poles and towers.
3. **Waiting Period** -- Unless otherwise indicated on the Schedule, "we" do not pay for "your" loss of earnings under this Supplemental Income Coverage until after the first 12 hours following the direct physical loss of or damage to the property owned by a utility, a landlord, or another supplier. This waiting period does not apply to extra expenses that "you" incur.
4. **Limit** -- The most "we" pay in any one occurrence is the "limit" indicated on the Schedule for this Supplemental Income Coverage.

This endorsement changes
the policy
-- PLEASE READ THIS CAREFULLY --

LIMITED LOSS DUE TO BY-PRODUCTS OF PRODUCTION OR PROCESSING OPERATIONS (RENTAL PROPERTIES)

This policy is amended to include the following "terms". All other "terms" of the policy apply, except as amended by this endorsement.

COVERAGE EXTENSIONS

The following coverage is added to Coverage Extensions:

Limited Loss Due to By-Products of Production or Processing Operations (Rental Properties) --

1. **Coverage** -- "We" pay for direct physical loss or damage caused by or resulting from smoke, vapor, gas, or any other substance released in the course of production or processing operations performed at any "covered location". This coverage applies regardless of whether such operations are:
 - a. Legally permitted or prohibited;
 - b. Permitted or prohibited under the terms of the lease; or
 - c. Usual to the intended occupancy of the premises.
2. **Coverage Limitation** -- If the loss or damage described in Item 1. results in a loss of earnings, "rents", or extra expense, there is no coverage for such loss or expense under the Commercial Output Program Income Coverage Part or under any other business interruption insurance if provided under this policy.
3. **Location Limit** -- The most "we" pay is \$100,000 for the sum of all loss or damage under this Coverage Extension occurring during each separate 12 month period of this policy regardless of the number of occurrences or "covered locations", unless another "limit" is indicated on the Schedule of Coverages.
4. **If the Policy Period is Extended** -- If the policy period is extended for an additional period of less than 12 months, this additional period will be considered part of the preceding period for the purpose of determining the Location Limit.
5. The conduct of a tenant's production or processing operations will not be considered to be vandalism of property regardless of whether such operations are:
 - a. Legally permitted or prohibited;
 - b. Permitted or prohibited under the terms of the lease; or
 - c. Usual to the intended occupancy of the premises.
6. The deductible applicable to this Coverage Extension is \$5,000 in any one occurrence.

LOSS PAYABLE OPTIONS

If indicated on the Loss Payable Schedule, the following conditions apply to the property described on the schedule. The following conditions apply in addition to the policy "terms" which are contained in other sections of the Commercial Output Program coverages.

LOSS PAYABLE

Any loss will be adjusted with "you" and will be payable to "you" and the loss payee described on the schedule as "your" and their interests appear.

LENDER'S LOSS PAYABLE

Any loss will be payable to "you" and the loss payee described on the schedule as interests appear. If more than one loss payee is named, they will be paid in order of precedence.

The insurance for the loss payee continues in effect even when "your" insurance may be void because of "your" acts, neglect, or failure to comply with the coverage "terms". The insurance for the loss payee does not continue in effect if the loss payee is aware of changes in ownership or substantial increase in risk and does not notify "us".

If "we" cancel this policy, "we" notify the loss payee at least ten days before the effective date of cancellation if "we" cancel for "your" nonpayment of premium, or 30 days before the effective date of cancellation if "we" cancel for any other reason.

"We" may request payment of the premium from the loss payee, if "you" fail to pay the premium.

If "we" pay the loss payee for a loss where "your" insurance may be void, the loss payee's right to collect that portion of the debt from "you" then belongs to "us". This does not affect the loss payee's right to collect the remainder of the debt from "you". As an alternative, "we" may pay the loss payee the remaining principal and accrued interest in return for a full assignment of the loss payee's interest and any instruments given as security for the debt.

If "we" choose not to renew this policy, "we" give written notice to the loss payee at least ten days before the expiration date of this policy.

CONTRACT OF SALE

Any loss will be adjusted with "you" and will be payable to "you" and the loss payee described on the schedule as "your" and their interests appear.

The loss payee shown on the schedule is a person or organization "you" have entered into a contract with for the sale of covered property.

When covered property is the subject of a contract of sale, the word "you" also means the loss payee.

LOSS PAYABLE SCHEDULE

(The entries required to complete this endorsement
will be shown below or on the "schedule of coverages".)

Indicate applicable provision:

- ☒ Loss Payable
☐ Lender's Loss Payable
☐ Contract of Sale

SCHEDULE

<u>Location</u>	<u>Covered Property</u>	<u>Name and Address of Loss Payee</u>
533 MT Pleasant Rd		Pac-Van, Inc 2004 McKees Rocks Road McKees Rocks, PA 15136

LOSS PAYABLE SCHEDULE

(The entries required to complete this endorsement
will be shown below or on the "schedule of coverages".)

Indicate applicable provision:

- ☒ Loss Payable
☐ Lender's Loss Payable
☐ Contract of Sale

SCHEDULE

<u>Location</u>	<u>Covered Property</u>	<u>Name and Address of Loss Payee</u>
801 E. Warrington Avenue		Banc of America Leasing & Capital LLC, ISAOA ATIMA Global Client Services & Operations Po Box 4431 Atlanta, GA 303024431

Schedule Continued On Next Page

-- PLEASE READ THIS CAREFULLY --

Designated Interests

2129 Brownsville Road, Pittsburgh, PA 15210
3206 Niagara Street, Pittsburgh, PA 15213
2125 Los Angeles, Pittsburgh, PA 15216
920 Brookline Boulevard, Pittsburgh, PA 15226
2416 Sarah Street, Pittsburgh, PA 15203
2835 Murray Towers, Pittsburgh, PA 15217
1014 Sheffield Street, Pittsburgh, PA 15233
601 Pressley Street, Pittsburgh, PA 15212
Woodbourne, Dunster, Walton, Ladoga, Pittsburgh, PA 15220
Merle, Aple, Woodward, Robinson, Berry, Pittsburgh, PA 15220
945 Roselle Court, Pittsburgh, PA 15220
1900 Bradhead Road, Pittsburgh, PA 15205
1205 Liverpool St., Pittsburgh, PA 15233
930 Creswell St., Pittsburgh, PA 15210
2200 Arlington, Pittsburgh, PA 15210
533 Mt. Pleasant Rd., Pittsburgh, PA 15214
647 Mt. Pleasant Rd., Pittsburgh, PA 15214
2136 Elmore Sq., Pittsburgh, PA 15219
2136 Bently Dr., Pittsburgh, PA 15219
2166 Elmore Sq., Pittsburgh, PA 15219
201 Kirkpatrick St., Pittsburgh, PA 15219
2305 Bedford St., Pittsburgh, PA 15219
2285 Sommers Dr., Pittsburgh, PA 15219
10 Albertise St., Pittsburgh, PA 15208
895 Johnson Ave., Pittsburgh, PA 15207
1305 Allegheny Ave., Pittsburgh, PA 15233
200 Ross St., Pittsburgh, PA 15219
100 Ross St., Pittsburgh, PA 15219
400 N. Lexington Ave., Pittsburgh, PA 15208
1305 Allegheny Ave., Pittsburgh, PA 15210
1380 Harlow Street, Pittsburgh, PA 15220
1612 Cumberland Street, Pittsburgh, PA 15219
1309 Dickens Street, Pittsburgh, PA 15220
1311 Justine Street, Pittsburgh, PA 15204
1312 Cumberland Street, Pittsburgh, PA 15205
3836 Haven Street, Pittsburgh, PA 15204

-- PLEASE READ THIS CAREFULLY --

Designated Interests Continued

2838 Middletown road, Pittsburgh, PA 15204
1240 Straka Street, Pittsburgh, PA 15204
1380 Harlow Street, Pittsburgh, PA 15204
3844 Windgap Avenue, Pittsburgh, PA 15204
138 Bodkin Street, Pittsburgh, PA 15226
3757 BEECHWOOD BLVD, Pittsburgh, PA 15220
5811 EAST BLACK ST, Pittsburgh, PA 15220
6510 ROSEMOOR ST, Pittsburgh, PA 15220
5527 WILKINS AVE, Pittsburgh, PA 15220
147-149 ALLUVIAN ST, Pittsburgh, PA 15220
151-153 ALLUVIAN ST, Pittsburgh, PA 15220
155-157 ALLUVIAN ST, Pittsburgh, PA 15220
1605-1607 CANTON AVE, Pittsburgh, PA 15220
1609-1611 CANTON AVE, Pittsburgh, PA 15220
1613-1615 CANTON AVE, Pittsburgh, PA 15220
315 FLOWERS AVE, Pittsburgh, PA 15220
4616-4618 MONONGAHELA ST, Pittsburgh, PA 15220
4620-4622 MONONGAHELA ST, Pittsburgh, PA 15220
4624-4626 MONONGAHELA ST, Pittsburgh, PA 15220
4628-4630 MONONGAHELA ST, Pittsburgh, PA 15220
4632-4634 MONONGAHELA ST, Pittsburgh, PA 15220
4730-4732 SYLVAN AVE, Pittsburgh, PA 15220
1111-1113 FAULKNER ST, Pittsburgh, PA 15220
1115-1117 FAULKNER ST, Pittsburgh, PA 15220
1208-1210 FAULKNER ST, Pittsburgh, PA 15220
1212-1214 FAULKNER ST, Pittsburgh, PA 15220
2649-2651 GLASGOW ST, Pittsburgh, PA 15220
2703 SACRAMENTO AVE, Pittsburgh, PA 15220
2700-2702 SACRAMENTO AVE, Pittsburgh, PA 15220
2704-2706 SACRAMENTO AVE, Pittsburgh, PA 15220
2708-2710 SACRAMENTO AVE, Pittsburgh, PA 15220
1212 STANHOPE ST, Pittsburgh, PA 15220
1214 STANHOPE ST, Pittsburgh, PA 15220
324-326 WYCOFF AVE, Pittsburgh, PA 15220
981 ROSELLE CT, Pittsburgh, PA 15220
985 ROSELLE CT, Pittsburgh, PA 15220

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-- PLEASE READ THIS CAREFULLY --

Designated Interests Continued

905 JOHNSTON AVE, Pittsburgh, PA 15220
909 JOHNSTON AVE, Pittsburgh, PA 15220
1021 JOHNSTON AVE, Pittsburgh, PA 15220
1019 JOHNSTON AVE, Pittsburgh, PA 15220
2227-2241 SOMERS DR, Pittsburgh, PA 15220
2243-2257 SOMERS DR, Pittsburgh, PA 15220
2259-2273 SOMERS DR, Pittsburgh, PA 15220
2275-2289 SOMERS DR, Pittsburgh, PA 15220
2255-2261 BEDFORD AVE, Pittsburgh, PA 15220
2263-22699 BEDFORD AVE, Pittsburgh, PA 15220
2275-2281 BEDFORD AVE, Pittsburgh, PA 15220
2405-2407 CHAUNCEY DR, Pittsburgh, PA 15220
2409-2411 CHAUNCEY DR, Pittsburgh, PA 15220
2421-2423 CHAUNCEY DR, Pittsburgh, PA 15220
2435-2437 CHAUNCEY DR, Pittsburgh, PA 15220
2435 CHAUNCEY DR, Pittsburgh, PA 15220
2457-2467 CHAUNCEY DR, Pittsburgh, PA 15220
2469-2483 CHAUNCEY DR, Pittsburgh, PA 15220
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3111-3123 CORDELL PL, Pittsburgh, PA 15220

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3564 BRIGHTON RD, Pittsburgh, PA 15220
5465 BROAD ST, Pittsburgh, PA 15220
223-229 CARRINGTON ST, Pittsburgh, PA 15220
411 CHATAUQUA ST, Pittsburgh, PA 15220

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Designated Interests Continued

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212-218 CLOVER ST, Pittsburgh, PA 15220
1245 CRANE ST, Pittsburgh, PA 15220
2113-2135 ECCLES ST, Pittsburgh, PA 15220
1602 FIAT ST, Pittsburgh, PA 15220
515-535 FRAYNE ST, Pittsburgh, PA 15220
6947 HAMILTON AVE, Pittsburgh, PA 15220
1216-1218 HAMLIN ST, Pittsburgh, PA 15220
1415 KENBURMA AVE, Pittsburgh, PA 15220
1615 KIRALFY ST, Pittsburgh, PA 15220
1309 METHYL ST, Pittsburgh, PA 15220
712-730 MONTOOTH ST, Pittsburgh, PA 15220
2534 NEELD AVE, Pittsburgh, PA 15220
1323 OAKHILL ST, Pittsburgh, PA 15220
33 PENN CIRCLE WEST, Pittsburgh, PA 15220
35 PENN CIRCLE WEST, Pittsburgh, PA 15220
39 PENN CIRCLE WEST, Pittsburgh, PA 15220
43 PENN CIRCLE WEST, Pittsburgh, PA 15220
45 PENN CIRCLE WEST, Pittsburgh, PA 15220
213-219 ROTHMAN ST, Pittsburgh, PA 15220
6535 ROWAN ST, Pittsburgh, PA 15220
1429-1431 SANDUSKY ST, Pittsburgh, PA 15220
111 SCHENLEY MANOR DR, Pittsburgh, PA 15220
112 SCHENLEY MANOR DR, Pittsburgh, PA 15220
142 SEBRING AVE, Pittsburgh, PA 15220
219 SEBRING AVE, Pittsburgh, PA 15220
948 SHADYCREST RD, Pittsburgh, PA 15220
1217-1219 SHEFFIELD ST, Pittsburgh, PA 15220
7314 SOMERSET ST, Pittsburgh, PA 15220
1406 STEUBEN ST, Pittsburgh, PA 15220
254 TRAVELLA BLVD, Pittsburgh, PA 15220
221 WAYSIDE ST, Pittsburgh, PA 15220
2337 WOLFORD ST, Pittsburgh, PA 15220
2069 WOODWARD AVE, Pittsburgh, PA 15220
621-623 JOHNSTON AVE, Pittsburgh, PA 15220
627-629 JOHNSTON AVE, Pittsburgh, PA 15220

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Designated Interests Continued

633-635 JOHNSTON AVE, Pittsburgh, PA 15220
641-643 JOHNSTON AVE, Pittsburgh, PA 15220
647-653 JOHNSTON AVE., Pittsburgh, PA 15220
657-663 JOHNSTON AVE., Pittsburgh, PA 15220
667-669 JOHNSTON AVE., Pittsburgh, PA 15220
673-679 JOHNSTON AVE., Pittsburgh, PA 15220
701-703 JOHNSTON AVE., Pittsburgh, PA 15220
707-713 JOHNSTON AVE., Pittsburgh, PA 15220
719-721 JOHNSTON AVE., Pittsburgh, PA 15220
725-731 JOHNSTON AVE., Pittsburgh, PA 15220
735-737 JOHNSTON AVE., Pittsburgh, PA 15220
662-668 JOHNSTON AVE., Pittsburgh, PA 15220
672-674 JOHNSTON AVE., Pittsburgh, PA 15220
678-680 JOHNSTON AVE., Pittsburgh, PA 15220
702-708 JOHNSTON AVE., Pittsburgh, PA 15220
712-714 JOHNSTON AVE., Pittsburgh, PA 15220
718-724 JOHNSTON AVE., Pittsburgh, PA 15220
728-730 JOHNSTON AVE., Pittsburgh, PA 15220
734-744 JOHNSTON AVE., Pittsburgh, PA 15220
748-754 JOHNSTON AVE., Pittsburgh, PA 15220
758-760 JOHNSTON AVE., Pittsburgh, PA 15220
855-857 JOHNSTON AVE., Pittsburgh, PA 15220
849-851 JOHNSTON AVE., Pittsburgh, PA 15220
843-845 JOHNSTON AVE., Pittsburgh, PA 15220
833-839 JOHNSTON AVE., Pittsburgh, PA 15220
2-12 ROSELLE COURT, Pittsburgh, PA 15220
16-26 ROSELLE COURT, Pittsburgh, PA 15220
30-32 ROSELLE COURT, Pittsburgh, PA 15220
36-46 ROSELLE COURT, Pittsburgh, PA 15220
960-962 ROSELLE COURT, Pittsburgh, PA 15220
966-968 ROSELLE COURT, Pittsburgh, PA 15220
972-974 ROSELLE COURT, Pittsburgh, PA 15220
66-68 BOND ST, Pittsburgh, PA 15220
208-214 FAIRVIEW ST, Pittsburgh, PA 15220
301-303 GLASGOW ST, Pittsburgh, PA 15220
1234-1240 LAKEWOOD ST, Pittsburgh, PA 15220

-- PLEASE READ THIS CAREFULLY --

Designated Interests Continued

744-752 LITCHFIELD ST, Pittsburgh, PA 15220
2746-2748 SACRAMENTO AVE, Pittsburgh, PA 15220
817-827 SHERWOOD AVE, Pittsburgh, PA 15220
714-716 VALONIA ST, Pittsburgh, PA 15220
805-813 WYMORE ST, Pittsburgh, PA 15220
533 MT Pleasant Rd, Pittsburgh, PA 15214
2051 - 2057 Bentley Drive 493 - 510, Pittsburgh, PA 15219
2061 - 2067 Bentley Drive 511 - 532, Pittsburgh, PA 15219
2071 - 2077 Bentley Drive 533 - 556, Pittsburgh, PA 15219
2081 - 2087 Bentley Drive 557 - 580, Pittsburgh, PA 15219
2101 - 2109 Bentley Drive 581 - 598, Pittsburgh, PA 15219
2115 - 2127 Bentley Drive 599 - 616, Pittsburgh, PA 15219
2132 - 2136 Bentley Drive 617 - 634, Pittsburgh, PA 15219
2124 - 2128 Bentley Drive 635 - 652, Pittsburgh, PA 15219
2118 - 2122 Bentley Drive 653 - 670, Pittsburgh, PA 15219
2112 - 2118 Bentley Drive 671 - 688, Pittsburgh, PA 15219
2106 - 2110 Bentley Drive 689 - 706, Pittsburgh, PA 15219
2100 - 2104 Bentley Drive 707 - 724, Pittsburgh, PA 15219
2080 - 2086 Bentley Drive 725 - 748, Pittsburgh, PA 15219
2060 - 2066 Bentley Drive 749 - 772, Pittsburgh, PA 15219
2054 - 2058 Bentley Drive 773 - 790, Pittsburgh, PA 15219
2050 - 2052 Bentley Drive 791 - 802, Pittsburgh, PA 15219
1246 - 1258 Nolan Court 1 - 7, Pittsburgh, PA 15208
1234 - 1244 Nolan Court 8 -13, Pittsburgh, PA 15208
1224 - 1232 Nolan Court 14 - 18, Pittsburgh, PA 15208
1208 - 1222 Nolan Court 19 - 26, Pittsburgh, PA 15208
1260 - 1276 Nolan Court 27 - 35, Pittsburgh, PA 15208
1200 - 1206 Mohler Street 36 - 39, Pittsburgh, PA 15208
1201 - 1211 Mohler Street 40 - 45, Pittsburgh, PA 15208
1213 - 1225 Mohler Street 46 - 52, Pittsburgh, PA 15208
1227 - 1239 Mohler Street 53 - 59, Pittsburgh, PA 15208
1241 - 1255 Mohler Street 60 - 67, Pittsburgh, PA 15208
1294 - 1302 Ferris Court 68 - 72, Pittsburgh, PA 15208
1304 - 1316 Ferris Court 81 - 87, Pittsburgh, PA 15208
1318 - 1330 Heart Court 88 - 94, Pittsburgh, PA 15208
1332 - 1346 Heart Court 95 - 102, Pittsburgh, PA 15208

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Designated Interests Continued

7416 - 7422 Stranahan Street 103 - 106, Pittsburgh, PA 15208

7400 - 7414 Stranahan Street 107 - 114, Pittsburgh, PA 15208

7505 - 7519 Upland Street 115 - 122, Pittsburgh, PA 15208

7335 - 7343 Upland Street 123 - 127, Pittsburgh, PA 15208

7330 - 7344 Upland Street 128 - 135, Pittsburgh, PA 15208

LOSS PAYABLE SCHEDULE

(The entries required to complete this endorsement
will be shown below or on the "schedule of coverages".)

Indicate applicable provision:

- ☒ Loss Payable
☐ Lender's Loss Payable
☐ Contract of Sale

SCHEDULE

<u>Location</u>	<u>Covered Property</u>	<u>Name and Address of Loss Payee</u>
801 E. Warrington Avenue		Key Government Finance, Inc. ISAOA 726 Exchange Street Suite 900 Buffalo, NY 14210

Schedule Continued On Next Page

-- PLEASE READ THIS CAREFULLY --

Designated Interests

2129 Brownsville Road, Pittsburgh, PA 15210
3206 Niagara Street, Pittsburgh, PA 15213
2125 Los Angeles, Pittsburgh, PA 15216
920 Brookline Boulevard, Pittsburgh, PA 15226
2416 Sarah Street, Pittsburgh, PA 15203
2835 Murray Towers, Pittsburgh, PA 15217
1014 Sheffield Street, Pittsburgh, PA 15233
601 Pressley Street, Pittsburgh, PA 15212
Woodbourne, Dunster, Walton, Ladoga, Pittsburgh, PA 15220
Merle, Aple, Woodward, Robinson, Berry, Pittsburgh, PA 15220
945 Roselle Court, Pittsburgh, PA 15220
1900 Bradhead Road, Pittsburgh, PA 15205
1205 Liverpool St., Pittsburgh, PA 15233
930 Creswell St., Pittsburgh, PA 15210
2200 Arlington, Pittsburgh, PA 15210
533 Mt. Pleasant Rd., Pittsburgh, PA 15214
647 Mt. Pleasant Rd., Pittsburgh, PA 15214
2136 Elmore Sq., Pittsburgh, PA 15219
2136 Bently Dr., Pittsburgh, PA 15219
2166 Elmore Sq., Pittsburgh, PA 15219
201 Kirkpatrick St., Pittsburgh, PA 15219
2305 Bedford St., Pittsburgh, PA 15219
2285 Sommers Dr., Pittsburgh, PA 15219
10 Albertise St., Pittsburgh, PA 15208
895 Johnson Ave., Pittsburgh, PA 15207
1305 Allegheny Ave., Pittsburgh, PA 15233
200 Ross St., Pittsburgh, PA 15219
100 Ross St., Pittsburgh, PA 15219
400 N. Lexington Ave., Pittsburgh, PA 15208
1305 Allegheny Ave., Pittsburgh, PA 15210
1380 Harlow Street, Pittsburgh, PA 15220
1612 Cumberland Street, Pittsburgh, PA 15219
1309 Dickens Street, Pittsburgh, PA 15220
1311 Justine Street, Pittsburgh, PA 15204
1312 Cumberland Street, Pittsburgh, PA 15205
3836 Haven Street, Pittsburgh, PA 15204

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Designated Interests Continued

2838 Middletown road, Pittsburgh, PA 15204
1240 Straka Street, Pittsburgh, PA 15204
1380 Harlow Street, Pittsburgh, PA 15204
3844 Windgap Avenue, Pittsburgh, PA 15204
138 Bodkin Street, Pittsburgh, PA 15226
3757 BEECHWOOD BLVD, Pittsburgh, PA 15220
5811 EAST BLACK ST, Pittsburgh, PA 15220
6510 ROSEMOOR ST, Pittsburgh, PA 15220
5527 WILKINS AVE, Pittsburgh, PA 15220
147-149 ALLUVIAN ST, Pittsburgh, PA 15220
151-153 ALLUVIAN ST, Pittsburgh, PA 15220
155-157 ALLUVIAN ST, Pittsburgh, PA 15220
1605-1607 CANTON AVE, Pittsburgh, PA 15220
1609-1611 CANTON AVE, Pittsburgh, PA 15220
1613-1615 CANTON AVE, Pittsburgh, PA 15220
315 FLOWERS AVE, Pittsburgh, PA 15220
4616-4618 MONONGAHELA ST, Pittsburgh, PA 15220
4620-4622 MONONGAHELA ST, Pittsburgh, PA 15220
4624-4626 MONONGAHELA ST, Pittsburgh, PA 15220
4628-4630 MONONGAHELA ST, Pittsburgh, PA 15220
4632-4634 MONONGAHELA ST, Pittsburgh, PA 15220
4730-4732 SYLVAN AVE, Pittsburgh, PA 15220
1111-1113 FAULKNER ST, Pittsburgh, PA 15220
1115-1117 FAULKNER ST, Pittsburgh, PA 15220
1208-1210 FAULKNER ST, Pittsburgh, PA 15220
1212-1214 FAULKNER ST, Pittsburgh, PA 15220
2649-2651 GLASGOW ST, Pittsburgh, PA 15220
2703 SACRAMENTO AVE, Pittsburgh, PA 15220
2700-2702 SACRAMENTO AVE, Pittsburgh, PA 15220
2704-2706 SACRAMENTO AVE, Pittsburgh, PA 15220
2708-2710 SACRAMENTO AVE, Pittsburgh, PA 15220
1212 STANHOPE ST, Pittsburgh, PA 15220
1214 STANHOPE ST, Pittsburgh, PA 15220
324-326 WYCOFF AVE, Pittsburgh, PA 15220
981 ROSELLE CT, Pittsburgh, PA 15220
985 ROSELLE CT, Pittsburgh, PA 15220

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Designated Interests Continued

905 JOHNSTON AVE, Pittsburgh, PA 15220
909 JOHNSTON AVE, Pittsburgh, PA 15220
1021 JOHNSTON AVE, Pittsburgh, PA 15220
1019 JOHNSTON AVE, Pittsburgh, PA 15220
2227-2241 SOMERS DR, Pittsburgh, PA 15220
2243-2257 SOMERS DR, Pittsburgh, PA 15220
2259-2273 SOMERS DR, Pittsburgh, PA 15220
2275-2289 SOMERS DR, Pittsburgh, PA 15220
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2263-22699 BEDFORD AVE, Pittsburgh, PA 15220
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1602 FIAT ST, Pittsburgh, PA 15220
515-535 FRAYNE ST, Pittsburgh, PA 15220
6947 HAMILTON AVE, Pittsburgh, PA 15220
1216-1218 HAMLIN ST, Pittsburgh, PA 15220
1415 KENBURMA AVE, Pittsburgh, PA 15220
1615 KIRALFY ST, Pittsburgh, PA 15220
1309 METHYL ST, Pittsburgh, PA 15220
712-730 MONTOOTH ST, Pittsburgh, PA 15220
2534 NEELD AVE, Pittsburgh, PA 15220
1323 OAKHILL ST, Pittsburgh, PA 15220
33 PENN CIRCLE WEST, Pittsburgh, PA 15220
35 PENN CIRCLE WEST, Pittsburgh, PA 15220
39 PENN CIRCLE WEST, Pittsburgh, PA 15220
43 PENN CIRCLE WEST, Pittsburgh, PA 15220
45 PENN CIRCLE WEST, Pittsburgh, PA 15220
213-219 ROTHMAN ST, Pittsburgh, PA 15220
6535 ROWAN ST, Pittsburgh, PA 15220
1429-1431 SANDUSKY ST, Pittsburgh, PA 15220
111 SCHENLEY MANOR DR, Pittsburgh, PA 15220
112 SCHENLEY MANOR DR, Pittsburgh, PA 15220
142 SEBRING AVE, Pittsburgh, PA 15220
219 SEBRING AVE, Pittsburgh, PA 15220
948 SHADYCREST RD, Pittsburgh, PA 15220
1217-1219 SHEFFIELD ST, Pittsburgh, PA 15220
7314 SOMERSET ST, Pittsburgh, PA 15220
1406 STEUBEN ST, Pittsburgh, PA 15220
254 TRAVELLA BLVD, Pittsburgh, PA 15220
221 WAYSIDE ST, Pittsburgh, PA 15220
2337 WOLFORD ST, Pittsburgh, PA 15220
2069 WOODWARD AVE, Pittsburgh, PA 15220
621-623 JOHNSTON AVE, Pittsburgh, PA 15220
627-629 JOHNSTON AVE, Pittsburgh, PA 15220

-- PLEASE READ THIS CAREFULLY --

Designated Interests Continued

633-635 JOHNSTON AVE, Pittsburgh, PA 15220
641-643 JOHNSTON AVE, Pittsburgh, PA 15220
647-653 JOHNSTON AVE., Pittsburgh, PA 15220
657-663 JOHNSTON AVE., Pittsburgh, PA 15220
667-669 JOHNSTON AVE., Pittsburgh, PA 15220
673-679 JOHNSTON AVE., Pittsburgh, PA 15220
701-703 JOHNSTON AVE., Pittsburgh, PA 15220
707-713 JOHNSTON AVE., Pittsburgh, PA 15220
719-721 JOHNSTON AVE., Pittsburgh, PA 15220
725-731 JOHNSTON AVE., Pittsburgh, PA 15220
735-737 JOHNSTON AVE., Pittsburgh, PA 15220
662-668 JOHNSTON AVE., Pittsburgh, PA 15220
672-674 JOHNSTON AVE., Pittsburgh, PA 15220
678-680 JOHNSTON AVE., Pittsburgh, PA 15220
702-708 JOHNSTON AVE., Pittsburgh, PA 15220
712-714 JOHNSTON AVE., Pittsburgh, PA 15220
718-724 JOHNSTON AVE., Pittsburgh, PA 15220
728-730 JOHNSTON AVE., Pittsburgh, PA 15220
734-744 JOHNSTON AVE., Pittsburgh, PA 15220
748-754 JOHNSTON AVE., Pittsburgh, PA 15220
758-760 JOHNSTON AVE., Pittsburgh, PA 15220
855-857 JOHNSTON AVE., Pittsburgh, PA 15220
849-851 JOHNSTON AVE., Pittsburgh, PA 15220
843-845 JOHNSTON AVE., Pittsburgh, PA 15220
833-839 JOHNSTON AVE., Pittsburgh, PA 15220
2-12 ROSELLE COURT, Pittsburgh, PA 15220
16-26 ROSELLE COURT, Pittsburgh, PA 15220
30-32 ROSELLE COURT, Pittsburgh, PA 15220
36-46 ROSELLE COURT, Pittsburgh, PA 15220
960-962 ROSELLE COURT, Pittsburgh, PA 15220
966-968 ROSELLE COURT, Pittsburgh, PA 15220
972-974 ROSELLE COURT, Pittsburgh, PA 15220
66-68 BOND ST, Pittsburgh, PA 15220
208-214 FAIRVIEW ST, Pittsburgh, PA 15220
301-303 GLASGOW ST, Pittsburgh, PA 15220
1234-1240 LAKEWOOD ST, Pittsburgh, PA 15220

-- PLEASE READ THIS CAREFULLY --

Designated Interests Continued

744-752 LITCHFIELD ST, Pittsburgh, PA 15220
2746-2748 SACRAMENTO AVE, Pittsburgh, PA 15220
817-827 SHERWOOD AVE, Pittsburgh, PA 15220
714-716 VALONIA ST, Pittsburgh, PA 15220
805-813 WYMORE ST, Pittsburgh, PA 15220
533 MT Pleasant Rd, Pittsburgh, PA 15214
2051 - 2057 Bentley Drive 493 - 510, Pittsburgh, PA 15219
2061 - 2067 Bentley Drive 511 - 532, Pittsburgh, PA 15219
2071 - 2077 Bentley Drive 533 - 556, Pittsburgh, PA 15219
2081 - 2087 Bentley Drive 557 - 580, Pittsburgh, PA 15219
2101 - 2109 Bentley Drive 581 - 598, Pittsburgh, PA 15219
2115 - 2127 Bentley Drive 599 - 616, Pittsburgh, PA 15219
2132 - 2136 Bentley Drive 617 - 634, Pittsburgh, PA 15219
2124 - 2128 Bentley Drive 635 - 652, Pittsburgh, PA 15219
2118 - 2122 Bentley Drive 653 - 670, Pittsburgh, PA 15219
2112 - 2118 Bentley Drive 671 - 688, Pittsburgh, PA 15219
2106 - 2110 Bentley Drive 689 - 706, Pittsburgh, PA 15219
2100 - 2104 Bentley Drive 707 - 724, Pittsburgh, PA 15219
2080 - 2086 Bentley Drive 725 - 748, Pittsburgh, PA 15219
2060 - 2066 Bentley Drive 749 - 772, Pittsburgh, PA 15219
2054 - 2058 Bentley Drive 773 - 790, Pittsburgh, PA 15219
2050 - 2052 Bentley Drive 791 - 802, Pittsburgh, PA 15219
1246 - 1258 Nolan Court 1 - 7, Pittsburgh, PA 15208
1234 - 1244 Nolan Court 8 -13, Pittsburgh, PA 15208
1224 - 1232 Nolan Court 14 - 18, Pittsburgh, PA 15208
1208 - 1222 Nolan Court 19 - 26, Pittsburgh, PA 15208
1260 - 1276 Nolan Court 27 - 35, Pittsburgh, PA 15208
1200 - 1206 Mohler Street 36 - 39, Pittsburgh, PA 15208
1201 - 1211 Mohler Street 40 - 45, Pittsburgh, PA 15208
1213 - 1225 Mohler Street 46 - 52, Pittsburgh, PA 15208
1227 - 1239 Mohler Street 53 - 59, Pittsburgh, PA 15208
1241 - 1255 Mohler Street 60 - 67, Pittsburgh, PA 15208
1294 - 1302 Ferris Court 68 - 72, Pittsburgh, PA 15208
1304 - 1316 Ferris Court 81 - 87, Pittsburgh, PA 15208
1318 - 1330 Heart Court 88 - 94, Pittsburgh, PA 15208
1332 - 1346 Heart Court 95 - 102, Pittsburgh, PA 15208

205409

-- PLEASE READ THIS CAREFULLY --

Designated Interests Continued

7416 - 7422 Stranahan Street 103 - 106, Pittsburgh, PA 15208

7400 - 7414 Stranahan Street 107 - 114, Pittsburgh, PA 15208

7505 - 7519 Upland Street 115 - 122, Pittsburgh, PA 15208

7335 - 7343 Upland Street 123 - 127, Pittsburgh, PA 15208

7330 - 7344 Upland Street 128 - 135, Pittsburgh, PA 15208

COMMERCIAL OUTPUT PROGRAM INCOME COVERAGE PART

Coverage provided under this coverage part is also subject to the "terms" and conditions in the Commercial Output Program - Property Coverage Part under the sections titled Agreement, Definitions, Property Not Covered, Perils Covered, Perils Excluded, What Must Be Done In Case Of Loss, Loss Payment, and Other Conditions.

COVERAGE OPTIONS

One of the following described coverage options applies when that option is indicated on the "schedule of coverages":

1. Earnings, "rents", and extra expense.
2. Earnings and extra expense.
3. "Rents" and extra expense.
4. Extra expense only.

If option 1. above is selected, the term Earnings includes "rents". When Option 3. is indicated, the term Earnings means only "rents".

COVERAGE

"We" provide the following coverage unless the coverage is excluded or subject to limitations.

"We" provide the coverages described below during the "restoration period" when "your" "business" is necessarily wholly or partially interrupted by direct physical loss of or damage to property at a "covered location" or in the open (or in vehicles) within 1,000 feet thereof as a result of a covered peril.

If "you" lease, rent, or do not own the building "you" occupy, for the purposes of determining an Income Coverage loss, "your" location is the space that "you" lease, rent, or occupy, including but not limited to:

1. all passageways to "your" location within the building; and
2. "your" business personal property in the open (or in a vehicle) within 1,000 feet.

EARNINGS

"We" cover "your" actual loss of net income (net profit or loss before income taxes) that would have been earned or incurred and continuing operating expenses normally incurred by "your" "business", including but not limited to payroll expense.

The net sales value of goods that would have been produced is included in net income for manufacturing risks.

EXTRA EXPENSE

"We" cover only the extra expenses that are necessary during the "restoration period" that "you" would not have incurred if there had been no direct physical loss or damage to property caused by or resulting from a covered peril.

"We" cover any extra expense to avoid or reduce the interruption of "business" and continue operating at a "covered location", replacement location, or a temporary location. This includes expenses to relocate and costs to outfit and operate a replacement or temporary location.

"We" will also cover any extra expense to reduce the interruption of "business" if it is not possible for "you" to continue operating during the "restoration period".

To the extent that they reduce a loss otherwise payable under this Coverage Part, "we" will cover any extra expenses to:

1. repair, replace, or restore any property; and
2. research, replace, or restore information on damaged "valuable papers" or "data records".

EXCLUSIONS AND LIMITATIONS

The following exclusions apply in addition to the exclusions and limitations in the Commercial Output Program - Property Coverage Part.

1. **Finished Stock** -- "We" do not cover loss caused by or resulting from loss or damage to stock manufactured by "you" which is ready to pack, ship, or sell. This includes loss caused by or resulting from the time required to reproduce such stock. This does not apply to stock manufactured and held for sale at retail outlets that "you" own and that are insured under this Coverage Part.

2. **Leases, Licenses, Contracts, or Orders** -- "We" do not cover any increase in loss due to the suspension, lapse, or cancellation of leases, licenses, contracts, or orders.

However, "we" do cover loss during the "restoration period" if the suspension, lapse, or cancellation results directly from the interruption of "your" "business".

"We" do not cover any extra expense caused by the suspension, lapse, or cancellation of leases, licenses, contracts, or orders beyond the "restoration period".

3. **Strikes, Protests, and Other Interference** -- "We" do not cover any increase in loss due to interference by strikers or other persons at a "covered location". This applies to interference with rebuilding, repairing, or replacing the property or with resuming "your" "business".

INCOME COVERAGE EXTENSIONS

The following Income Coverage Extensions indicate an applicable "limit" or limitation. This "limit" or limitation may also be shown on the "schedule of coverages". If a different "limit" or limitation is indicated on the "schedule of coverages", that "limit" or limitation will apply instead of the "limit" or limitation shown below.

The following Income Coverage Extensions are part of and not in addition to the applicable Income Coverage "limit".

1. **Interruption by Civil Authority** -- "We" extend "your" coverage for earnings and extra expense to include loss sustained while access to "covered locations" or a "dependent location" is specifically denied by an order of civil authority. This order must be a result of direct physical loss of or damage to property, other than at a "covered location" and must be caused by a covered peril. Unless otherwise indicated on the "schedule of coverages", this Income Coverage Extension is limited to 30 consecutive days from the date of the order.
2. **Period of Loss Extension After Business Resumes** -- "We" extend "your" coverage for earnings to cover loss from the date the covered property that incurred the loss is rebuilt, repaired, or replaced and "business" is resumed or tenantability is restored until:
 - a. the end of 90 consecutive days (unless otherwise indicated on the "schedule of coverages"); or
 - b. the date "you" could reasonably resume "your" "business" to the conditions that would generate the earnings amount or "rents" that would have existed had no loss or damage occurred,

whichever is earlier.

Loss of earnings or "rents" must be caused by direct physical loss of or damage to property at a "covered location" or in the open (or in vehicles) within 1,000 feet thereof as a result of a covered peril.

SUPPLEMENTAL INCOME COVERAGES

Unless otherwise indicated, the following Supplemental Income Coverages apply separately to each "covered location".

The following Supplemental Income Coverages indicate an applicable "limit". This "limit" may also be shown on the "schedule of coverages". If a different "limit" is indicated on the "schedule of coverages", that "limit" will apply instead of the "limit" shown below.

Unless otherwise indicated, a "limit" for a Supplemental Income Coverage provided below is separate from, and not part of, the applicable Income Coverage "limit". The "limit" available for coverage described under a Supplemental Income Coverage:

- a. is the only "limit" available for the described coverage; and
- b. is not the sum of the "limit" indicated for a Supplemental Income Coverage and the Income Coverage "limit".

The "limit" provided under a Supplemental Income Coverage cannot be combined or added to the "limit" for any other Supplemental Income Coverage.

1. Computer Virus and Hacking --

- a. **Coverage** -- Coverage for earnings and/or extra expense is extended to loss of earnings or extra expenses caused by a "computer virus" or by "computer hacking" that results in:
 - 1) direct physical loss or damage to covered "computers", "your" computer network, or "your" Web site; or
 - 2) denial of access to or services from "your" "computer", "your" computer network, or "your" Web site.

- b. **Exclusions** -- "We" do not cover loss of earnings or extra expenses under this Supplemental Income Coverage that results from:

- 1) loss of exclusive use of any "data records" or "proprietary programs" that have been copied, scanned, or altered;
- 2) loss of or reduction in economic or market value of any "data records" or "proprietary programs" that have been copied, scanned, or altered; or
- 3) theft from "your" "data records" or "proprietary programs" of confidential information through the observation of the "data records" or "proprietary programs" by accessing covered "computers", "your" computer network, or "your" Web site without any alteration or other physical loss or damage to the records or programs.

Confidential information includes, but is not limited to customer information, processing methods, or trade secrets.

- c. **Waiting Period** -- Unless otherwise indicated on the "schedule of coverages", "we" do not pay for "your" loss of earnings under this Supplemental Income Coverage until after the first 12 hours following the direct physical loss of or damage to "your" "computers", "your" computer network, or "your" Web site. This waiting period does not apply to extra expenses that "you" incur.

- d. **Applicable Limit** -- The most "we" pay in any one occurrence under this Supplemental Income Coverage is \$25,000.

The most "we" pay for all covered losses under this Supplemental Income Coverage during each 12-month period of this policy is \$75,000.

2. **Dependent Locations** -- Coverage for earnings and/or extra expense is extended to loss of earnings or extra expenses that "you" incur during the "restoration period" when "your" "business" is interrupted by direct physical loss of or damage, caused by a covered peril, to property at a "dependent location".

The most "we" pay in any one occurrence under this Supplemental Income Coverage is \$100,000.

3. **Off Premises Utility Service Interruption** --

- a. **Coverage** -- Coverage for earnings and/or extra expense is extended to loss of earnings or extra expenses that "you" incur during the "restoration period" when "your" "business" is interrupted due to the interruption of an off premises utility services when the interruption is a result of direct physical loss or damage by a covered peril to property that is not located at a "covered location" and that is owned by a utility, a landlord, or another supplier who provides "you" with:

- 1) power or gas;
- 2) telecommunications, including but not limited to Internet access; or
- 3) water, including but not limited to waste water treatment.

- b. **Overhead Transmission Lines** -- If the "schedule of coverages" indicates that overhead transmission lines are excluded, coverage under this Supplemental Income Coverage does not include loss to overhead transmission lines that deliver utility service to "you". Overhead transmission lines include, but are not limited to:

- 1) overhead transmission and distribution lines;
- 2) overhead transformers and similar equipment; and
- 3) supporting poles and towers.

- c. **Waiting Period** -- Unless otherwise indicated on the "schedule of coverages", "we" do not pay for "your" loss of earnings under this Supplemental Income Coverage until after the first 12 hours following the direct physical loss of or damage to the property owned by a utility, a landlord, or another supplier. This waiting period does not apply to extra expenses that "you" incur.

- d. **Applicable Limit** -- The most "we" pay in any one occurrence under this Supplemental Income Coverage is \$10,000.

4. **Pollutant Cleanup and Removal** -- When there is a loss to a "covered location" caused by a covered peril, coverage for earnings is extended to loss of earnings during the "restoration period" due to the increased time of interruption of "your" "business" caused by the enforcement of any ordinance, law, or decree that requires "you" to extract "pollutants" from land or water at the "covered location".

This Supplemental Income Coverage only applies if the discharge, dispersal, seepage, migration, release, or escape of the "pollutants" into the land or water at the "covered locations" is caused by a covered peril and occurs during the policy period.

Coverage for earnings is not extended to loss of earnings during the "restoration period" due to the increased time of interruption of "your" "business" caused by the enforcement of any ordinance, law, or decree that requires "you" to test, evaluate, observe, or record the existence, level, or effects of "pollutants". However, "we" cover the increased period of interruption when testing is necessary for the extraction of "pollutants" from land or water.

The ordinance, law, or decree must be in force at the time of loss.

The most "we" pay in any one occurrence or at any one location under this Supplemental Income Coverage is \$25,000.

5. **Contract Penalty** -- Coverage for earnings is extended to cover contract penalties that "you" are assessed or are required to pay because "you" are unable to complete a project or fill an order in accordance with contract terms or conditions.

"Your" inability to complete a project or fill an order on time must be a direct result of physical loss of or damage to covered property caused by a covered peril at a "covered location".

The most "we" pay in any one occurrence under this Supplemental Income Coverage is \$25,000.

The most "we" pay for all covered losses under this Supplemental Income Coverage during each 12-month period of this policy is \$100,000.

6. **Property In Transit, On Exhibition, or In The Custody Of Sales Representatives** -- Coverage for earnings is extended to loss of earnings during the "restoration period" when "your" "business" is interrupted as a result of a direct physical loss, caused by a covered peril, to property in transit, on exhibition, or in the custody of sales representatives as described under the Supplemental Marine Coverages in Commercial Output Program - Property Coverage Part.

The most "we" pay in any one occurrence under this Supplemental Income Coverage is \$10,000.

WHAT MUST BE DONE IN CASE OF LOSS

Other "terms" relating to What Must Be Done In Case Of Loss also apply. These "terms" are described in the Commercial Output Program - Property Coverage Part.

Intent to Continue Business -- If "you" intend to continue "your" "business", "you" must resume all or part of "your" "business" as soon as possible.

VALUATION

1. **Earnings** -- In determining an earnings loss "we" consider:
- the experience of "your" "business", before the loss and the probable experience during the time of interruption had no loss occurred;
 - "your" continuing operating expenses normally incurred by "your" "business", including but not limited to payroll expense necessary to resume "business" to a similar level of service that existed before the occurrence of direct physical loss or damage; and
 - pertinent sources of information and reports including:
 - "your" accounting procedures and financial records;
 - bills, invoices, and other vouchers;
 - contracts, deeds, and liens;
 - reports on feasibility and status; and
 - records documenting "your" budget and marketing objectives and results.

"We" do not pay for any increase in loss due to "your" failure to use reasonable efforts to resume all or part of "your" "business". This includes making use of other locations and property to reduce the loss.

If "your" "business" is not resumed as soon as possible, or if it is not resumed at all, the value of loss payment is based on the period of time it would have otherwise taken to resume "your" "business" as soon as possible.

Only as regards coverage described under Dependent Locations in the Income Coverage Extensions, "we" will reduce the amount of "your" loss of earnings to the extent "you" can resume "your" "business" by using other available sources of materials or outlets for "your" products.

2. **Extra Expense** -- In determining extra expenses that "you" have incurred, "we" consider the salvage value of any property bought for temporary use during the "restoration period" and it will be deducted from the amount of loss determined for extra expense.

HOW MUCH WE PAY

Other "terms" relating to How Much We Pay also apply. These "terms" are described in the Commercial Output Program - Property Coverage Part.

"We" pay no more than the Income Coverage "limit" indicated on the "schedule of coverages" for any one loss. Payment for earnings, extra expense, and "rents" combined does not exceed the "limit".

LOSS PAYMENT

See the Commercial Output Program - Property Coverage Part.

OTHER CONDITIONS

The following condition applies as it relates to this Coverage Part, other "terms" also apply. These "terms" are described in the Commercial Output Program - Property Coverage Part.

Appraisal -- If "you" and "we" do not agree on the amount of net income (net profit or loss before income taxes), payroll expense, and operating expenses, or the amount of loss, either party may demand that these amounts be determined by appraisal in accordance with the provisions described in the Commercial Output Program - Property Coverage Part under Other Conditions, Appraisal.

WAITING PERIOD -- INCOME COVERAGE

As specified below, this endorsement amends the provisions of the Commercial Output Program -- Income Coverage Part.

- b. requires the demolition of any property, in part or in whole, not damaged by a covered peril.

The ordinance, law, or decree must be in force at the time of loss.

DEFINITIONS

The Definition of "restoration period" is deleted and replaced by the following:

"Restoration period" means:

1. The time it should reasonably take to resume "your" "business" to a similar level of service beginning:
 - a. for earnings, after the first 72 hours (unless otherwise indicated on the "schedule of coverages") following the direct physical loss of or damage to property at a "covered location" that is caused by a covered peril; and
 - b. for extra expenses, immediately following the direct physical loss of or damage to property at a "covered location" that is caused by a covered peril.

The "restoration period" ends on the date the property should be rebuilt, repaired, or replaced or the date business is resumed at a new permanent location. This is not limited by the expiration date of the policy.

2. The "restoration period" also means the increased time required to comply with the enforcement of any ordinance, law, or decree that:
 - a. regulates the construction, use, or repair of any property; or

3. Only as regards coverage described under Dependent Locations in the Coverage Extensions, "restoration period" also means the time it should reasonably take to resume "your" "business" to a similar level of service beginning:

- a. for earnings, after the first 72 hours (unless otherwise indicated on the "schedule of coverages") following the direct physical loss of or damage to property at a "covered location" that is caused by a covered peril; and
- b. for extra expenses, immediately following the direct physical loss of or damage to property at a "covered location" that is caused by a covered peril.

The "restoration period" for "dependent locations" ends on:

- a. the date the property at the "dependent location" should be rebuilt, repaired, or replaced; or
- b. the date business is resumed at a new permanent location.

This is not limited by the expiration date of the policy.

COVERAGE EXTENSION

The following coverage extension is deleted and replaced by the following:

Interruption by Civil Authority -- "We" extend "your" coverage for earnings and extra expense to include loss sustained while access to "covered locations" or a dependent location is specifically denied by an order of civil authority. This order must be a result of direct physical loss of or damage to property, other than at a "covered location" and must be caused by a covered peril.

Unless otherwise indicated on the "schedule of coverages", this coverage extension begins:

1. for earnings, 72 hours after the time the order is issued and ends 30 consecutive days and 72 hours from the date of the order; and

2. for extra expense, immediately after the time the order is issued, and ends 30 consecutive days and 72 hours from the date of the order.

SUPPLEMENTAL COVERAGES

The waiting period described under Off Premises Utility Service Interruption is not deleted and replaced by the provisions of this endorsement.

If the Interruption of Web Site endorsement is attached to the Commercial Output Program -- Income Coverage Part, the described waiting period under Interruption of Web Site is not deleted and replaced by the provisions of this endorsement.

CO 1281 04 02

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This endorsement changes the policy
 -- PLEASE READ THIS CAREFULLY --

FLOOD ENDORSEMENT

The following amends the provisions of the Commercial Output Program – Property Coverage Part.

ADDITIONAL DEFINITIONS

1. "Aggregate limit" means the amount of coverage that applies to all losses at each "covered location" during each separate 12 month period of this policy; this is limited to the expiration or anniversary date.
2. "Occurrence limit" means the amount of coverage that applies to a loss in any one occurrence at each "covered location."
3. "Catastrophe limit" means the amount of coverage that applies to all losses at all "covered locations" during each separate 12 month period of this policy; this is limited to the expiration or anniversary date.

PERILS COVERED

Blanket Flood Coverage -- When blanket flood coverage is indicated on the schedule of coverages, "we" cover direct physical loss to any "covered location" on the location schedule caused by "flood" unless specifically excluded or wholly or partially located in a Special Flood Hazard Area as defined by FEMA, Zone B or Zone X (shaded) on the effective date of this policy.

PERILS EXCLUDED

Under Perils Excluded, the exclusion for Flood is deleted.

HOW MUCH WE PAY

The following are added to How Much We Pay:

1. **Deductible** -- "We" pay only that part of "your" loss over the flood deductible indicated on the schedule of coverages in any one occurrence.

This deductible replaces any other deductible for the peril of "flood". The flood deductible will be calculated as the greater of 10% of the flood limit offered for that policy or the policy deductible indicated on the schedule of coverages form.

2. **Limits That Apply To Blanket Flood Coverage** -- When blanket flood coverage is indicated on the schedule of coverages, the following "limits" apply to loss to covered property caused by "flood", subject to the provisions under Loss Settlement Terms:
 - a. The most "we" pay for loss caused by "flood" in any one occurrence at a "covered location" is the "occurrence limit" indicated on the schedule of coverages.
 - b. The most "we" pay for loss caused by "flood" at a "covered location" during a 12 month period is the "aggregate limit" indicated on the schedule of coverages.
 - c. The most "we" pay for all losses caused by "flood" at all "covered locations"

during a 12 month period is the "catastrophe limit" indicated on the schedule of coverages.

3. **Excess Insurance And Other Insurance** -- "You" may purchase insurance in excess of the applicable "limit" for flood coverage. "You" may also use insurance under this endorsement as excess insurance over another policy. When you use insurance under this

endorsement as excess over another policy, the limits under this endorsement will apply after the deductible and limits for any other policy and deductible under the endorsement have been exhausted. Such excess or other insurance will not be considered in applying Insurance Under More Than One Policy nor will it be considered in the application of any pro rata or apportionment provision.



HACP 2044 11 13

Insured Name: **Pittsburgh Housing Authority, PA**
Policy Number: **HAPI-578-187693-2019**
Endorsement Effective Date: **01/01/2019**

This endorsement changes the policy
PLEASE READ THIS CAREFULLY

DEFINITION OF FLOOD

The following amends the provisions of the
Commercial Output Program – Property Coverage
Part.

DEFINITIONS

Item 13. "Flood" is deleted in its entirety and
replaced with the following language:

13. "Flood" means:

- a. General and temporary condition where
normally dry land and/or property is partially
or completely inundated due to:
 - 1) Flood, surface waters, waves, inland or tidal
waters, rising, overflowing, or breaking of
boundaries of rivers, lakes, streams, ponds
or similar natural or man-made bodies of
water; or
 - 2) Waves, tidal waves, tsunamis, **storm surge**;
or
 - 3) Unusual or rapid accumulation or runoff of
surface waters from any source; or
 - 4) Mudslides or mudflows which are caused by
"flood"; or
 - 5) Spray, whether wind driven or not from any
of the water referred to in Items 1, 2, 3 or 4;
or
 - 6) Waterborne material carried or otherwise
moved by any of water or mud referred to in
Items 1, 2, 3, 4 or 5.

All other terms and conditions under this policy remain the same

PERILS EXCLUDED

Item 1.f. "Flood" is deleted in its entirety and
replaced with the following language:

Flood - "We" do not cover loss caused by directly or
indirectly by "flood". Such loss or damage is
excluded regardless of other causes or events that
contribute to or aggravate the loss, whether such
causes or events act to produce the loss before, at
same time as, or after the excluded causes or
events.

Insured Name:
Policy Number:
Endorsement Effective Date:

This endorsement changes the policy
– PLEASE READ THIS CAREFULLY –

EARTHQUAKE ENDORSEMENT

This endorsement amends the provisions of the Commercial Output Program -- Property Coverage Part. The following applies with respect to loss or damage to a building or structure identified in the Location Schedule as being subject to this endorsement.

ADDITIONAL DEFINITIONS

1. "Aggregate limit" means the amount of coverage that applies to loss at each location during each separate 12-month period of this policy; this is limited to the expiration or anniversary date.
2. "Occurrence limit" means the amount of coverage that applies to loss in any one occurrence at each location.
3. "Catastrophe limit" means the amount of coverage that applies to all losses at all locations during each separate 12-month period of this policy; this is limited to the expiration or anniversary date.

PERILS COVERED

When a location is shown on the Location Schedule as being subject to this endorsement, covered perils for that location include (unless otherwise excluded):

1. Earthquake; and
2. Volcanic eruption – for the purpose of this endorsement, volcanic eruption means the eruption, explosion, or effusion of a volcano.

All earthquakes or volcanic eruptions that occur within a continuous 168-hour period shall be

considered a single occurrence. This 168-hour period is not limited by the policy expiration.

Scheduled Earthquake Coverage – When scheduled earthquake coverage is indicated on the schedule of coverages, "we" cover direct physical loss caused by earthquake and/or volcanic eruption to covered property at locations described on the Location Schedule as being subject to this endorsement.

Blanket Earthquake Coverage – When blanket earthquake coverage is indicated on the schedule of coverages, "we" cover direct physical loss caused by earthquake and/or volcanic eruption to covered property at all "covered locations".

PERILS EXCLUDED

Under Perils Excluded, paragraph 1.b. Earth Movement is replaced by the following:

b. Earth Movement or Volcanic Eruption

– "We" do not pay for loss caused by:

1. earthquake or volcanic eruption that begins before the inception date of this coverage;
2. blasting (other than volcanic eruption);
3. landslide, mine subsidence, mudflow, or mudslide even if caused by earthquake or volcanic eruption; and
4. sinking, rising or shifting of earth,

whether natural or man-made, unless caused by earthquake or volcanic eruption that begins before the inception date of this coverage.

ADDITIONAL PROPERTY NOT COVERED OR SUBJECT TO LIMITATIONS

Masonry Veneer – "We" do not pay for loss to exterior masonry veneer (other than stucco) on wood frame walls caused by earthquake or volcanic eruption. The value of masonry veneer will not be included in the value of covered property or the amount of loss when applying:

1. the deductible that applies to this endorsement; or
2. the coinsurance, if applicable, to the Commercial Output Program coverages.

However, "we" will cover masonry veneer when described as included on the Location Schedule or when it is less than 10% of the exterior wall area.

HOW MUCH WE PAY

The following are added to How Much We Pay:

1. **Deductible** – "We" pay only that part of "your" loss over the earthquake/volcanic eruption deductible indicated on the schedule of coverages in any one occurrence. The deductible may be shown as either an amount or a percentage. When shown as a percentage, the deductible is that percentage of the value of the covered property at the time of the loss.

This deductible applies separately to:

- a. each building or structure;
- b. business personal property in each building or structure; and

- c. business personal property in the open (or in vehicles) on or within 1,000 feet of a "covered location".

This deductible replaces any other deductible for the perils of earthquake and/or volcanic eruption.

2. **Limits That Apply To Covered Property** – Subject to the Loss Settlement Terms provision, the following "limits" apply to loss to covered property caused by earthquake and/or volcanic eruption:

- a. The most "we" pay for loss caused by earthquake and/or volcanic eruption in any one occurrence at a location described on the Location Schedule as being subject to this endorsement is the "occurrence limit" shown on the schedule.
- b. The most "we" pay for loss caused by earthquake and/or volcanic eruption at a location described on the Location Schedule as being subject to this endorsement during a 12 month period is the "aggregate limit" shown on the schedule.
- c. The most "we" pay for all losses caused by earthquake and/or volcanic eruption at all locations described on the Location Schedule as being subject to this endorsement during a 12 month period is the "catastrophe limit" shown on the schedule.

OTHER CONDITIONS

Excess Insurance – "You" may purchase insurance in excess of the amount(s) stated in the schedule of coverages. Such excess insurance will not be considered in applying **Insurance Under More Than One Coverage** nor will it be considered in the application of any pro rata or apportionment provision.

SPOILAGE COVERAGE PART BLANKET COVERAGE

Coverage provided under this coverage part is also subject to the "terms" and conditions in the Commercial Output Program - Property Coverage Part under the sections titled Agreement, Definitions, Property Not Covered, What Must Be Done In Case Of Loss, How Much We Pay, Loss Payment, and Other Conditions.

Reference to Spoilage Schedule or schedule in this coverage part means the Spoilage Schedule or the "schedule of coverages".

COVERAGE

"We" cover direct physical loss of "perishable stock" due to "spoilage" caused by a covered peril described below and while at a "covered location".

PERILS COVERED

"We" cover risks of direct physical loss caused by the following perils unless the loss is caused by a peril that is excluded.

1. **Breakdown, Malfunction, or Failure (Equipment Breakdown)** -- "We" cover changes in temperature or humidity resulting from an "accident" to "covered equipment" at a "covered location" including but not limited to the refrigeration system or the equipment or apparatus controlling the refrigeration system.
2. **Refrigerant Contamination (Equipment Breakdown)** -- "We" cover loss of "perishable stock" due to refrigerant contamination from the release of refrigerant, including but not limited to ammonia, and caused by or resulting from an "accident" to "covered equipment" at a "covered location".

3. **Refrigerant Contamination (Other Causes of Loss)** -- Except as noted above in 2., "we" cover loss of "perishable stock" due to refrigerant contamination from the release of refrigerant, including but not limited to ammonia.

4. **Power Disruption (Equipment Breakdown)** -- "We" cover changes in temperature or humidity resulting from:

- a. complete or partial lack of electrical power; or

- b. fluctuation of electrical current

caused by or resulting from an "accident" to "covered equipment" owned by a utility who provides "you" with electrical power.

5. **Power Disruption (Other Causes of Loss)** -- Except as noted above in 4., "we" cover changes in temperature or humidity resulting from:

- a. complete or partial lack of electrical power; or

- b. fluctuation of electrical current

due to conditions beyond "your" control.

COVERAGE EXTENSION

When the Commercial Output Program - Income Coverage Part is made a part of this policy, "we" also cover loss of earnings and/or the necessary extra expenses that "you" incur caused by a peril described above under Perils Covered.

PERILS EXCLUDED

Only as regards Spoilage Coverage, Perils Excluded is deleted and replaced by the following:

1. "We" do not pay for loss or damage caused directly or indirectly by one or more of the following excluded causes or events. Such loss or damage is excluded regardless of other causes or events that contribute to or aggravate the loss, whether such causes or events act to produce the loss before, at the same time as, or after the excluded causes or events.

- a. **Earth Movement** -- "We" do not pay for loss caused by any earth movement (other than "sinkhole collapse") or caused by eruption, explosion, or effusion of a volcano. Earth movement includes, but is not limited to: earthquake; landslide; mudflow; mudslide; mine subsidence; or sinking, rising, or shifting of earth.

"We" do cover direct loss by fire, explosion, or "volcanic action" resulting from either earth movement or eruption, explosion, or effusion of a volcano.

- b. **Civil Authority** -- "We" do not pay for loss caused by order of any civil authority, including seizure, confiscation, destruction, or quarantine of property.

"We" do cover loss resulting from acts of destruction by the civil authority to prevent the spread of fire, unless the fire is caused by a peril excluded under this coverage.

- c. **Nuclear Hazard** -- "We" do not pay for loss caused by or resulting from a nuclear reaction, nuclear radiation, or radioactive contamination (whether controlled or uncontrolled; whether caused by natural, accidental, or artificial means). Loss caused by nuclear hazard is not considered loss caused by fire, explosion, or smoke. Direct loss by fire resulting from the nuclear hazard is covered.

- d. **War and Military Action** -- "We" do not pay for loss caused by:

- 1) war, including undeclared war or civil war; or
- 2) a warlike action by a military force, including action taken to prevent or defend against an actual or expected attack, by any government, sovereign, or other authority using military personnel or other agents; or
- 3) insurrection, rebellion, revolution, or unlawful seizure of power including action taken by governmental authority to prevent or defend against any of these.

With regard to any action that comes within the "terms" of this exclusion and involves nuclear reaction, nuclear radiation, or radioactive contamination, this War and Military Action Exclusion will apply in place of the Nuclear Hazard Exclusion.

- e. **Water** -- "We" do not pay for loss caused by water. This means:

- 1) flood, surface water, waves, tidal water, or the overflow of a body of water, all whether driven by wind or not. This includes spray that results from these whether driven by wind or not;
- 2) water that backs up through a sewer or drain; and

- 3) water below the surface of the ground. This includes water that exerts pressure on or flows, seeps, or leaks through or into a building or structure, sidewalk, driveway, foundation, swimming pool, or other structure.

If fire, explosion, or sprinkler leakage results, "we" do cover the resulting loss.

2. "We" do not pay for loss or damage that is caused by or results from one or more of the following excluded causes or events:

- a. **Disconnection or Deactivation** -- "We" do not pay for loss caused by the disconnection of the refrigeration system from the source of power, or the deactivation of electrical power caused by turning off a switch or other device used to control the electrical current or power.
- b. **Glass Breakage** -- "We" do not pay for loss caused by the breakage of any glass that is a permanent part of the refrigeration system.
- c. **Inability to Provide Sufficient Power** -- "We" do not pay for loss caused by:
 - 1) the inability of an electrical utility company or other power source to provide sufficient power due to governmental order or lack of fuel; or
 - 2) the lack of generating capacity at the "covered location" to meet demand.
- d. **Neglect** -- "We" do not pay for loss caused by "your" neglect to use all reasonable means to save covered property at and after the time of loss.

"We" do not pay for loss caused by "your" neglect to use all reasonable means to save and preserve covered property when endangered by a covered peril.

- e. **Wear and Tear** -- "We" do not pay for loss caused by wear and tear, marring, or scratching.

"We" do cover any resulting loss caused by:

- 1) a "specified peril";
- 2) breakage of building glass; or
- 3) an "accident" to "covered equipment".

SPOILAGE VALUATION

When selling price is indicated in the Spoilage Schedule, the value of "perishable stock" will be based on the selling price less all discounts and unincurred expenses.

If selling price is not indicated, the valuation of "perishable stock" will be based on the applicable valuation as indicated in the Commercial Output Program - Property Coverage Part.

HOW MUCH WE PAY

The following provisions are added to How Much We Pay:

1. **Spoilage Deductible** -- "We" pay only that part of "your" "spoilage" loss over the deductible amount indicated for Spoilage Deductible in any one occurrence.
2. **Loss Settlement Terms** -- Subject to the applicable provisions under How Much We Pay and coinsurance provisions (if applicable), "we" pay the lesser of:
 - a. the amount determined under Spoilage Valuation;
 - b. the cost to replace the "perishable stock" with material of like kind and quality to the extent practicable; or
 - c. the applicable "limit" indicated on the Spoilage Schedule.

ADDITIONAL CONDITIONS

The following are added to Other Conditions:

1. **Refrigeration Maintenance or Service Agreement** -- "We" do not cover losses occurring at "covered locations" if "you" do not notify "us" as soon as reasonably possible when:
 - a. "you" voluntarily discontinue or terminate;
or

- b. "you" know of any suspension, termination, cancellation, or impairment of

an applicable refrigeration maintenance or service agreement.

This condition applies only when a refrigeration maintenance or service agreement is indicated in the Spoilage Schedule. This additional condition does not apply when factors away from "covered locations" result in the complete or partial lack of electrical power or fluctuation of electrical current at a "covered location".

AMENDATORY ENDORSEMENT PENNSYLVANIA

1. The following provision applies to policies that do not include coverage for owner-occupied private residential structures with four or less household units or household personal property contained in a private residence.

Under Common Policy Conditions, Cancellation is deleted and replaced by the following:

Cancellation and Nonrenewal -- "You" may cancel this policy by returning the policy to "us" or by giving "us" written notice and stating at what future date coverage is to stop.

"We" may cancel or not renew this policy by written notice to "you" at the address shown on the "declarations". "Our" notice will include the specific reason for cancellation or nonrenewal. Proof of delivery or mailing is sufficient proof of notice.

If this policy has been in effect less than 60 days, "we" may cancel for any reason. "We" will give "you" at least 30 days notice before cancellation is effective.

After this policy has been in effect 60 days or more, or if it is a renewal of a policy issued by "us", "we" may cancel only if one or more of the following reasons apply:

- a. a condition, factor, or loss experience material to insurability has changed substantially, or a substantial condition, factor, or loss experience material to insurability has become known during the policy term;
- b. loss of reinsurance or a substantial decrease in reinsurance has occurred, which loss or decrease will, at the time of cancellation, be certified to the Insurance Commissioner as directly affecting in-force policies;

- c. "you" have made a material misrepresentation which affects the insurability of the risk;
- d. the policy was obtained through fraudulent statements, omissions, or concealment of fact material to the acceptance of the risk or hazard assumed by "us";
- e. "you" have failed to pay a premium when due, whether the premium is payable directly to "us" or "our" agents or indirectly under a premium finance plan or extension of credit;
- f. material failure to comply with policy "terms", conditions, or contractual duties. This includes material failure to comply with safety standards and loss control recommendations if:
 - 1) "we" have provided "you" with written notice of the failure to comply with safety standards and loss control recommendations;
 - 2) "we" have provided "you" with a reasonable opportunity to cure deficiencies with respect to safety standards and loss control recommendations; and
 - 3) the deficiencies with respect to safety standards and loss control recommendations have not been cured; or
- g. other reasons that the Insurance Commissioner may approve.

After this policy has been in effect 60 days or more: if "we" cancel or nonrenew for nonpayment of premium or material misrepresentation, "we" will give "you" at least 15 days notice before cancellation is effective; if "we" cancel or nonrenew for any other reason, "we" will give "you" at least 60 days notice before cancellation or nonrenewal is effective.

The policy may also be cancelled from inception upon discovery that it was obtained through fraudulent statements, omissions, or concealment of fact material to the acceptance of the risk or to the hazard assumed by "us".

The return premium, if any, will be refunded to "you" not later than ten business days after the effective date of the termination if "we" cancel this policy, or not later than 30 days after the effective date of the termination if "you" cancel this policy.

2. The following provision applies to policies that include coverage for owner-occupied private residential structures with four or less household units or household personal property contained in a private residence.

Under Common Policy Conditions, Cancellation is deleted and replaced by the following:

Cancellation and Nonrenewal -- "You" may cancel this policy by returning the policy to "us" or by giving "us" written notice and stating at what future date coverage is to stop.

"We" may cancel or not renew this policy by written notice to "you" at the address shown on the "declarations". "Our" notice will include the specific reason for cancellation or nonrenewal. Proof of delivery or mailing is sufficient proof of notice.

If this policy has been in effect less than 60 days, "we" may cancel for any reason.

After this policy has been in effect for 60 days or more, or if it is a renewal of a policy issued by "us", "we" may cancel or not renew only for the following reasons:

- a. the premium has not been paid when due;

- b. the policy was obtained through fraud, material misrepresentation, or omission of fact which, if known by "us", would have caused "us" not to issue the policy;
- c. there has been a substantial change or increase in hazard in the risk assumed by "us" subsequent to the date the policy was issued;
- d. there is a substantial increase in the hazards insured against by reason of willful or negligent acts or omissions by "you"; or
- e. any other reasons approved by the Insurance Commissioner pursuant to rules and regulations promulgated by the Insurance Commissioner.

"We" will give "you" notice at least 30 days in advance of cancellation or nonrenewal.

This policy terminates automatically on its expiration or anniversary if "you": surrender the policy to "us"; have notified "us" or "our" agent in writing of "your" intent not to renew; or have not paid the renewal or installment premium when due.

"Your" return premium, if any, will be refunded at the time of cancellation or as soon as practical. Payment or tender of the unearned premium is not a condition of cancellation.

3. Under Common Policy Conditions, the following condition is added:

Notice Of Increased Premium -- "We" will give "you" notice at least 30 days before the renewal date if "we" intend to increase the renewal premium.

AMENDATORY ENDORSEMENT PENNSYLVANIA

1. Throughout this policy, the "term" actual cash value means the cost to repair or replace property using materials of like kind and quality, to the extent practical, less a deduction for depreciation, however caused.

2. What Must Be Done In Case Of Loss is amended to include the following provision:

Notice of Our Intent -- Unless "we" need more time to investigate "your" claim, "we" will give "you" notice of "our" intent to accept or deny "your" claim within 15 working days after receipt of a duly executed proof of loss.

If "we" deny "your" claim, "we" give "you" written notice of "our" denial. "Our" notice will identify any provision of this policy on which the denial is based.

If "we" need more time to investigate "your" claim, "we" will give "you" notice of "our" need for more time within 15 working days after receipt of a duly executed proof of loss. "Our" notice will state why more time is needed.

If "our" investigation cannot be completed within 30 days of the date of "our" initial notice, "we" will give "you" written notice to state why more time is needed. "We" will give "you" such notice within 30 days of the date of "our" initial notice.

"We" will continue to give "you" written notice every 45 days thereafter to state why more time is needed until "we" give "you" notice of "our" intent to accept or deny "your" claim.

The requirements of this provision do not apply if there is a reasonable basis supported by specific information available for review by the insurance regulatory authority that "you" have fraudulently caused or contributed to the loss by arson or other illegal activity. Under such circumstances, "we" will give notice of "our" intent to accept or deny "your" claim within a reasonable period of time after receipt of a duly executed proof of loss.

3. Under Other Conditions, Death is amended to include the following:

Subject to the payment of any premium due for the current policy period and any extension thereof, and all other "terms" of the policy, this policy will continue for no less than 180 days after the date of "your" death, unless the property covered by this policy is sold before the end of that 180 days. If the property is sold within such 180 day period, coverage will continue until the date of sale.

CO 0411 10 06

INSURANCE CONSULTATION SERVICES EXEMPTION ACT -- NOTICE

"We" may provide consultation services such as inspections or surveys of "your" property in accordance with the provisions of the policy. These services may reduce the likelihood of injury, death, or loss.

This notice is required to be provided to "you" by the Insurance Consultation Services Exemption Act of Pennsylvania. This act provides that "we", "our" agents, employees, or service contractors are not liable for damages from injury, death, or loss occurring as a result of an act or omission by a person in the course of such services.

The Act does not apply:

1. if the injury, death, or loss occurred during the actual performance of the consultation services and was caused by "our" negligence or the negligence of "our" agents, employees, or service contractors;
2. to consultation services performed under a written service contract not related to the policy; or
3. if an act or omission by "us", "our" agents, employees, or service contractors is determined by law to constitute a crime, actual malice, or gross negligence.

This notice must be attached to all new and renewal policies.

HACP 2034 04 12

**This endorsement changes the policy.
-- PLEASE READ THIS CAREFULLY --**

DIVIDENDS ENDORSEMENT

First Insured Named in the Declarations: **Pittsburgh Housing Authority, PA**
Policy Number: **HAPI-578-187693-2019**
Policy Effective Date: **01/01/2019**
Endorsement Effective Date: **01/01/2019**

The first insured named in the Declarations may be eligible for dividends in accordance with your Member Accounting Policy, as may be amended from time to time.

Please be advised:

- Dividends are not guaranteed and are payable at the discretion of the Board of Directors.
- The Member Accounting Policy may be amended at any time at the discretion of the Board of Directors.
- Provisions of the Member Accounting Policy comply with applicable state laws and regulations. Any provision that conflicts with an applicable state law or regulation will automatically be revised, where possible, to be legal, valid and enforceable.

ALL OTHER TERMS AND CONDITIONS CONTAINED IN THE POLICY REMAIN IN FULL FORCE AND EFFECT.

IMPORTANT NOTICE TO POLICYHOLDERS PRODUCERS COMPENSATION DISCLOSURE

THIS NOTICE DOES NOT AMEND ANY PROVISION OF OR AFFORD ANY COVERAGE UNDER YOUR POLICY. YOU SHOULD REVIEW YOUR ENTIRE POLICY CAREFULLY FOR COMPLETE INFORMATION ON THE COVERAGES PROVIDED AND TO DETERMINE YOUR RIGHTS AND DUTIES UNDER YOUR POLICY. IF THERE IS ANY CONFLICT BETWEEN YOUR POLICY PROVISIONS AND THIS NOTICE, THE PROVISIONS OF YOUR POLICY PREVAIL. PLEASE CONTACT YOUR AGENT OR BROKER IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE OR ITS CONTENTS.

HAI Group is a registered trademark for our family of insurance companies.

Housing Insurance Services (HIS) represents insurance companies and in such capacity will provide services to you relating to your insurance coverage.

HIS will receive compensation from the insurance companies if you choose to purchase the proposed coverage.

In many cases, HIS will obtain proposals from other insurers offering coverage in connection with the insurance programs. You may obtain more information about the compensation expected to be received by HIS, and the compensation expected to be received based in whole or in part on any alternative quotes by requesting such information from HIS – Agency Operations Department, at 203-272-8220 or 1-800-873-0242.

Please Read This Notice Carefully

SUMMARY OF CHANGES

Property Policy Revisions Housing Authority Property Insurance (A Mutual Company)

Effective 7/1/2018

No coverage is provided by this notice, nor does it replace any provisions of your policy. If there are any discrepancies between the policy and this notice,
the provisions of the policy govern.

Limited Loss Due to By-Products of Production or Processing Operations (Rental Properties) –

HACP 2067: This new endorsement will be added to all new and renewal policies. The form will be added at the time of renewal, and not prior, unless there has been a previous conversation with the named insured.

The purpose of the Limited Loss Due to By-Products or Production or Process Operations (Rental Properties), HACP 2067, is to introduce a sublimit for property damage resulting from or due to smoke vapor, gas, or any other substance released in the course of production or processing performed at a "covered location." The most we will pay for all loss or damage associated with this Coverage Extension during each separate 12-month period is \$100,000, regardless of the number of occurrences. The deductible applicable to this Coverage Extension is \$5,000 per occurrence.

Flood Endorsement – HACP 2045: The Flood Endorsement has been updated to reflect new definitions provided by FEMA. In keeping with underwriting intent, it is understood that for those policies that include this endorsement, coverage is provided for "flood" unless specifically excluded or the "covered location" is wholly or partially located in a Special Flood Hazard Area as defined by FEMA, Zone B or Zone X (shaded).

Please Read This Notice Carefully

SUMMARY OF CHANGES

Property Policy Revisions Housing Authority Property Insurance (A Mutual Company)

Effective 7/1/2018

No coverage is provided by this notice, nor does it replace any provisions of your policy. If there are any discrepancies between the policy and this notice,
the provisions of the policy govern.

Public Housing Authority Endorsement – HACP 2005: This updated endorsement will be added to all new and renewal policies. The endorsement will be added at the time of, and not prior to, renewal, unless there has been a prior written communication with the named insured to the contrary.

The purpose of this updated endorsement is to remove coverage for buildings that have been vacant or unoccupied for more than 120 days.

For your information, please also be advised that: (a) for buildings in an approved Disposition Status (as defined by HUD), alternative coverage will be secured; and (b) buildings in an approved Demolition status(as defined by HUD) will no longer be underwritten through Housing Authority Property Insurance (A Mutual Company).



**189 Commerce Court
PO Box 189
Cheshire, CT 06410-0189
800-873-0242**

HAI Group® | 189 Commerce Court, Cheshire, CT 06410 | HAI Group is a registered trademark for a family of companies which includes Housing Authority Risk Retention Group, Inc.; Housing Authority Property Insurance, A Mutual Company; Housing Enterprise Insurance Company, Inc.; Housing Insurance Services, Inc. (DBA Housing Insurance Agency Services in NY and MI); Housing Specialty Insurance Company, Inc.

HAI 1004 01 14

COMMON POLICY DECLARATIONS

COMPANY NAME and ADDRESS	Housing Authority Risk Retention Group 189 Commerce Court Cheshire Connecticut 06410-0189
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NAMED INSURED:	Housing Authority of the City of Pittsburgh
MAILING ADDRESS:	200 Ross Street, 9 th Floor Pittsburgh, PA 15219

POLICY PERIOD: FROM <u>01/01/2019</u> TO <u>01/01/2020</u> 12:01 A.M. STANDARD TIME AT YOUR MAILING ADDRESS

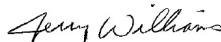
BUSINESS DESCRIPTION: Public Housing Authority

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.		
Coverage:		Premium
Commercial Automobile Coverage Part		\$
		\$
Total Due		\$
Taxes, Fees, Sur charges (specify):		\$
		\$
TOTAL PAYABLE AT INCEPTION:		\$

Payable in Installments:	Date	Amount Due	Date	Amount Due	Date	Amount Due
		\$		\$		\$
		\$		\$		\$
		\$		\$		\$
		\$		\$		\$

FORMS APPLICABLE TO ALL COVERAGE PARTS (SHOW NUMBERS):
See HACA SF - Schedule of Forms

Countersigned: 01/12/2019	By: 
(Date)	(Authorized Representative)



SCHEDULE OF FORMS

Policy Number: HGAU-578-187657-19
Insured Name: Housing Authority of the City of Pittsburgh

Common Policy Provisions

HADC-01-09-03	COMMON POLICY DECLARATIONS
HACA-SF-01-17	SCHEDULE OF FORMS

Interline Endorsements

IL 00 17 11 98	COMMON POLICY CONDITIONS
IL 00 21 09 08	NUCLEAR ENERGY LIABILITY EXCLUSION
IL 01 20 10 13	PENNSYLVANIA CHANGES-DEFENSE COSTS
IL 02 46 09 07	PENNSYLVANIA CHANGES – CANCELLATION AND NONRENEWAL

Commercial Automobile

HACA DS 09-03	BUSINESS AUTO COVERAGE PART DECLARATIONS
CA 00 01 10 13	BUSINESS AUTO COVERAGE FORM
CA 01 80 06 16	PENNSYLVANIA CHANGES
CA 03 02 10 13	DEDUCTIBLE LIABILITY COVERAGE
CA 21 92 10 13	PENNSYLVANIA UNINSURED MOTORIST COVERAGE NONSTACKED
CA 21 93 10 13	PENNSYLVANIA UNDERINSURED MOTORIST COVERAGE NONSTACKED
CA 22 37 10 13	PENNSYLVANIA BASIC FIRST PARTY BENEFIT

Policyholder Notices

HAPN 4030 03 17	IMPORTANT NOTICE TO POLICYHOLDERS – PRODUCERS COMPENSATION DISCLOSURE NOTICE
IL 09 10 07 02	PENNSYLVANIA NOTICE

This policy consists of the Common Policy Declarations and the Coverage Parts and endorsements listed in that declarations form.

In return for payment of the premium, The Housing Risk Retention Group agrees with the Named Insured to provide the insurance afforded by a Coverage Part forming part of this policy.

The Housing Risk Retention Group has executed this policy, but it is valid only if countersigned on the Common Policy Declarations by our authorized representative.

A handwritten signature in black ink that reads "Jerry Williams".

Authorized Signature

COMMON POLICY CONDITIONS

All Coverage Parts included in this policy are subject to the following conditions.

A. Cancellation

1. The first Named Insured shown in the Declarations may cancel this policy by mailing or delivering to us advance written notice of cancellation.
2. We may cancel this policy by mailing or delivering to the first Named Insured written notice of cancellation at least:
 - a. 10 days before the effective date of cancellation if we cancel for nonpayment of premium; or
 - b. 30 days before the effective date of cancellation if we cancel for any other reason.
3. We will mail or deliver our notice to the first Named Insured's last mailing address known to us.
4. Notice of cancellation will state the effective date of cancellation. The policy period will end on that date.
5. If this policy is cancelled, we will send the first Named Insured any premium refund due. If we cancel, the refund will be pro rata. If the first Named Insured cancels, the refund may be less than pro rata. The cancellation will be effective even if we have not made or offered a refund.
6. If notice is mailed, proof of mailing will be sufficient proof of notice.

B. Changes

This policy contains all the agreements between you and us concerning the insurance afforded. The first Named Insured shown in the Declarations is authorized to make changes in the terms of this policy with our consent. This policy's terms can be amended or waived only by endorsement issued by us and made a part of this policy.

C. Examination Of Your Books And Records

We may examine and audit your books and records as they relate to this policy at any time during the policy period and up to three years afterward.

D. Inspections And Surveys

1. We have the right to:
 - a. Make inspections and surveys at any time;

- b. Give you reports on the conditions we find; and

- c. Recommend changes.

2. We are not obligated to make any inspections, surveys, reports or recommendations and any such actions we do undertake relate only to insurability and the premiums to be charged. We do not make safety inspections. We do not undertake to perform the duty of any person or organization to provide for the health or safety of workers or the public. And we do not warrant that conditions:

- a. Are safe or healthful; or

- b. Comply with laws, regulations, codes or standards.

3. Paragraphs 1. and 2. of this condition apply not only to us, but also to any rating, advisory, rate service or similar organization which makes insurance inspections, surveys, reports or recommendations.

4. Paragraph 2. of this condition does not apply to any inspections, surveys, reports or recommendations we may make relative to certification, under state or municipal statutes, ordinances or regulations, of boilers, pressure vessels or elevators.

E. Premiums

The first Named Insured shown in the Declarations:

1. Is responsible for the payment of all premiums; and
2. Will be the payee for any return premiums we pay.

F. Transfer Of Your Rights And Duties Under This Policy

Your rights and duties under this policy may not be transferred without our written consent except in the case of death of an individual named insured.

If you die, your rights and duties will be transferred to your legal representative but only while acting within the scope of duties as your legal representative. Until your legal representative is appointed, anyone having proper temporary custody of your property will have your rights and duties but only with respect to that property.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NUCLEAR ENERGY LIABILITY EXCLUSION ENDORSEMENT

(Broad Form)

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTOMOBILE COVERAGE PART
COMMERCIAL GENERAL LIABILITY COVERAGE PART
FARM COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
MEDICAL PROFESSIONAL LIABILITY COVERAGE PART
OWNERS AND CONTRACTORS PROTECTIVE LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY

1. The insurance does not apply:

A. Under any Liability Coverage, to "bodily injury" or "property damage":

- (1)** With respect to which an "insured" under the policy is also an insured under a nuclear energy liability policy issued by Nuclear Energy Liability Insurance Association, Mutual Atomic Energy Liability Underwriters, Nuclear Insurance Association of Canada or any of their successors, or would be an insured under any such policy but for its termination upon exhaustion of its limit of liability; or
- (2)** Resulting from the "hazardous properties" of "nuclear material" and with respect to which **(a)** any person or organization is required to maintain financial protection pursuant to the Atomic Energy Act of 1954, or any law amendatory thereof, or **(b)** the "insured" is, or had this policy not been issued would be, entitled to indemnity from the United States of America, or any agency thereof, under any agreement entered into by the United States of America, or any agency thereof, with any person or organization.

B. Under any Medical Payments coverage, to expenses incurred with respect to "bodily injury" resulting from the "hazardous properties" of "nuclear material" and arising out of the operation of a "nuclear facility" by any person or organization.

C. Under any Liability Coverage, to "bodily injury" or "property damage" resulting from "hazardous properties" of "nuclear material", if:

- (1)** The "nuclear material" **(a)** is at any "nuclear facility" owned by, or operated by or on behalf of, an "insured" or **(b)** has been discharged or dispersed therefrom;
- (2)** The "nuclear material" is contained in "spent fuel" or "waste" at any time possessed, handled, used, processed, stored, transported or disposed of, by or on behalf of an "insured"; or
- (3)** The "bodily injury" or "property damage" arises out of the furnishing by an "insured" of services, materials, parts or equipment in connection with the planning, construction, maintenance, operation or use of any "nuclear facility", but if such facility is located within the United States of America, its territories or possessions or Canada, this exclusion **(3)** applies only to "property damage" to such "nuclear facility" and any property thereat.

2. As used in this endorsement:

"Hazardous properties" includes radioactive, toxic or explosive properties.

"Nuclear material" means "source material", "special nuclear material" or "by-product material".

"Source material", "special nuclear material", and "by-product material" have the meanings given them in the Atomic Energy Act of 1954 or in any law amendatory thereof.

"Spent fuel" means any fuel element or fuel component, solid or liquid, which has been used or exposed to radiation in a "nuclear reactor".

"Waste" means any waste material **(a)** containing "by-product material" other than the tailings or wastes produced by the extraction or concentration of uranium or thorium from any ore processed primarily for its "source material" content, and **(b)** resulting from the operation by any person or organization of any "nuclear facility" included under the first two paragraphs of the definition of "nuclear facility".

"Nuclear facility" means:

- (a)** Any "nuclear reactor";
- (b)** Any equipment or device designed or used for **(1)** separating the isotopes of uranium or plutonium, **(2)** processing or utilizing "spent fuel", or **(3)** handling, processing or packaging "waste";

- (c)** Any equipment or device used for the processing, fabricating or alloying of "special nuclear material" if at any time the total amount of such material in the custody of the "insured" at the premises where such equipment or device is located consists of or contains more than 25 grams of plutonium or uranium 233 or any combination thereof, or more than 250 grams of uranium 235;

- (d)** Any structure, basin, excavation, premises or place prepared or used for the storage or disposal of "waste";

and includes the site on which any of the foregoing is located, all operations conducted on such site and all premises used for such operations.

"Nuclear reactor" means any apparatus designed or used to sustain nuclear fission in a self-supporting chain reaction or to contain a critical mass of fissionable material.

"Property damage" includes all forms of radioactive contamination of property.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PENNSYLVANIA CHANGES – DEFENSE COSTS

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTOMOBILE COVERAGE PART
COMMERCIAL GENERAL LIABILITY COVERAGE PART
COMMERCIAL LIABILITY UMBRELLA COVERAGE PART
COMMERCIAL PROPERTY COVERAGE PART – LEGAL LIABILITY COVERAGE FORM
COMMERCIAL PROPERTY COVERAGE PART – MORTGAGEHOLDER'S ERRORS AND OMISSIONS COVERAGE FORM
ELECTRONIC DATA LIABILITY COVERAGE PART
EMPLOYMENT-RELATED PRACTICES LIABILITY COVERAGE PART
FARM COVERAGE PART
FARM UMBRELLA LIABILITY POLICY
LIQUOR LIABILITY COVERAGE PART
MEDICAL PROFESSIONAL LIABILITY COVERAGE PART
OWNERS AND CONTRACTORS PROTECTIVE LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART
PRODUCT WITHDRAWAL COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK COVERAGE PART

A. The provisions of Paragraph **B.** are added to all Insuring Agreements that set forth a duty to defend under:

1. Section **I** of the Commercial General Liability, Commercial Liability Umbrella, Electronic Data Liability, Employment-related Practices Liability, Farm, Liquor Liability, Medical Professional Liability, Owners And Contractors Protective Liability, Pollution Liability, Product Withdrawal, Products/Completed Operations Liability, Railroad Protective Liability and Underground Storage Tank Coverage Parts, Auto Dealers Coverage Form and the Farm Umbrella Liability Policy;
2. Section **II** under the Auto Dealers, Business Auto and Motor Carrier Coverage Forms;
3. Section **III** under the Auto Dealers and Motor Carrier Coverage Forms;
4. Section **A.** Coverage under the Legal Liability Coverage Form; and

5. Coverage **C** – Mortgageholder's Liability under the Mortgageholder's Errors And Omissions Coverage Form.

Paragraph **B.** also applies to any other provision in the policy that sets forth a duty to defend.

B. If we initially defend an insured ("insured") or pay for an insured's ("insured's") defense but later determine that none of the claims ("claims"), for which we provided a defense or defense costs, are covered under this insurance, we have the right to reimbursement for the defense costs we have incurred.

The right to reimbursement under this provision will only apply to the costs we have incurred after we notify you in writing that there may not be coverage and that we are reserving our rights to terminate the defense or the payment of defense costs and to seek reimbursement for defense costs.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PENNSYLVANIA CHANGES – CANCELLATION AND NONRENEWAL

This endorsement modifies insurance provided under the following:

CAPITAL ASSETS PROGRAM (OUTPUT POLICY) COVERAGE PART
 COMMERCIAL AUTOMOBILE COVERAGE PART
 COMMERCIAL GENERAL LIABILITY COVERAGE PART
 COMMERCIAL INLAND MARINE COVERAGE PART
 COMMERCIAL LIABILITY UMBRELLA COVERAGE PART
 COMMERCIAL PROPERTY COVERAGE PART
 CRIME AND FIDELITY COVERAGE PART
 EMPLOYMENT-RELATED PRACTICES LIABILITY COVERAGE PART
 EQUIPMENT BREAKDOWN COVERAGE PART
 FARM COVERAGE PART
 FARM UMBRELLA LIABILITY POLICY
 LIQUOR LIABILITY COVERAGE PART
 POLLUTION LIABILITY COVERAGE PART
 PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

- A.** The **Cancellation** Common Policy Condition is replaced by the following:

CANCELLATION

- 1.** The first Named Insured shown in the Declarations may cancel this policy by writing or giving notice of cancellation.

2. Cancellation Of Policies In Effect For Less Than 60 Days

We may cancel this policy by mailing or delivering to the first Named Insured written notice of cancellation at least 30 days before the effective date of cancellation.

3. Cancellation Of Policies In Effect For 60 Days Or More

If this policy has been in effect for 60 days or more or if this policy is a renewal of a policy we issued, we may cancel this policy only for one or more of the following reasons:

- a.** You have made a material misrepresentation which affects the insurability of the risk. Notice of cancellation will be mailed or delivered at least 15 days before the effective date of cancellation.

- b.** You have failed to pay a premium when due, whether the premium is payable directly to us or our agents or indirectly under a premium finance plan or extension of credit. Notice of cancellation will be mailed at least 15 days before the effective date of cancellation.

- c.** A condition, factor or loss experience material to insurability has changed substantially or a substantial condition, factor or loss experience material to insurability has become known during the policy period. Notice of cancellation will be mailed or delivered at least 60 days before the effective date of cancellation.

- d.** Loss of reinsurance or a substantial decrease in reinsurance has occurred, which loss or decrease, at the time of cancellation, shall be certified to the Insurance Commissioner as directly affecting in-force policies. Notice of cancellation will be mailed or delivered at least 60 days before the effective date of cancellation.

- e. Material failure to comply with policy terms, conditions or contractual duties. Notice of cancellation will be mailed or delivered at least 60 days before the effective date of cancellation.
- f. Other reasons that the Insurance Commissioner may approve. Notice of cancellation will be mailed or delivered at least 60 days before the effective date of cancellation.

This policy may also be cancelled from inception upon discovery that the policy was obtained through fraudulent statements, omissions or concealment of facts material to the acceptance of the risk or to the hazard assumed by us.

- 4. We will mail or deliver our notice to the first Named Insured's last mailing address known to us. Notice of cancellation will state the specific reasons for cancellation.
- 5. Notice of cancellation will state the effective date of cancellation. The policy period will end on that date.
- 6. If this policy is cancelled, we will send the first Named Insured any premium refund due. If we cancel, the refund will be pro rata and will be returned within 10 business days after the effective date of cancellation. If the first Named Insured cancels, the refund may be less than pro rata and will be returned within 30 days after the effective date of cancellation. The cancellation will be effective even if we have not made or offered a refund.

- 7. If notice is mailed, it will be by registered or first class mail. Proof of mailing will be sufficient proof of notice.

B. The following are added and supersede any provisions to the contrary:

1. Nonrenewal

If we decide not to renew this policy, we will mail or deliver written notice of nonrenewal, stating the specific reasons for nonrenewal, to the first Named Insured at least 60 days before the expiration date of the policy.

2. Increase Of Premium

If we increase your renewal premium, we will mail or deliver to the first Named Insured written notice of our intent to increase the premium at least 30 days before the effective date of the premium increase.

Any notice of nonrenewal or renewal premium increase will be mailed or delivered to the first Named Insured's last known address. If notice is mailed, it will be by registered or first class mail. Proof of mailing will be sufficient proof of notice.

POLICY NUMBER: HGAU-578-187657-19
ISSUE DATE: 01/12/2019

COMMERCIAL AUTO
HACA-DS-09-03

BUSINESS AUTO COVERAGE PART DECLARATIONS

Housing Authority Risk Retention Group Inc.
189 Commerce Court
Cheshire Connecticut 06410-0189

ITEM ONE

NAMED INSURED:	Housing Authority of the City of Pittsburgh
MAILING ADDRESS:	200 Ross Street, 9 th Floor
	Pittsburgh, PA 15219

POLICY PERIOD:	From	01/01/2019	To	01/01/2020	12:01 A.M. Standard Time at your mailing address shown above.
PREVIOUS POLICY NUMBER:	HGAU-578-178017-18				

THE BUSINESS AUTO COVERAGE PART CONSISTS OF THESE DECLARATIONS AND THE ATTACHED BUSINESS AUTO COVERAGE FORM, OTHER COVERAGE FORM(S), SCHEDULE(S) AND ENDORSEMENTS. IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

*ESTIMATED TOTAL PREMIUM				\$
Premium shown is payable:	At inception.			\$
	Each installment	On:		\$
		On:		\$
		On:		\$

Audit period (if applicable)	<input checked="" type="checkbox"/> Annually	<input type="checkbox"/> Semi-annually	<input type="checkbox"/> Quarterly	<input type="checkbox"/> Monthly
*This policy may be subject to final audit.				

ENDORSEMENTS ATTACHED TO THIS POLICY:

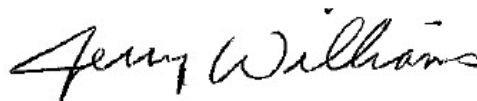
See attached SCHEDULE OF FORMS -HACA-SF-09-03

COUNTERSIGNED

01/12/2019

(Date)

BY



(Authorized Representative)

ITEM TWO	POLICY NUMBER: HGAU-578-187657-19
SCHEDULE OF COVERAGES AND COVERED AUTOS	NAMED INSURED: Housing Authority of the City of Pittsburgh

This policy provides only those coverages where a charge is shown in the premium column below. Each of these coverages will apply only to those "autos" shown as covered "autos". "Autos" are shown as covered "autos" for a particular coverage by the entry of one or more of the symbols from the Covered Autos Section of the Business Auto Coverage Form next to the name of the coverage.

COVERAGES	COVERED AUTOS (Entry of one or more of the symbols from the Covered Autos Section of the Business Auto Coverage Form shows which autos are covered autos.)	LIMIT OF INSURANCE THE MOST WE WILL PAY FOR ANY ONE ACCIDENT OR LOSS	PREMIUM
LIABILITY	1	\$ 1,000,000 Combined Single Limit	\$
HIRED NON-OWNED AUTO- MOBILE	Symbol Included with Liability	Limit Included with Liability	\$
PERSONAL INJURY PROTECTION (or equivalent No- fault Coverage)	5	SEPARATELY STATED IN EACH P.I.P. ENDORSEMENT MINUS \$ DED.	\$
ADDED PERSONAL INJURY PROTECTION (or equivalent added No-fault Coverage)	Not Covered	SEPARATELY STATED IN EACH ADDED P.I.P. ENDORSEMENT.	\$
PROPERTY PROTECTION INSURANCE (Michigan only)	Not Covered	SEPARATELY STATED IN THE P.P.I. ENDORSEMENT MINUS \$ DED. FOR EACH ACCIDENT.	\$
AUTO MEDICAL PAYMENTS	Not Covered	\$	\$
MEDICAL EXPENSE AND INCOME LOSS BENEFITS (Virginia only)	Not Covered	SEPARATELY STATED IN EACH MEDICAL EXPENSE AND INCOME LOSS BENEFITS ENDORSEMENT.	\$
UNINSURED MOTORISTS UNDERINSURED MOTORISTS	2	\$1,000,000	\$
UNDERINSURED MOTORISTS (When not included in Uninsured Motorists Coverage)	2	\$	
PHYSICAL DAMAGE COMPREHENSIVE COVERAGE	Not Covered	ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS \$ 500 DED. FOR EACH COVERED AUTO, BUT NO DEDUCTIBLE APPLIES TO LOSS CAUSED BY FIRE OR LIGHTNING. See ITEM FOUR For Hired Or Borrowed "Autos".	\$
PHYSICAL DAMAGE SPECIFIED CAUSES OF LOSS COVERAGE	Not Covered	ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS \$ DED. FOR EACH COVERED AUTO FOR LOSS CAUSED BY MISCHIEF OR VANDALISM. See ITEM FOUR For Hired Or Borrowed "Autos".	\$
PHYSICAL DAMAGE COLLISION COVERAGE	Not Covered	ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS \$ 500 DED. FOR EACH COVERED AUTO. See ITEM FOUR For Hired Or Borrowed "Autos".	\$
PHYSICAL DAMAGE TOWING AND LABOR	Not Covered	\$ For Each Disablement Of A Private Passenger "Auto".	\$
PREMIUM FOR ENDORSEMENTS			\$
*ESTIMATED TOTAL PREMIUM			\$0

*This policy may be subject to final audit.

ITEM THREE	POLICY NUMBER: HGAU-578-187657-19
SCHEDULE OF COVERED AUTOS	NAMED INSURED: Housing Authority of the City of Pittsburgh

Vehicle #	Vehicle Year	Vehicle Make	Vehicle Model	Vehicle VIN #
1	1996	Chevy	Pass Van	1GAHG39K9TF106316
2	2002	Chevy	G30 Car-go Van	1GCHG39R921145598
3	2002	Chevy	G-30 Cargo Van	1GCHG39RX21145027
4	1997	FORD	pICKUP	1FDKF38G1VEC75943
5	2004	FORD		1FTZR45E04TA17846
6	2004	CHEVRO-LET		1GCGG25V041175651
7	2004	FORD		1FDAF57P74EC56997
8	2006	CASE	BACKHOE	N6C403350
9	2005	GMC	BOX VAN	1GDJG31U851109998
10	2001	FORD	VAN	1FTSE34L91HA39530
11	2008	Ford	E250 Van	1FTNE24W76DA76790
12	2008	Ford	E250 Van	1FTNE24W08DA76789
13	2008	Ford	E250 Van	1FTNE24W98DA76791
14	2008	Ford	E250 VAn	1FTNE24W98DA76788

15	2008	FORD	RANGER	1FTYR15E98PA64494
16	2008	FORD	RANGER	1FTYR15EX8PA64486
17	2008	FORD	RANGER	1FTYR15E78PA64493
18	2008	FORD	RANGER	1FTYR15E38PA64488
19	2008	FORD	RANGER	1FTYR15E58PA64492
20	2008	FORD	RANGER	1FTYR15E18PA64490
21	2008	FORD	RANGER	1FTYR15E38PA64491
22	2008	FORD	RANGER	1FTYR15E58PA64489
23	2008	FORD	RANGER	1FTYR15E18PA64487
24	2008	CHEVY	IMPALA	2G1WB58K781213575
25	2008	DODGE	CARAVAN	1D8HN44H38B143599
26	2008	FORD	VAN	1FTNS24L98DA76787
27	2008	FORD	STAKE BODY	1FDXF46Y38ED51254
28	2011	FORD	F350	1FTBF3B68BEB43522
29	2011	FORD	F350	1FT7W3B60BEB43536
30	2011	FORD	F350	1FTBF3B65BEB43526

31	2011	FORD	F350	1FTBF3B61BEB43524
32	2011	FORD	F350	1FTBF3B66BEB43521
33	2011	FORD	F350	1FTBF3B6XBEB43523
34	2011	FORD	F350	1FTBF3B63BEB43525
35	2011	FORD	F350	IFT8W3B69BEB82484
36	2011	FORD	ESCAPE	1FMCU9C71BKB36123
37	2011	FORD	ESCAPE	IFMCU9C7XBKB36122
38	2011	FORD	ESCAPE	IFMCU9C73BKB36124
39	2011	FORD	F550 DUMP	1FDUF5HTXBEB43535
40	2011	FORD	F450	1FDUF4HY1BEB59340
41	2011	FORD	F350 DUMP	1FT8W3B60BEB82485
42	2011	FORD	F450 DUMP	1FDUF4HY4BEB54178
43	2011	FORD	F450 DUMP	1FDUF4HY3BEB59341
44	2011	CHEVY	VAN	1GCZGTCGXB1118504
45	2011	CHEVY	VAN	1GCZGTCG5B1118216
46	2011	CHEVY	VAN	1GCZGTCG9B1118719
47	2011	CHEVY	VAN	1GCZGTCG2B1117542

48	2011	CHEVY	VAN	IGCZGTCG4B1118448
49	2011	CHEVY	VAN	1GCZGTCG8B1118064
50	2011	CHEVY	VAN	1GCZGTCG4B1117994
51	2011	CHEVY	VAN	1GCZGTCGXB1119149
52	2011	CHEVY	VAN	1GCZGTCG5B1117616
53	2013	FORD	EXPLOR- ER	1FM5K8D81DGC87078
54	2013	FORD	F350	1FT7X3B68DEB30324
55	2013	FORD	F350	1FT7X3B63DEB30327
56	2013	FORD	F350	1FT7X3B6XDEB30325
57	2013	FORD	F350	1FT7X3B65DEB30328
58	2013	FORD	F350	1FT7X3B6TDEB30329
59	2013	FORD	350	1FT7X3B64DEB30323
60	2013	FORD	F350	1FT7X3B64DEB30322
61	2013	Chevy	Cutaway	1GB6G6CG5D1173311
62	2013	FORD	F350	1FT7X3B61DEB30326
63	2013	Chevy	Express Van	1GCZGTCG5D1174305

64	2013	CHEVY	EXPRESS VAN	1GCZGTCG3D1173914
65	2013	CHEVY	EXPRESS VAN	1GCZGTCG3D1173153
66	2013	CHEVY	EXPRESS VAN	1GCZGTCG8D1173438
67	2013	CHEVY	EXPRESS VAN	1GCZGTCG6D1172434
68	2013	CHEVY	EXPRESS VAN	1GCZGTCG8D1172516
69	2015	CHEVY	EQUINOX	2GNFLEEK3F6249604
70	2015	CHEVY	EQUINOX	2GNFLEEK6F6251086
71	2015	CHEVY	EQUINOX	2GNFLEEK4F6248784
72	2015	CHEVY	EQUINOX	2GNFLEEK9F6248781
73	2015	CASE	BACKHOE	NEC706614
74	2015	FORD	CARGO VAN	1FTNR1CM8FKA59536
75	2015	FORD	CARGO VAN	1FTNR1CM1FKA59538
76	2015	FORD	CARGO VAN	1FTNR1CM3FKA59539
77	2015	FORD	CARGO VAN	1FTNR1CMXFKA59540
78	2015	FORD	CARGO VAN	1FTNR1CM1FKA59541
79	2015	FORD	CARGO VAN	1FTNR1CM5FKA59543
80	2015	CHEVY	SIL- VERADO	1GCNKPEH2FZ234779

81	2015	CHEVY	SIL- VERADO	1GCNKPEH2FZ232594
82	2015	CHEVY	SIL- VERADO	1GCNKPEH7FZ235541
83	2015	CHEVY	SIL- VERADO	1GCNKPEH7FZ234647
84	2015	FORD	CARGO VAN	1FTNR1CMXFKA59537
85	2015	FORD	CARGO VAN	1FTNR1CM3FKA59542
86	2015	FORD	CARGO VAN	1FTNR1CM7FKA59544
87	2015	FORD	CARGO VAN	1FTNR1CM9FKA59545
88	2015	FORD	CARGO VAN	1FTNR1CM0FKA59546
89	2015	FORD	CARGO VAN	1FTNR1CM2FKA59547
90	2017	FORD	F250	IFTBF2B68HEC16178
91	2017	FORD	F250	1FT7X2B62HEC16180
92	2017	FORD	F250	1FTBF2B69HEC25634
93	2017	FORD	TRANSIT	1FTYR1CM8HKA50139
94	2017	FORD	F350	1FDRF3H60HEC16179
95	2017	FORD	F350	1FDRF3H65HEC16128
96	2017	FORD	TRANSIT	1FTYR1CM6HKA50138

97	2017	FORD	ESCAPE	1FMCU9GD0HUE76103
98	2017	FORD	ESCAPE	1FMCU9GD2HUE76104
99	2017	FORD	ESCAPE	1FMCU9GD4HUE76105
100	2018	FORD	F150	1FTMF1EB0JKC04402
101	2018	FORD	F150	1FTMF1EB9JKC04401
102	2017	FORD	F250	1FT7X2B6XHEE34190
103	2017	FORD	F250	1FT7X2B63HEE34189
104	2017	FORD	F250	1FT7X2B61HEE34191
105	2017	FORD	F250	1FT7X2B63HEE34192
106	2017	FORD	TRANSIT	1FMZK1CM4HKB56544
107	2018	FORD	ESCAPE	1FMCU9GD8JUA51122
108	2017	FORD	TRANSIT	NM0LS7E79H1336089
109	2017	FORD	TRANSIT	NM0LS7E79H1337288
110	2017	FORD	TRANSIT	NM0LS7E76H1318097
111	2017	FORD	TRANSIT	NM0LS7E74H1333231
112	2017	FORD	TRANSIT	NM0LS7E77H1336091
113	2018	FORD	ESCAPE	1FMCU9GD8JUB07107

ITEM FOUR SCHEDULE OF HIRED OR BORROWED COVERED AUTO COVERAGE AND PREMIUMS	POLICY NUMBER: HGAU-578-187657-19 NAMED INSURED: Housing Authority of the City of Pittsburgh
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LIABILITY COVERAGE – RATING BASIS, COST OF HIRE				
STATE	ESTIMATED COST OF HIRE FOR EACH STATE	RATE PER EACH \$100 COST OF HIRE	FACTOR (If Liability Coverage Is Prima- ry)	PREMIUM
PA	\$ If Any	\$		\$ Included
TOTAL PREMIUM				\$ Included

Cost of hire means the total amount you incur for the hire of "autos" you don't own (not including "autos" you borrow or rent from your partners or "employees" or their family members). Cost of hire does not include charges for services performed by motor carriers of property or passengers.

ITEM FIVE SCHEDULE FOR NON-OWNERSHIP LIABILITY	POLICY NUMBER: HGAU-578-187657-19 NAMED INSURED: Housing Authority of the City of Pittsburgh
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NAMED INSURED'S BUSINESS	RATING BASIS	NUMBER	PREMIUM
Other Than A Social Service Agency	Number Of Employees		\$ Included
	Number Of Partners		\$
Social Service Agency	Number Of Employees		\$
	Number Of Volunteers		\$
TOTAL			\$ Included

BUSINESS AUTO COVERAGE FORM

Various provisions in this policy restrict coverage. Read the entire policy carefully to determine rights, duties and what is and is not covered.

Throughout this policy the words "you" and "your" refer to the Named Insured shown in the Declarations. The words "we", "us" and "our" refer to the company providing this insurance.

Other words and phrases that appear in quotation marks have special meaning. Refer to Section V – Definitions.

SECTION I – COVERED AUTOS

Item Two of the Declarations shows the "autos" that are covered "autos" for each of your coverages. The following numerical symbols describe the "autos" that may be covered "autos". The symbols entered next to a coverage on the Declarations designate the only "autos" that are covered "autos".

A. Description Of Covered Auto Designation Symbols

Symbol	Description Of Covered Auto Designation Symbols	
1	Any "Auto"	
2	Owned "Autos" Only	Only those "autos" you own (and for Covered Autos Liability Coverage any "trailers" you don't own while attached to power units you own). This includes those "autos" you acquire ownership of after the policy begins.
3	Owned Private Passenger "Autos" Only	Only the private passenger "autos" you own. This includes those private passenger "autos" you acquire ownership of after the policy begins.
4	Owned "Autos" Other Than Private Passenger "Autos" Only	Only those "autos" you own that are not of the private passenger type (and for Covered Autos Liability Coverage any "trailers" you don't own while attached to power units you own). This includes those "autos" not of the private passenger type you acquire ownership of after the policy begins.
5	Owned "Autos" Subject To No-fault	Only those "autos" you own that are required to have no-fault benefits in the state where they are licensed or principally garaged. This includes those "autos" you acquire ownership of after the policy begins provided they are required to have no-fault benefits in the state where they are licensed or principally garaged.
6	Owned "Autos" Subject To A Compulsory Uninsured Motorists Law	Only those "autos" you own that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those "autos" you acquire ownership of after the policy begins provided they are subject to the same state uninsured motorists requirement.
7	Specifically Described "Autos"	Only those "autos" described in Item Three of the Declarations for which a premium charge is shown (and for Covered Autos Liability Coverage any "trailers" you don't own while attached to any power unit described in Item Three).
8	Hired "Autos" Only	Only those "autos" you lease, hire, rent or borrow. This does not include any "auto" you lease, hire, rent or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households.
9	Non-owned "Autos" Only	Only those "autos" you do not own, lease, hire, rent or borrow that are used in connection with your business. This includes "autos" owned by your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households but only while used in your business or your personal affairs.

19	Mobile Equipment Subject To Compulsory Or Financial Responsibility Or Other Motor Vehicle Insurance Law Only	Only those "autos" that are land vehicles and that would qualify under the definition of "mobile equipment" under this policy if they were not subject to a compulsory or financial responsibility law or other motor vehicle insurance law where they are licensed or principally garaged.
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B. Owned Autos You Acquire After The Policy Begins

1. If Symbols **1, 2, 3, 4, 5, 6** or **19** are entered next to a coverage in Item Two of the Declarations, then you have coverage for "autos" that you acquire of the type described for the remainder of the policy period.
2. But, if Symbol **7** is entered next to a coverage in Item Two of the Declarations, an "auto" you acquire will be a covered "auto" for that coverage only if:
 - a. We already cover all "autos" that you own for that coverage or it replaces an "auto" you previously owned that had that coverage; and
 - b. You tell us within 30 days after you acquire it that you want us to cover it for that coverage.

C. Certain Trailers, Mobile Equipment And Temporary Substitute Autos

If Covered Autos Liability Coverage is provided by this Coverage Form, the following types of vehicles are also covered "autos" for Covered Autos Liability Coverage:

1. "Trailers" with a load capacity of 2,000 pounds or less designed primarily for travel on public roads.
2. "Mobile equipment" while being carried or towed by a covered "auto".
3. Any "auto" you do not own while used with the permission of its owner as a temporary substitute for a covered "auto" you own that is out of service because of its:
 - a. Breakdown;
 - b. Repair;
 - c. Servicing;
 - d. "Loss"; or
 - e. Destruction.

SECTION II – COVERED AUTOS LIABILITY COVERAGE

A. Coverage

We will pay all sums an "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, caused by an "accident" and resulting from the ownership, maintenance or use of a covered "auto".

We will also pay all sums an "insured" legally must pay as a "covered pollution cost or expense" to which this insurance applies, caused by an "accident" and resulting from the ownership, maintenance or use of covered "autos". However, we will only pay for the "covered pollution cost or expense" if there is either "bodily injury" or "property damage" to which this insurance applies that is caused by the same "accident".

We have the right and duty to defend any "insured" against a "suit" asking for such damages or a "covered pollution cost or expense". However, we have no duty to defend any "insured" against a "suit" seeking damages for "bodily injury" or "property damage" or a "covered pollution cost or expense" to which this insurance does not apply. We may investigate and settle any claim or "suit" as we consider appropriate. Our duty to defend or settle ends when the Covered Autos Liability Coverage Limit of Insurance has been exhausted by payment of judgments or settlements.

1. Who Is An Insured

The following are "insureds":

- a. You for any covered "auto".
- b. Anyone else while using with your permission a covered "auto" you own, hire or borrow except:
 - (1) The owner or anyone else from whom you hire or borrow a covered "auto".

This exception does not apply if the covered "auto" is a "trailer" connected to a covered "auto" you own.

- (2) Your "employee" if the covered "auto" is owned by that "employee" or a member of his or her household.
 - (3) Someone using a covered "auto" while he or she is working in a business of selling, servicing, repairing, parking or storing "autos" unless that business is yours.
 - (4) Anyone other than your "employees", partners (if you are a partnership), members (if you are a limited liability company) or a lessee or borrower or any of their "employees", while moving property to or from a covered "auto".
 - (5) A partner (if you are a partnership) or a member (if you are a limited liability company) for a covered "auto" owned by him or her or a member of his or her household.
- c. Anyone liable for the conduct of an "insured" described above but only to the extent of that liability.

2. Coverage Extensions

a. Supplementary Payments

We will pay for the "insured":

- (1) All expenses we incur.
- (2) Up to \$2,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.
- (3) The cost of bonds to release attachments in any "suit" against the "insured" we defend, but only for bond amounts within our Limit of Insurance.
- (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$250 a day because of time off from work.
- (5) All court costs taxed against the "insured" in any "suit" against the "insured" we defend. However, these payments do not include attorneys' fees or attorneys' expenses taxed against the "insured".
- (6) All interest on the full amount of any judgment that accrues after entry of the judgment in any "suit" against the "insured" we defend, but our duty to pay interest ends when we have paid, offered to pay or deposited in court the part of the judgment that is within our Limit of Insurance.

These payments will not reduce the Limit of Insurance.

b. Out-of-state Coverage Extensions

While a covered "auto" is away from the state where it is licensed, we will:

- (1) Increase the Limit of Insurance for Covered Autos Liability Coverage to meet the limits specified by a compulsory or financial responsibility law of the jurisdiction where the covered "auto" is being used. This extension does not apply to the limit or limits specified by any law governing motor carriers of passengers or property.
- (2) Provide the minimum amounts and types of other coverages, such as no-fault, required of out-of-state vehicles by the jurisdiction where the covered "auto" is being used.

We will not pay anyone more than once for the same elements of loss because of these extensions.

B. Exclusions

This insurance does not apply to any of the following:

1. Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the "insured".

2. Contractual

Liability assumed under any contract or agreement.

But this exclusion does not apply to liability for damages:

- a. Assumed in a contract or agreement that is an "insured contract", provided the "bodily injury" or "property damage" occurs subsequent to the execution of the contract or agreement; or
- b. That the "insured" would have in the absence of the contract or agreement.

3. Workers' Compensation

Any obligation for which the "insured" or the "insured's" insurer may be held liable under any workers' compensation, disability benefits or unemployment compensation law or any similar law.

4. Employee Indemnification And Employer's Liability

"Bodily injury" to:

- a. An "employee" of the "insured" arising out of and in the course of:
 - (1) Employment by the "insured"; or
 - (2) Performing the duties related to the conduct of the "insured's" business; or
- b. The spouse, child, parent, brother or sister of that "employee" as a consequence of Paragraph a. above.

This exclusion applies:

- (1) Whether the "insured" may be liable as an employer or in any other capacity; and
- (2) To any obligation to share damages with or repay someone else who must pay damages because of the injury.

But this exclusion does not apply to "bodily injury" to domestic "employees" not entitled to workers' compensation benefits or to liability assumed by the "insured" under an "insured contract". For the purposes of the Coverage Form, a domestic "employee" is a person engaged in household or domestic work performed principally in connection with a residence premises.

5. Fellow Employee

"Bodily injury" to:

- a. Any fellow "employee" of the "insured" arising out of and in the course of the fellow "employee's" employment or while performing duties related to the conduct of your business; or
- b. The spouse, child, parent, brother or sister of that fellow "employee" as a consequence of Paragraph a. above.

6. Care, Custody Or Control

"Property damage" to or "covered pollution cost or expense" involving property owned or transported by the "insured" or in the "insured's" care, custody or control. But this exclusion does not apply to liability assumed under a sidetrack agreement.

7. Handling Of Property

"Bodily injury" or "property damage" resulting from the handling of property:

- a. Before it is moved from the place where it is accepted by the "insured" for movement into or onto the covered "auto"; or

- b. After it is moved from the covered "auto" to the place where it is finally delivered by the "insured".

8. Movement Of Property By Mechanical Device

"Bodily injury" or "property damage" resulting from the movement of property by a mechanical device (other than a hand truck) unless the device is attached to the covered "auto".

9. Operations

"Bodily injury" or "property damage" arising out of the operation of:

- a. Any equipment listed in Paragraphs 6.b. and 6.c. of the definition of "mobile equipment"; or
- b. Machinery or equipment that is on, attached to or part of a land vehicle that would qualify under the definition of "mobile equipment" if it were not subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged.

10. Completed Operations

"Bodily injury" or "property damage" arising out of your work after that work has been completed or abandoned.

In this exclusion, your work means:

- a. Work or operations performed by you or on your behalf; and
- b. Materials, parts or equipment furnished in connection with such work or operations.

Your work includes warranties or representations made at any time with respect to the fitness, quality, durability or performance of any of the items included in Paragraph a. or b. above.

Your work will be deemed completed at the earliest of the following times:

- (1) When all of the work called for in your contract has been completed;
- (2) When all of the work to be done at the site has been completed if your contract calls for work at more than one site; or
- (3) When that part of the work done at a job site has been put to its intended use by any person or organization other than another contractor or subcontractor working on the same project.

Work that may need service, maintenance, correction, repair or replacement, but which is otherwise complete, will be treated as completed.

11. Pollution

"Bodily injury" or "property damage" arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants":

- a. That are, or that are contained in any property that is:
 - (1) Being transported or towed by, handled or handled for movement into, onto or from the covered "auto";
 - (2) Otherwise in the course of transit by or on behalf of the "insured"; or
 - (3) Being stored, disposed of, treated or processed in or upon the covered "auto";
- b. Before the "pollutants" or any property in which the "pollutants" are contained are moved from the place where they are accepted by the "insured" for movement into or onto the covered "auto"; or
- c. After the "pollutants" or any property in which the "pollutants" are contained are moved from the covered "auto" to the place where they are finally delivered, disposed of or abandoned by the "insured".

Paragraph a. above does not apply to fuels, lubricants, fluids, exhaust gases or other similar "pollutants" that are needed for or result from the normal electrical, hydraulic or mechanical functioning of the covered "auto" or its parts if:

- (1) The "pollutants" escape, seep, migrate or are discharged, dispersed or released directly from an "auto" part designed by its manufacturer to hold, store, receive or dispose of such "pollutants"; and
- (2) The "bodily injury", "property damage" or "covered pollution cost or expense" does not arise out of the operation of any equipment listed in Paragraphs 6.b. and 6.c. of the definition of "mobile equipment".

Paragraphs b. and c. above of this exclusion do not apply to "accidents" that occur away from premises owned by or rented to an "insured" with respect to "pollutants" not in or upon a covered "auto" if:

- (a) The "pollutants" or any property in which the "pollutants" are contained are upset, overturned or damaged as a result of the maintenance or use of a covered "auto"; and
- (b) The discharge, dispersal, seepage, migration, release or escape of the "pollutants" is caused directly by such upset, overturn or damage.

12. War

"Bodily injury" or "property damage" arising directly or indirectly out of:

- a. War, including undeclared or civil war;
- b. Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or
- c. Insurrection, rebellion, revolution, usurped power or action taken by governmental authority in hindering or defending against any of these.

13. Racing

Covered "autos" while used in any professional or organized racing or demolition contest or stunting activity, or while practicing for such contest or activity. This insurance also does not apply while that covered "auto" is being prepared for such a contest or activity.

C. Limit Of Insurance

Regardless of the number of covered "autos", "insureds", premiums paid, claims made or vehicles involved in the "accident", the most we will pay for the total of all damages and "covered pollution cost or expense" combined resulting from any one "accident" is the Limit Of Insurance for Covered Autos Liability Coverage shown in the Declarations.

All "bodily injury", "property damage" and "covered pollution cost or expense" resulting from continuous or repeated exposure to substantially the same conditions will be considered as resulting from one "accident".

No one will be entitled to receive duplicate payments for the same elements of "loss" under this Coverage Form and any Medical Payments Coverage endorsement, Uninsured Motorists Coverage endorsement or Underinsured Motorists Coverage endorsement attached to this Coverage Part.

SECTION III – PHYSICAL DAMAGE COVERAGE

A. Coverage

1. We will pay for "loss" to a covered "auto" or its equipment under:

- a. **Comprehensive Coverage**

From any cause except:

- (1) The covered "auto's" collision with another object; or
 - (2) The covered "auto's" overturn.

- b. **Specified Causes Of Loss Coverage**

Caused by:

- (1) Fire, lightning or explosion;
 - (2) Theft;
 - (3) Windstorm, hail or earthquake;
 - (4) Flood;
 - (5) Mischief or vandalism; or
 - (6) The sinking, burning, collision or derailment of any conveyance transporting the covered "auto".

- c. **Collision Coverage**

Caused by:

- (1) The covered "auto's" collision with another object; or
 - (2) The covered "auto's" overturn.

2. **Towing**

We will pay up to the limit shown in the Declarations for towing and labor costs incurred each time a covered "auto" of the private passenger type is disabled. However, the labor must be performed at the place of disablement.

3. **Glass Breakage – Hitting A Bird Or Animal – Falling Objects Or Missiles**

If you carry Comprehensive Coverage for the damaged covered "auto", we will pay for the following under Comprehensive Coverage:

- a. Glass breakage;
 - b. "Loss" caused by hitting a bird or animal; and
 - c. "Loss" caused by falling objects or missiles.

However, you have the option of having glass breakage caused by a covered "auto's" collision or overturn considered a "loss" under Collision Coverage.

4. **Coverage Extensions**

- a. **Transportation Expenses**

We will pay up to \$20 per day, to a maximum of \$600, for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes Of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 48 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".

- b. **Loss Of Use Expenses**

For Hired Auto Physical Damage, we will pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver under a written rental contract or agreement. We will pay for loss of use expenses if caused by:

- (1) Other than collision only if the Declarations indicates that Comprehensive Coverage is provided for any covered "auto";
 - (2) Specified Causes Of Loss only if the Declarations indicates that Specified Causes Of Loss Coverage is provided for any covered "auto"; or

- (3) Collision only if the Declarations indicates that Collision Coverage is provided for any covered "auto".

However, the most we will pay for any expenses for loss of use is \$20 per day, to a maximum of \$600.

B. Exclusions

1. We will not pay for "loss" caused by or resulting from any of the following. Such "loss" is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the "loss".

a. Nuclear Hazard

- (1) The explosion of any weapon employing atomic fission or fusion; or
- (2) Nuclear reaction or radiation, or radioactive contamination, however caused.

b. War Or Military Action

- (1) War, including undeclared or civil war;
- (2) Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or
- (3) Insurrection, rebellion, revolution, usurped power or action taken by governmental authority in hindering or defending against any of these.

2. We will not pay for "loss" to any covered "auto" while used in any professional or organized racing or demolition contest or stunting activity, or while practicing for such contest or activity. We will also not pay for "loss" to any covered "auto" while that covered "auto" is being prepared for such a contest or activity.

3. We will not pay for "loss" due and confined to:
- a. Wear and tear, freezing, mechanical or electrical breakdown.
- b. Blowouts, punctures or other road damage to tires.

This exclusion does not apply to such "loss" resulting from the total theft of a covered "auto".

4. We will not pay for "loss" to any of the following:
- a. Tapes, records, discs or other similar audio, visual or data electronic devices designed for use with audio, visual or data electronic equipment.

- b. Any device designed or used to detect speed-measuring equipment, such as radar or laser detectors, and any jamming apparatus intended to elude or disrupt speed-measuring equipment.

- c. Any electronic equipment, without regard to whether this equipment is permanently installed, that reproduces, receives or transmits audio, visual or data signals.

- d. Any accessories used with the electronic equipment described in Paragraph c. above.

5. Exclusions 4.c. and 4.d. do not apply to equipment designed to be operated solely by use of the power from the "auto's" electrical system that, at the time of "loss", is:

- a. Permanently installed in or upon the covered "auto";
- b. Removable from a housing unit which is permanently installed in or upon the covered "auto";
- c. An integral part of the same unit housing any electronic equipment described in Paragraphs a. and b. above; or
- d. Necessary for the normal operation of the covered "auto" or the monitoring of the covered "auto's" operating system.

6. We will not pay for "loss" to a covered "auto" due to "diminution in value".

C. Limits Of Insurance

1. The most we will pay for:

- a. "Loss" to any one covered "auto" is the lesser of:

- (1) The actual cash value of the damaged or stolen property as of the time of the "loss"; or
- (2) The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality.

- b. All electronic equipment that reproduces, receives or transmits audio, visual or data signals in any one "loss" is \$1,000, if, at the time of "loss", such electronic equipment is:

- (1) Permanently installed in or upon the covered "auto" in a housing, opening or other location that is not normally used by the "auto" manufacturer for the installation of such equipment;

- (2) Removable from a permanently installed housing unit as described in Paragraph **b.(1)** above; or
 - (3) An integral part of such equipment as described in Paragraphs **b.(1)** and **b.(2)** above.
2. An adjustment for depreciation and physical condition will be made in determining actual cash value in the event of a total "loss".
 3. If a repair or replacement results in better than like kind or quality, we will not pay for the amount of the betterment.

D. Deductible

For each covered "auto", our obligation to pay for, repair, return or replace damaged or stolen property will be reduced by the applicable deductible shown in the Declarations. Any Comprehensive Coverage deductible shown in the Declarations does not apply to "loss" caused by fire or lightning.

SECTION IV – BUSINESS AUTO CONDITIONS

The following conditions apply in addition to the Common Policy Conditions:

A. Loss Conditions

1. Appraisal For Physical Damage Loss

If you and we disagree on the amount of "loss", either may demand an appraisal of the "loss". In this event, each party will select a competent appraiser. The two appraisers will select a competent and impartial umpire. The appraisers will state separately the actual cash value and amount of "loss". If they fail to agree, they will submit their differences to the umpire. A decision agreed to by any two will be binding. Each party will:

- a. Pay its chosen appraiser; and
- b. Bear the other expenses of the appraisal and umpire equally.

If we submit to an appraisal, we will still retain our right to deny the claim.

2. Duties In The Event Of Accident, Claim, Suit Or Loss

We have no duty to provide coverage under this policy unless there has been full compliance with the following duties:

- a. In the event of "accident", claim, "suit" or "loss", you must give us or our authorized representative prompt notice of the "accident" or "loss". Include:
 - (1) How, when and where the "accident" or "loss" occurred;

- (2) The "insured's" name and address; and
- (3) To the extent possible, the names and addresses of any injured persons and witnesses.

b. Additionally, you and any other involved "insured" must:

- (1) Assume no obligation, make no payment or incur no expense without our consent, except at the "insured's" own cost.
- (2) Immediately send us copies of any request, demand, order, notice, summons or legal paper received concerning the claim or "suit".
- (3) Cooperate with us in the investigation or settlement of the claim or defense against the "suit".
- (4) Authorize us to obtain medical records or other pertinent information.
- (5) Submit to examination, at our expense, by physicians of our choice, as often as we reasonably require.

c. If there is "loss" to a covered "auto" or its equipment, you must also do the following:

- (1) Promptly notify the police if the covered "auto" or any of its equipment is stolen.
- (2) Take all reasonable steps to protect the covered "auto" from further damage. Also keep a record of your expenses for consideration in the settlement of the claim.
- (3) Permit us to inspect the covered "auto" and records proving the "loss" before its repair or disposition.
- (4) Agree to examinations under oath at our request and give us a signed statement of your answers.

3. Legal Action Against Us

No one may bring a legal action against us under this Coverage Form until:

- a. There has been full compliance with all the terms of this Coverage Form; and
- b. Under Covered Autos Liability Coverage, we agree in writing that the "insured" has an obligation to pay or until the amount of that obligation has finally been determined by judgment after trial. No one has the right under this policy to bring us into an action to determine the "insured's" liability.

4. Loss Payment – Physical Damage Coverages

At our option, we may:

- a. Pay for, repair or replace damaged or stolen property;
- b. Return the stolen property, at our expense. We will pay for any damage that results to the "auto" from the theft; or
- c. Take all or any part of the damaged or stolen property at an agreed or appraised value.

If we pay for the "loss", our payment will include the applicable sales tax for the damaged or stolen property.

5. Transfer Of Rights Of Recovery Against Others To Us

If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us. That person or organization must do everything necessary to secure our rights and must do nothing after "accident" or "loss" to impair them.

B. General Conditions

1. Bankruptcy

Bankruptcy or insolvency of the "insured" or the "insured's" estate will not relieve us of any obligations under this Coverage Form.

2. Concealment, Misrepresentation Or Fraud

This Coverage Form is void in any case of fraud by you at any time as it relates to this Coverage Form. It is also void if you or any other "insured", at any time, intentionally conceals or misrepresents a material fact concerning:

- a. This Coverage Form;
- b. The covered "auto";
- c. Your interest in the covered "auto"; or
- d. A claim under this Coverage Form.

3. Liberalization

If we revise this Coverage Form to provide more coverage without additional premium charge, your policy will automatically provide the additional coverage as of the day the revision is effective in your state.

4. No Benefit To Bailee – Physical Damage Coverages

We will not recognize any assignment or grant any coverage for the benefit of any person or organization holding, storing or transporting property for a fee regardless of any other provision of this Coverage Form.

5. Other Insurance

- a. For any covered "auto" you own, this Coverage Form provides primary insurance. For any covered "auto" you don't own, the insurance provided by this Coverage Form is excess over any other collectible insurance. However, while a covered "auto" which is a "trailer" is connected to another vehicle, the Covered Autos Liability Coverage this Coverage Form provides for the "trailer" is:

- (1) Excess while it is connected to a motor vehicle you do not own; or
- (2) Primary while it is connected to a covered "auto" you own.

- b. For Hired Auto Physical Damage Coverage, any covered "auto" you lease, hire, rent or borrow is deemed to be a covered "auto" you own. However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

- c. Regardless of the provisions of Paragraph a. above, this Coverage Form's Covered Autos Liability Coverage is primary for any liability assumed under an "insured contract".

- d. When this Coverage Form and any other Coverage Form or policy covers on the same basis, either excess or primary, we will pay only our share. Our share is the proportion that the Limit of Insurance of our Coverage Form bears to the total of the limits of all the Coverage Forms and policies covering on the same basis.

6. Premium Audit

- a. The estimated premium for this Coverage Form is based on the exposures you told us you would have when this policy began. We will compute the final premium due when we determine your actual exposures. The estimated total premium will be credited against the final premium due and the first Named Insured will be billed for the balance, if any. The due date for the final premium or retrospective premium is the date shown as the due date on the bill. If the estimated total premium exceeds the final premium due, the first Named Insured will get a refund.
- b. If this policy is issued for more than one year, the premium for this Coverage Form will be computed annually based on our rates or premiums in effect at the beginning of each year of the policy.

7. Policy Period, Coverage Territory

Under this Coverage Form, we cover "accidents" and "losses" occurring:

- a. During the policy period shown in the Declarations; and
- b. Within the coverage territory.

The coverage territory is:

- (1) The United States of America;
- (2) The territories and possessions of the United States of America;
- (3) Puerto Rico;
- (4) Canada; and
- (5) Anywhere in the world if a covered "auto" of the private passenger type is leased, hired, rented or borrowed without a driver for a period of 30 days or less,

provided that the "insured's" responsibility to pay damages is determined in a "suit" on the merits, in the United States of America, the territories and possessions of the United States of America, Puerto Rico or Canada, or in a settlement we agree to.

We also cover "loss" to, or "accidents" involving, a covered "auto" while being transported between any of these places.

8. Two Or More Coverage Forms Or Policies Issued By Us

If this Coverage Form and any other Coverage Form or policy issued to you by us or any company affiliated with us applies to the same "accident", the aggregate maximum Limit of Insurance under all the Coverage Forms or policies shall not exceed the highest applicable Limit of Insurance under any one Coverage Form or policy. This condition does not apply to any Coverage Form or policy issued by us or an affiliated company specifically to apply as excess insurance over this Coverage Form.

SECTION V – DEFINITIONS

- A. "Accident" includes continuous or repeated exposure to the same conditions resulting in "bodily injury" or "property damage".
- B. "Auto" means:
 1. A land motor vehicle, "trailer" or semitrailer designed for travel on public roads; or

2. Any other land vehicle that is subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged.

However, "auto" does not include "mobile equipment".

- C. "Bodily injury" means bodily injury, sickness or disease sustained by a person, including death resulting from any of these.

- D. "Covered pollution cost or expense" means any cost or expense arising out of:

1. Any request, demand, order or statutory or regulatory requirement that any "insured" or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, "pollutants"; or
2. Any claim or "suit" by or on behalf of a governmental authority for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of, "pollutants".

"Covered pollution cost or expense" does not include any cost or expense arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants":

- a. That are, or that are contained in any property that is:
 - (1) Being transported or towed by, handled or handled for movement into, onto or from the covered "auto";
 - (2) Otherwise in the course of transit by or on behalf of the "insured"; or
 - (3) Being stored, disposed of, treated or processed in or upon the covered "auto";
- b. Before the "pollutants" or any property in which the "pollutants" are contained are moved from the place where they are accepted by the "insured" for movement into or onto the covered "auto"; or
- c. After the "pollutants" or any property in which the "pollutants" are contained are moved from the covered "auto" to the place where they are finally delivered, disposed of or abandoned by the "insured".

Paragraph **a.** above does not apply to fuels, lubricants, fluids, exhaust gases or other similar "pollutants" that are needed for or result from the normal electrical, hydraulic or mechanical functioning of the covered "auto" or its parts, if:

- (1) The "pollutants" escape, seep, migrate or are discharged, dispersed or released directly from an "auto" part designed by its manufacturer to hold, store, receive or dispose of such "pollutants"; and
- (2) The "bodily injury", "property damage" or "covered pollution cost or expense" does not arise out of the operation of any equipment listed in Paragraph **6.b.** or **6.c.** of the definition of "mobile equipment".

Paragraphs **b.** and **c.** above do not apply to "accidents" that occur away from premises owned by or rented to an "insured" with respect to "pollutants" not in or upon a covered "auto" if:

- (a) The "pollutants" or any property in which the "pollutants" are contained are upset, overturned or damaged as a result of the maintenance or use of a covered "auto"; and
 - (b) The discharge, dispersal, seepage, migration, release or escape of the "pollutants" is caused directly by such upset, overturn or damage.
- E.** "Diminution in value" means the actual or perceived loss in market value or resale value which results from a direct and accidental "loss".
- F.** "Employee" includes a "leased worker". "Employee" does not include a "temporary worker".
- G.** "Insured" means any person or organization qualifying as an insured in the Who Is An Insured provision of the applicable coverage. Except with respect to the Limit of Insurance, the coverage afforded applies separately to each insured who is seeking coverage or against whom a claim or "suit" is brought.
- H.** "Insured contract" means:
1. A lease of premises;
 2. A sidetrack agreement;
 3. Any easement or license agreement, except in connection with construction or demolition operations on or within 50 feet of a railroad;
 4. An obligation, as required by ordinance, to indemnify a municipality, except in connection with work for a municipality;

5. That part of any other contract or agreement pertaining to your business (including an indemnification of a municipality in connection with work performed for a municipality) under which you assume the tort liability of another to pay for "bodily injury" or "property damage" to a third party or organization. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement; or
6. That part of any contract or agreement entered into, as part of your business, pertaining to the rental or lease, by you or any of your "employees", of any "auto". However, such contract or agreement shall not be considered an "insured contract" to the extent that it obligates you or any of your "employees" to pay for "property damage" to any "auto" rented or leased by you or any of your "employees".

An "insured contract" does not include that part of any contract or agreement:

- a. That indemnifies a railroad for "bodily injury" or "property damage" arising out of construction or demolition operations, within 50 feet of any railroad property and affecting any railroad bridge or trestle, tracks, roadbeds, tunnel, underpass or crossing;
 - b. That pertains to the loan, lease or rental of an "auto" to you or any of your "employees", if the "auto" is loaned, leased or rented with a driver; or
 - c. That holds a person or organization engaged in the business of transporting property by "auto" for hire harmless for your use of a covered "auto" over a route or territory that person or organization is authorized to serve by public authority.
- I.** "Leased worker" means a person leased to you by a labor leasing firm under an agreement between you and the labor leasing firm to perform duties related to the conduct of your business. "Leased worker" does not include a "temporary worker".
- J.** "Loss" means direct and accidental loss or damage.
- K.** "Mobile equipment" means any of the following types of land vehicles, including any attached machinery or equipment:
1. Bulldozers, farm machinery, forklifts and other vehicles designed for use principally off public roads;
 2. Vehicles maintained for use solely on or next to premises you own or rent;
 3. Vehicles that travel on crawler treads;

4. Vehicles, whether self-propelled or not, maintained primarily to provide mobility to permanently mounted:
 - a. Power cranes, shovels, loaders, diggers or drills; or
 - b. Road construction or resurfacing equipment such as graders, scrapers or rollers;
5. Vehicles not described in Paragraph 1., 2., 3. or 4. above that are not self-propelled and are maintained primarily to provide mobility to permanently attached equipment of the following types:
 - a. Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well-servicing equipment; or
 - b. Cherry pickers and similar devices used to raise or lower workers; or
6. Vehicles not described in Paragraph 1., 2., 3. or 4. above maintained primarily for purposes other than the transportation of persons or cargo. However, self-propelled vehicles with the following types of permanently attached equipment are not "mobile equipment" but will be considered "autos":
 - a. Equipment designed primarily for:
 - (1) Snow removal;
 - (2) Road maintenance, but not construction or resurfacing; or
 - (3) Street cleaning;
 - b. Cherry pickers and similar devices mounted on automobile or truck chassis and used to raise or lower workers; and
 - c. Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting or well-servicing equipment.

However, "mobile equipment" does not include land vehicles that are subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged. Land vehicles subject to a compulsory or financial responsibility law or other motor vehicle insurance law are considered "autos".

- L. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.
- M. "Property damage" means damage to or loss of use of tangible property.
- N. "Suit" means a civil proceeding in which:
 1. Damages because of "bodily injury" or "property damage"; or
 2. A "covered pollution cost or expense";
 to which this insurance applies, are alleged.

"Suit" includes:

 - a. An arbitration proceeding in which such damages or "covered pollution costs or expenses" are claimed and to which the "insured" must submit or does submit with our consent; or
 - b. Any other alternative dispute resolution proceeding in which such damages or "covered pollution costs or expenses" are claimed and to which the insured submits with our consent.
- O. "Temporary worker" means a person who is furnished to you to substitute for a permanent "employee" on leave or to meet seasonal or short-term workload conditions.
- P. "Trailer" includes semitrailer.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PENNSYLVANIA CHANGES

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. Changes In Covered Autos Liability Coverage

The following is added to Paragraph **2.a. Supplementary Payments**:

Prejudgment interest awarded against the "insured" on the part of the judgment we pay. Any prejudgment interest awarded against the "insured" is subject to the applicable Pennsylvania Rules of Civil Procedure.

B. Changes In Conditions

1. Paragraph **2.b.(5)** of the **Duties In The Event Of An Accident, Claim, Suit Or Loss** Condition is replaced by the following:

(5) After we show good cause, submit to examination at our expense, by physicians of our choice.

2. The following is added to Paragraph **5. Transfer Of Rights Of Recovery Against Others To Us** Condition:

If we make any payment due to an "accident" and the "insured" recovers from another party in a separate claim or "suit", the "insured" shall hold the proceeds in trust for us and pay us back the amount we have paid less reasonable attorneys' fees, costs and expenses incurred by the "insured" to the extent such payment duplicates any amount we have paid under this coverage.

3. The following paragraph is added to the **Other Insurance** Condition:

If you are a motor vehicle dealer as defined in the Pennsylvania Board of Vehicles Act, 63 Pa. Stat. Ann. § 818.2, then:

- a. For any "auto" you own, which is loaned to a customer as a temporary substitute for an "auto" insured under a "customer's private passenger automobile insurance policy" which is out of use because it is being transported, serviced, repaired or inspected, Covered Autos Liability, but only with respect to damages because of "bodily injury" and Physical Damage Coverage provided by this Coverage Form shall be excess in the event of an "accident" or "loss".
- b. For any "auto" insured under your "customer's private passenger automobile insurance policy", while it is being transported, serviced, repaired or inspected by you or your "employee":
 - (1) Covered Autos Liability, but only with respect to damages because of "bodily injury";

- (2) Comprehensive Coverage;
 - (3) Specified Cause Of Loss Coverage; and/or
 - (4) Collision Coverage;
- provided by this Coverage Form shall be primary in the event of an "accident" or "loss".

4. The following is added to Paragraph B. General Conditions:

a. Constitutionality Clause

The premium for, and the coverages of, this Coverage Form have been established in reliance upon the provisions of the Pennsylvania Motor Vehicle Financial Responsibility Law. In the event a court, from which there is no appeal, declares or enters a judgment, the effect of which is to render the provisions of such statute invalid or unenforceable in whole or in part, we shall have the right to recompute the premium payable for the Coverage Form and void or amend the provisions of the Coverage Form, subject to the approval of the Insurance Commissioner.

b. Conformity Clause

If you are a motor vehicle dealer as defined in the Pennsylvania Board of Vehicles Act, 63 Pa. Stat. Ann. § 818.2, then whenever an "auto" insured under your "customer's private passenger automobile insurance policy" is being transported, serviced, repaired or inspected by you or your "employee":

- (1) The provisions of the:
 - (a) Covered Autos Liability, but only with respect to damages because of "bodily injury";

- (b) Comprehensive Coverage;
 - (c) Specified Cause Of Loss Coverage; and/or
 - (d) Collision Coverage;
- provided by this Coverage Form are hereby amended to conform to 40 Pa. Stat. Ann. § 991.2007a; and

- (2) Pursuant to 40 Pa. Stat. Ann. § 991.2007a, the Limits Of Insurance provided in the Schedule or in the Declarations are hereby increased as needed to an amount equal to the:

- (a) Applicable limit(s);
 - (b) Actual cash value; and/or
 - (c) Amount necessary to repair or replace the property with other property of like kind and quality;
- set forth in the "customer's private passenger automobile insurance policy".

C. Changes In Definitions

For motor vehicle dealers as defined in the Pennsylvania Board of Vehicles Act, 63 Pa. Stat. Ann. § 818.2, the following definition is added:

"Customer's private passenger automobile insurance policy" means a private passenger automobile insurance policy that:

- 1. Is currently in effect; and
- 2. Lists an "auto" owned by your customer or a "customer's auto" in the Declarations.

POLICY NUMBER: HGAU-578-187657-19

COMMERCIAL AUTO
CA 03 02 10 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DEDUCTIBLE LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Housing Authority of the City of Pittsburgh

Endorsement Effective Date: 01/01/2019

SCHEDULE

Covered Autos Liability Coverage and Paragraph A. Bodily Injury And Property Damage Liability of Section II – General Liability Coverages in the Auto Dealers Coverage Form are subject to one of the following two deductibles shown below:

Liability Deductible:	\$c
OR	
"Property Damage" Only Liability Deductible:	\$ Per "Accident"
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Liability Deductible

If a Liability Deductible, and not a "Property Damage" Only Liability Deductible, is shown in the Schedule, the damages resulting from any one "accident" that are otherwise payable will be reduced by the Liability Deductible shown in the Schedule prior to the application of the Limit of Insurance provision.

B. Property Damage Only Liability Deductible

If a "Property Damage" Only Liability Deductible, and not a Liability Deductible, is shown in the Schedule, the damages resulting from any one "accident" that are otherwise payable for "property damage" will be reduced by the "Property Damage" Only Liability Deductible shown in the Schedule prior to the application of the Limit of Insurance provision.

C. Our Right To Reimbursement

To settle any claim or "suit", we will pay all or any part of any deductible shown in the Schedule. You must reimburse us for the deductible or the part of the deductible we paid.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PENNSYLVANIA UNINSURED MOTORISTS COVERAGE – NONSTACKED

For a covered "motor vehicle" licensed or principally garaged in, or "auto dealer operations" conducted in, Pennsylvania, this endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Housing Authority of the City of Pittsburgh

Endorsement Effective Date: 01/01/2019

SCHEDULE

Limit Of Insurance: \$ 1,000,000

Each "Accident"

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Coverage

1. We will pay all sums the "insured" is legally entitled to recover as compensatory damages from the owner or driver of an "uninsured motor vehicle". The damages must result from "bodily injury" sustained by the "insured" caused by an "accident". The owner's or driver's liability for these damages must result from the ownership, maintenance or use of an "uninsured motor vehicle".
2. No judgment for damages arising out of a "suit" brought against the owner or operator of an "uninsured motor vehicle" is binding on us unless we:
 - a. Received reasonable notice of the pendency of the "suit" resulting in the judgment; and
 - b. Had a reasonable opportunity to protect our interests in the "suit".

B. Who Is An Insured

If the Named Insured is designated in the Declarations as:

1. An individual, then the following are "insureds":
 - a. The Named Insured and any "family members".
 - b. Anyone else "occupying" a covered "motor vehicle" or a temporary substitute for a covered "motor vehicle". The covered "motor vehicle" must be out of service because of its breakdown, repair, servicing, "loss" or destruction.
 - c. Anyone for damages he or she is entitled to recover because of "bodily injury" sustained by another "insured".

2. A partnership, limited liability company, corporation or any other form of organization, then the following are "insureds":

- a. Anyone "occupying" a covered "motor vehicle" or a temporary substitute for a covered "motor vehicle". The covered "motor vehicle" must be out of service because of its breakdown, repair, servicing, "loss" or destruction.
- b. Anyone for damages he or she is entitled to recover because of "bodily injury" sustained by another "insured".

C. Exclusions

This insurance does not apply to any of the following:

1. Any claim settled without our consent. However, this exclusion does not apply if such settlement does not adversely affect our rights of recovery under this coverage.
2. The direct or indirect benefit of any insurer or self-insurer under any disability benefits or similar law, except workers' compensation law.
3. Anyone using a vehicle without a reasonable belief that the person is entitled to do so.
4. Punitive or exemplary damages.
5. "Bodily injury" sustained by:
 - a. An individual Named Insured while "occupying" or when struck by any vehicle owned by that Named Insured that is not a covered "auto" for Uninsured Motorists Coverage under this Coverage Form;
 - b. Any "family member" while "occupying" or when struck by any vehicle owned by that "family member" that is not a covered "auto" for Uninsured Motorists Coverage under this Coverage Form; or
 - c. Any "family member" while "occupying" or when struck by any vehicle owned by the Named Insured that is insured for Uninsured Motorists Coverage on a primary basis under any other Coverage Form or policy.
6. "Bodily injury" arising directly or indirectly out of:
 - a. War, including undeclared or civil war;
 - b. Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or

c. Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.

D. Limit Of Insurance

1. Regardless of the number of covered "motor vehicles", "insureds", premiums paid, claims made or vehicles involved in the "accident", the most we will pay for all damages resulting from any one "accident" is the Limit Of Insurance for Uninsured Motorists Coverage shown in the Schedule or Declarations.
2. Any amount payable for damages under this coverage shall be reduced by all sums paid by or for anyone who is legally responsible. This includes all sums paid for the same damages under this Coverage Form's Covered Autos Liability Coverage. This also includes all sums paid for an "insured's" attorney either directly or as part of the amount paid to the "insured".
3. No one will be entitled to receive duplicate payments for the same elements of "loss" under this Coverage Form and any Liability Coverage form, Medical Payments Coverage endorsement or Underinsured Motorists Coverage endorsement attached to this Coverage Part.

We will not make a duplicate payment under this coverage for any element of "loss" for which payment has been made by or for anyone who is legally responsible.

We will not pay for any element of "loss" if a person is entitled to receive payment for the same element of "loss" under any disability benefits or similar law, except workers' compensation law.

E. Changes In Conditions

The Conditions are changed for Pennsylvania Uninsured Motorists Coverage – Nonstacked as follows:

1. **Duties In The Event Of Accident, Claim, Suit Or Loss** in the Business Auto and Motor Carrier Coverage Forms and **Duties In The Event Of Accident, Claim, Offense, Suit, Loss Or Acts, Errors Or Omissions** in the Auto Dealers Coverage Form are changed by adding the following:
 - a. Promptly notify the police if a hit-and-run driver is involved; and
 - b. Promptly send us copies of the legal papers if a "suit" is brought.

2. **Legal Action Against Us** is replaced by the following:

Legal Action Against Us

- a. No one may bring a legal action against us under this Coverage Form until there has been full compliance with all the terms of this Coverage Form.
- b. Any legal action against us under this Coverage Form must be brought within four years after the date on which the "insured" knows of the uninsured status of the owner or driver of the "uninsured motor vehicle". However, this Paragraph b. does not apply to an "insured" if, within four years after the date on which the "insured" knows of the uninsured status of the owner or driver of the "uninsured motor vehicle", we or the "insured" has made a written demand for arbitration in accordance with the provisions of this endorsement.

3. **Transfer Of Rights Of Recovery Against Others To Us** is changed by adding the following:

If we make any payment due to an "accident" involving an "uninsured motor vehicle" and the "insured" recovers from another party in a separate claim or "suit", the "insured" shall hold the proceeds in trust for us and pay us back the amount we have paid, less reasonable attorneys' fees, costs and expenses incurred by the "insured" to the extent such payment duplicates any amount we have paid under this coverage.

4. **Other Insurance** in the Auto Dealers and Business Auto Coverage Forms and **Other Insurance – Primary And Excess Insurance Provisions** in the Motor Carrier Coverage Form are replaced by the following:

- a. If there is other applicable similar insurance available under more than one Coverage Form or policy, the following priorities of recovery apply:

First	The Uninsured Motorists Coverage applicable to the vehicle the "insured" was "occupying" at the time of the "accident".
Second	The Coverage Form or policy affording Uninsured Motorists Coverage to the "insured" as an individual Named Insured or "family member".

- b. Where there is no applicable insurance available under the first priority, the maximum recovery under all Coverage Forms or policies in the second priority may equal but not exceed the highest applicable limit for any one vehicle under any one Coverage Form or policy affording coverage to an individual Named Insured or "family member".

- c. Where there is applicable insurance available under the first priority:

- (1) The Limit of Insurance applicable to the vehicle the "insured" was "occupying" under the Coverage Form or policy in the first priority shall first be exhausted; and
- (2) The maximum recovery under all Coverage Forms or policies in the second priority may equal but not exceed the highest applicable limit for any one vehicle under any one Coverage Form or policy affording coverage to an individual Named Insured or "family member".

- d. If two or more Coverage Forms or policies have equal priority:

- (1) The insurer against whom the claim is first made shall process and pay the claim as if wholly responsible for all insurers with equal priority;
- (2) The insurer thereafter is entitled to recover pro rata contribution from any other insurer on the same level of priority for the benefits paid and the costs of processing the claim.

5. The following condition is added:

Arbitration

- a. If we and an "insured" disagree whether the "insured" is legally entitled to recover damages from the owner or driver of an "uninsured motor vehicle" or do not agree as to the amount of damages that are recoverable by that "insured", then the matter may be arbitrated. However, disputes concerning coverage under this endorsement may not be arbitrated. Both parties must agree to arbitration. If so agreed, each party will select an arbitrator. The two arbitrators will select a third. If they cannot agree within 30 days, either may request that selection be made by a judge of a court having jurisdiction. Each party will pay the expenses it incurs and bear the expenses of the third arbitrator equally.

- b. Unless both parties agree otherwise, arbitration will take place in the county in which the "insured" lives. Local rules of law as to arbitration procedure and evidence will apply. A decision agreed to by two of the arbitrators will be binding.

F. Additional Definitions

As used in this endorsement:

1. "Family member" means a person related to an individual Named Insured by blood, marriage or adoption, who is a resident of such Named Insured's household, including a ward or foster child.
2. "Occupying" means in, upon, getting in, on, out or off.
3. "Uninsured motor vehicle" means a land motor vehicle or "trailer":
 - a. For which no liability bond or policy applies at the time of an "accident".
 - b. For which an insuring or bonding company:
 - (1) Denies coverage;
 - (2) Is or becomes insolvent; or
 - (3) Is or becomes involved in insolvency proceedings.

- c. For which neither the driver nor owner can be identified. The vehicle or "trailer" must:

- (1) Hit an "insured", a covered "motor vehicle" or a vehicle an "insured" is "occupying"; or
- (2) Cause an "accident" resulting in "bodily injury" to an "insured" without hitting an "insured", a covered "motor vehicle" or a vehicle an "insured" is "occupying".

If there is no physical contact with the hit-and-run vehicle, the facts of the "accident" must be proved.

However, an "uninsured motor vehicle" does not include any vehicle:

- a. Owned or operated by a self-insurer under any applicable motor vehicle law, except a self-insurer who is or who becomes insolvent and cannot provide the amounts required by that motor vehicle law; or
 - b. Designed for use mainly off public roads while not on public roads.
4. "Motor vehicle" means a vehicle which is self-propelled, except one which is propelled solely by human power or by electric power obtained from overhead trolley wires, but does not mean a vehicle operated upon rails.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PENNSYLVANIA UNDERINSURED MOTORISTS COVERAGE – NONSTACKED

For a covered "motor vehicle" licensed or principally garaged in, or "auto dealer operations" conducted in, Pennsylvania, this endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Housing Authority of the City of Pittsburgh

Endorsement Effective Date: 01/01/2019

SCHEDULE

Limit Of Insurance: \$ 1,000,000

Each "Accident"

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Coverage

1. We will pay all sums the "insured" is legally entitled to recover as compensatory damages from the owner or driver of an "underinsured motor vehicle". The damages must result from "bodily injury" sustained by the "insured" caused by an "accident". The owner's or driver's liability for these damages must result from the ownership, maintenance or use of an "underinsured motor vehicle".
2. We will pay under this coverage only if Paragraph **a.** or **b.** below applies:
 - a. The limits of any applicable liability bonds or policies have been exhausted by payment of judgments or settlements; or
 - b. A tentative settlement has been made between an "insured" and the insurer of the "underinsured motor vehicle" and we:
 - (1) Have been given prompt written notice of such tentative settlement; and

(2) Advance payment to the "insured" in an amount equal to the tentative settlement within 30 days after receipt of notification.

3. No judgment for damages arising out of a "suit" brought against the owner or operator of an "underinsured motor vehicle" is binding on us unless we:

- a. Received reasonable notice of the pendency of the "suit" resulting in the judgment; and
- b. Had a reasonable opportunity to protect our interests in the "suit".

B. Who Is An Insured

If the Named Insured is designated in the Declarations as:

1. An individual, then the following are "insureds":
 - a. The Named Insured and any "family members".

- b. Anyone else "occupying" a covered "motor vehicle" or a temporary substitute for a covered "motor vehicle". The covered "motor vehicle" must be out of service because of its breakdown, repair, servicing, "loss" or destruction.
 - c. Anyone for damages he or she is entitled to recover because of "bodily injury" sustained by another "insured".
2. A partnership, limited liability company, corporation or any other form of organization, then the following are "insureds":
- a. Anyone "occupying" a covered "motor vehicle" or a temporary substitute for a covered "motor vehicle". The covered "motor vehicle" must be out of service because of its breakdown, repair, servicing, "loss" or destruction.
 - b. Anyone for damages he or she is entitled to recover because of "bodily injury" sustained by another "insured".

C. Exclusions

This insurance does not apply to any of the following:

1. The direct or indirect benefit of any insurer or self-insurer under any disability benefits or similar law, except workers' compensation law.
2. Anyone using a vehicle without a reasonable belief that the person is entitled to do so.
3. Punitive or exemplary damages.
4. "Bodily injury" sustained by:
 - a. An individual Named Insured while "occupying" or when struck by any vehicle owned by that Named Insured that is not a covered "auto" for Underinsured Motorists Coverage under this Coverage Form;
 - b. Any "family member" while "occupying" or when struck by any vehicle owned by that "family member" that is not a covered "auto" for Underinsured Motorists Coverage under this Coverage Form; or
 - c. Any "family member" while "occupying" or when struck by any vehicle owned by the Named Insured that is insured for Underinsured Motorists Coverage on a primary basis under any other Coverage Form or policy.
5. "Bodily injury" arising directly or indirectly out of:
 - a. War, including undeclared or civil war;

- b. Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or
- c. Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.

D. Limit Of Insurance

1. Regardless of the number of covered "motor vehicles", "insureds", premiums paid, claims made or vehicles involved in the "accident", the most we will pay for all damages resulting from any one "accident" is the Limit Of Insurance for Underinsured Motorists Coverage shown in the Schedule or Declarations.
2. No one will be entitled to receive duplicate payments for the same elements of "loss" under this Coverage Form and any Liability Coverage form, Medical Payments Coverage endorsement or Uninsured Motorists Coverage endorsement attached to this Coverage Part.

We will not make a duplicate payment under this coverage for any element of "loss" for which payment has been made by or for anyone who is legally responsible.

We will not pay for any element of "loss" if a person is entitled to receive payment for the same element of "loss" under any disability benefits or similar law, except workers' compensation law.

E. Changes In Conditions

The Conditions are changed for Pennsylvania Underinsured Motorists Coverage – Nonstacked as follows:

1. **Duties In The Event Of Accident, Claim, Suit Or Loss** in the Business Auto and Motor Carrier Coverage Forms and **Duties In The Event Of Accident, Claim, Offense, Suit, Loss Or Acts, Errors Or Omissions** in the Auto Dealers Coverage Form are changed by adding the following:
 - a. Promptly send us copies of the legal papers if a "suit" is brought.
 - b. A person seeking Underinsured Motorists Coverage must also promptly notify us, in writing, of a tentative settlement between the "insured" and the insurer of the "underinsured motor vehicle" and allow us 30 days to advance payment to the "insured" in an amount equal to the tentative settlement to preserve our rights against the insurer, owner or operator of such "underinsured motor vehicle".

2. Legal Action Against Us is replaced by the following:

Legal Action Against Us

- a. No one may bring a legal action against us under this Coverage Form until there has been full compliance with all the terms of this Coverage Form.
- b. Any legal action against us under this Coverage Form must be brought within four years after the date on which the "insured" either settles with, or receives a judgment against, the owner or driver of the "underinsured motor vehicle".
- c. Paragraph **2.b.** above of this condition does not apply if, within four years after the date on which the "insured" either settles with, or receives a judgment against, the owner or driver of the "underinsured motor vehicle":
 - (1) We or the "insured" has made a written demand for arbitration in accordance with the provisions of this endorsement; or
 - (2) The "insured" has filed an action for "bodily injury" against the owner or operator of the "underinsured motor vehicle" and such action is:
 - (a) Filed in a court of competent jurisdiction; and
 - (b) Not barred by the applicable state statute of limitations.

In the event that the four-year time limitation identified in this condition does not apply, the applicable state statute of limitations will govern legal action against us under this Coverage Form.

3. Transfer Of Rights Of Recovery Against Others To Us is changed by adding the following:

If we make any payment due to an "accident" involving an "underinsured motor vehicle" and the "insured" recovers from another party in a separate claim or "suit", the "insured" shall hold the proceeds in trust for us and pay us back the amount we have paid, less reasonable attorneys' fees, costs and expenses incurred by the "insured" to the extent such payment duplicates any amount we have paid under this coverage.

Our rights do not apply under this provision with respect to Underinsured Motorists Coverage if we:

- a. Have been given prompt written notice of a tentative settlement between an "insured" and the insurer of an "underinsured motor vehicle"; and
- b. Fail to advance payment to the "insured" in an amount equal to the tentative settlement within 30 days after receipt of notification.

If we advance payment to the "insured" in an amount equal to the tentative settlement within 30 days after receipt of notification:

- a. That payment will be separate from any amount the "insured" is entitled to recover under the provisions of Underinsured Motorists Coverage; and
 - b. We also have a right to recover the advanced payment.
- 4. Other Insurance** in the Auto Dealers and Business Auto Coverage Forms and **Other Insurance – Primary And Excess Insurance Provisions** in the Motor Carrier Coverage Form are replaced by the following:
- a. If there is other applicable similar insurance available under more than one Coverage Form or policy, the following priorities of recovery apply:

First	The Underinsured Motorists Coverage applicable to the vehicle the "insured" was "occupying" at the time of the "accident".
Second	The Coverage Form or policy affording Underinsured Motorists Coverage to the "insured" as an individual Named Insured or "family member".

- b. Where there is no applicable insurance available under the first priority, the maximum recovery under all Coverage Forms or policies in the second priority may equal but not exceed the highest applicable limit for any one vehicle under any one Coverage Form or policy affording coverage to an individual Named Insured or "family member".

c. Where there is applicable insurance available under the first priority:

(1) The Limit of Insurance applicable to the vehicle the "insured" was "occupying" under the Coverage Form or policy in the first priority shall first be exhausted; and

(2) The maximum recovery under all Coverage Forms or policies in the second priority may equal but not exceed the highest applicable limit for any one vehicle under any one Coverage Form or policy affording coverage to an individual Named Insured or "family member".

d. If two or more Coverage Forms or policies have equal priority:

(1) The insurer against whom the claim is first made shall process and pay the claim as if wholly responsible for all insurers with equal priority;

(2) The insurer thereafter is entitled to recover pro rata contribution from any other insurer for the benefits paid and the costs of processing the claim.

5. The following condition is added:

Arbitration

a. If we and an "insured" disagree whether the "insured" is legally entitled to recover damages from the owner or driver of an "underinsured motor vehicle" or do not agree as to the amount of damages that are recoverable by that "insured", then the matter may be arbitrated. However, disputes concerning coverage under this endorsement may not be arbitrated. Both parties must agree to arbitration. If so agreed, each party will select an arbitrator. The two arbitrators will select a third. If they cannot agree within 30 days, either may request that selection be made by a judge of a court having jurisdiction. Each party will pay the expenses it incurs and bear the expenses of the third arbitrator equally.

b. Unless both parties agree otherwise, arbitration will take place in the county in which the "insured" lives. Local rules of law as to arbitration procedure and evidence will apply. A decision agreed to by two of the arbitrators will be binding.

F. Additional Definitions

As used in this endorsement:

1. "Family member" means a person related to an individual Named Insured by blood, marriage or adoption, who is a resident of such Named Insured's household, including a ward or foster child.

2. "Occupying" means in, upon, getting in, on, out or off.

3. "Underinsured motor vehicle" means a vehicle for which the sum of all liability bonds or policies that apply at the time of an "accident" does not provide at least the amount an "insured" is legally entitled to recover as damages.

However, an "underinsured motor vehicle" does not include any vehicle designed for use mainly off public roads while not on public roads.

4. "Motor vehicle" means a vehicle which is self-propelled, except one which is propelled solely by human power or by electric power obtained from overhead trolley wires, but does not mean a vehicle operated upon rails.

POLICY NUMBER: HGAU-578-187657-19

COMMERCIAL AUTO
CA 22 37 10 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PENNSYLVANIA BASIC FIRST-PARTY BENEFIT

For a covered "auto" licensed or principally garaged in, or "auto dealer operations" conducted in, Pennsylvania, this endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Housing Authority of the City of Pittsburgh

Endorsement Effective Date: 01/01/2019

SCHEDULE

Benefits	Limit Of Insurance
Medical Expense Benefits	Up to \$5,000 per insured
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Coverage

We will pay the Basic First-party Benefit in accordance with the "Act" to or for an "insured" who sustains "bodily injury" caused by an "accident" arising out of the maintenance or use of an "auto".

BENEFITS

Subject to the limit shown in the Schedule or Declarations, the Basic First-party Benefit consists of Medical Expense Benefits. These benefits consist of reasonable and necessary medical expenses incurred for an "insured's":

1. Care;
2. Recovery; or
3. Rehabilitation.

This includes remedial care and treatment rendered in accordance with a recognized religious method of healing.

Medical expenses will be paid if incurred within 18 months from the date of the "accident" causing "bodily injury". If within 18 months from the date of the "accident" causing "bodily injury" it is ascertainable with reasonable medical probability that further expenses may be incurred as a result of the "bodily injury", medical expenses will be paid without limitation as to the time such further expenses are incurred.

B. Who Is An Insured

1. You.
2. If you are an individual, any "family member".
3. Any person while "occupying" a covered "auto".
4. Any person while not "occupying" an "auto" if injured as a result of an "accident" in Pennsylvania involving a covered "auto".

If a covered "auto" is parked and unoccupied, it is not an "auto" involved in an "accident" unless it was parked in a manner as to create an unreasonable risk of injury.

C. Exclusions

We will not pay First-party Benefits for "bodily injury":

1. Sustained by any person injured while intentionally causing or attempting to cause injury to himself or herself or any other person.
2. Sustained by any person while committing a felony.
3. Sustained by any person while seeking to elude lawful apprehension or arrest by a law enforcement official.
4. Sustained by any person while maintaining or using an "auto" knowingly converted by that person. However, this exclusion does not apply to:
 - a. You; or
 - b. Any "family member".
5. Sustained by any person who, at the time of the "accident":
 - a. Is the owner of one or more currently registered "autos" and none of those "autos" is covered by the financial responsibility required by the "Act"; or
 - b. Is "occupying" an "auto" owned by that person for which the financial responsibility required by the "Act" is not in effect.
6. Sustained by any person maintaining or using an "auto" while located for use as a residence or premises.
7. Sustained by a pedestrian if the "accident" occurs outside of Pennsylvania. This exclusion does not apply to:
 - a. You; or
 - b. Any "family member".
8. Sustained by any person while "occupying":
 - a. A recreational vehicle designed for use off public roads; or
 - b. A motorcycle, moped or similar type vehicle.

9. Arising directly or indirectly out of:

- a. A discharge of a nuclear weapon (even if accidental);
- b. War, including undeclared or civil war;
- c. Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or
- d. Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.

10. From or as a consequence of the following whether controlled or uncontrolled or however caused:

- a. Nuclear reaction;
- b. Radiation; or
- c. Radioactive contamination.

D. Limit Of Insurance

1. Regardless of the number of covered "autos", premiums paid, claims made, "autos" involved in the "accident" or insurers providing First-party Benefits, the most we will pay to or for an "insured" as the result of any one "accident" is the limit shown in the Schedule or in the Declarations.
2. Any amount payable under First-party Benefits shall be excess over any sums paid, payable or required to be provided under any workers' compensation law or similar law.

E. Changes In Conditions

The Conditions are changed for First-party Benefits as follows:

1. **Transfer Of Rights Of Recovery Against Others To Us** does not apply.

2. The following conditions are added:

Nonduplication Of Benefits

No person may recover duplicate benefits for the same expenses or loss under this or any other similar automobile coverage including self-insurance.

Priorities Of Policies

We will pay First-party Benefits in accordance with the order of priority set forth by the "Act". We will not pay if there is another insurer at a higher level of priority. The "First" category listed below is the highest level of priority and the "Fourth" category listed below is the lowest level of priority. The priority order is:

First	The insurer providing benefits to the "insured" as a named insured.
Second	The insurer providing benefits to the "insured" as a "family member" who is not a named insured under another policy providing coverage under the "Act".
Third	The insurer of the "auto" which the "insured" is "occupying" at the time of the "accident".
Fourth	The insurer providing benefits on any "auto" involved in the "accident" if the "insured" is:

- a. Not "occupying" an "auto"; and
- b. Not provided First-party Benefits under any other policy.

If two or more policies have equal priority within the highest applicable number in the priority order:

1. The insurer against whom the claim is first made shall process and pay the claim as if wholly responsible;
2. If we are the insurer against whom the claim is first made, our payment to or for an "insured" will not exceed the applicable limit shown in the Schedule or Declarations;

3. The insurer thereafter is entitled to recover pro rata contribution from any other insurer for the benefits paid and the costs of processing the claim. If contribution is sought among insurers under the Fourth priority, proration shall be based on the number of involved motor vehicles; and
4. The maximum recovery under all policies shall not exceed the amount payable under the policy with the highest dollar limit of benefits.

F. Additional Definitions

As used in this endorsement:

1. "Auto" means a self-propelled motor vehicle or trailer required to be registered, operated or designed for use on public roads. However, "auto" does not include a vehicle operated:
 - a. By muscular power; or
 - b. On rails or tracks.
2. The "Act" means the Pennsylvania Motor Vehicle Financial Responsibility Law.
3. "Family member" means a resident of your household who is:
 - a. Related to you by blood, marriage or adoption; or
 - b. A minor in your custody or in the custody of any other "family member".
4. "Occupying" means in, upon, getting in, on, out or off.

IMPORTANT NOTICE TO POLICYHOLDERS PRODUCERS COMPENSATION DISCLOSURE

THIS NOTICE DOES NOT AMEND ANY PROVISION OF OR AFFORD ANY COVERAGE UNDER YOUR POLICY. YOU SHOULD REVIEW YOUR ENTIRE POLICY CAREFULLY FOR COMPLETE INFORMATION ON THE COVERAGES PROVIDED AND TO DETERMINE YOUR RIGHTS AND DUTIES UNDER YOUR POLICY. IF THERE IS ANY CONFLICT BETWEEN YOUR POLICY PROVISIONS AND THIS NOTICE, THE PROVISIONS OF YOUR POLICY PREVAIL. PLEASE CONTACT YOUR AGENT OR BROKER IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE OR ITS CONTENTS.

HAI Group is a registered trademark for our family of insurance companies.

Housing Insurance Services (HIS) represents insurance companies and in such capacity will provide services to you relating to your insurance coverage.

HIS will receive compensation from the insurance companies if you choose to purchase the proposed coverage.

In many cases, HIS will obtain proposals from other insurers offering coverage in connection with the insurance programs. You may obtain more information about the compensation expected to be received by HIS, and the compensation expected to be received based in whole or in part on any alternative quotes by requesting such information from HIS – Agency Operations Department, at 203-272-8220 or 1-800-873-0242.

PENNSYLVANIA NOTICE

An Insurance Company, its agents, employees, or service contractors acting on its behalf, may provide services to reduce the likelihood of injury, death or loss. These services may include any of the following or related services incident to the application for, issuance, renewal or continuation of, a policy of insurance:

1. Surveys;
2. Consultation or advice; or
3. Inspections.

The "Insurance Consultation Services Exemption Act" of Pennsylvania provides that the Insurance Company, its agents, employees or service contractors acting on its behalf, is not liable for damages from injury, death or loss occurring as a result of any act or omission by any person in the furnishing of or the failure to furnish these services.

The Act does not apply:

1. If the injury, death or loss occurred during the actual performance of the services and was caused by the negligence of the Insurance Company, its agents, employees or service contractors;
2. To consultation services required to be performed under a written service contract not related to a policy of insurance; or
3. If any acts or omissions of the Insurance Company, its agents, employees or service contractors are judicially determined to constitute a crime, actual malice, or gross negligence.

Instruction to Policy Writers

Attach the Pennsylvania Notice to all new and renewal certificates insuring risks located in Pennsylvania.

PENNSYLVANIA FINANCIAL RESPONSIBILITY IDENTIFICATION CARD

NAIC NUMBER

26797

COMPANY

Housing Authority Risk Retention Group



COMMERCIAL



PERSONAL

POLICY NUMBER

HGAU-578-187657-19

EFFECTIVE DATE

01/01/2019

NOT VALID MORE THAN ONE (1)
YEAR FROM EFFECTIVE DATE

YEAR

MAKE/MODEL

FLEET

VEHICLE IDENTIFICATION NUMBER

FLEET

AGENCY/COMPANY ISSUING CARD

Housing Insurance Services

AGENCY/COMPANY TELEPHONE NUMBER

800-873-0242

INSURED

┌

Housing Authority of the City of Pittsburgh

200 Ross Street, 9th Floor

Pittsburgh, PA 15219

└

SEE IMPORTANT NOTICE ON REVERSE SIDE

**THIS CARD MUST BE CARRIED FOR PRESENTATION ON DEMAND
KEEP THIS CARD IN THE INSURED VEHICLE**

WARNING: Any owner or registrant of a motor vehicle who drives or permits a motor vehicle to be driven in Pennsylvania without the required financial responsibility may have his or her registration suspended or revoked.

NOTE - THIS CARD IS REQUIRED WHEN:

1. You are involved in an auto accident.
2. You are convicted of a traffic offense other than a parking offense that requires a court appearance.
3. You are stopped for violating any provision of the Vehicle Code (75 Pa.C.S.) and requested to produce it by a police officer.

You must provide a copy of this card to the Department of Transportation when you request restoration of your operating privilege and/or registration privilege which was previously suspended or revoked.

IN CASE OF ACCIDENT: Report all accidents to your Agent/Company and to the police as soon as possible. Obtain the following information:

1. Name and address of each driver, passenger and witness.
2. Name of Insurance Company and policy number for each vehicle involved.

**Housing Authority of the City of Pittsburgh
RFP #700-29-19 Multiple Insurance Lines**

ATTACHMENT B



189 Commerce Court
PO Box 189
Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
www.housingcenter.com

Pittsburgh Housing Authority, PA - Pittsburgh, PA
Commercial Liability - Loss Run - All Open / Closed

Policy Year: 2019 - Housing Authority Risk Retention Group

Policy # HARRG-578-187694-2019

Effective: 01/01/2019 to 01/01/2020

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		----- Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
84651 I3NC7		Hawthorne, C	NO LOSS TYPE ENTERED No Loss Source Entered	OP BIGL	10/31/2019	11/08/2019	PA	1,000	2,500	0	0	3,500
84375 I3MK1	Mazza Pavilion Hi-Rise	Booker, Hone	Not otherwise classified Alleged Improper Maintenance	OP BIGL	10/08/2019	10/10/2019	PA	10,000	2,000	0	501	12,000
84263 I3MB9	Homewood North	Carvajal, Ange	Slip, trip or fall Alleged Improper Maintenance	OP BIGL	09/06/2019	09/30/2019	PA	5,000	2,000	0	0	7,000
83987 I3LK7	Northview Heights	Thomas, Darri	Struck by falling or moving object Ceiling, Pieces Falling	OP BIGL	08/17/2019	08/21/2019	PA	12,500	2,500	0	589	15,000
83924 I3LG8		Hudson, Shaw	Struck by falling or moving object Ceiling, Pieces Falling	OP BIGL	08/14/2019	08/14/2019	PA	10,000	2,500	0	524	12,500
83915 I3LG1	Homewood North	Jones, Tiffany	Slip, trip or fall Not Otherwise Classified	CL BIGL	08/09/2019	08/13/2019	PA	0	0	0	626	626
83773 I3KY1		Lewis, Larond	Slip, trip or fall Not Otherwise Classified	OP BIGL	07/07/2019	07/26/2019	PA	15,000	4,500	0	346	19,500
83486 I3KI5	Gualtieri Manor Hi-Rise	Morris, Jermo	Struck by falling or moving object Door, Window	CL BIGL	06/21/2019	06/25/2019	PA	0	0	0	1,171	1,171
83301 I3JW6		Mahaffey, Lat	Slip, trip or fall Water Or Other Liquid	OP BIGL	05/29/2019	06/04/2019	PA	35,000	2,000	0	643	37,000
83104 I3JJ4		Meadows, Ge	Slip, trip or fall Water Or Other Liquid	CL BIGL	05/09/2019	05/10/2019	PA	0	0	0	842	842
	Bedford Dwellings											



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Pittsburgh Housing Authority, PA - Pittsburgh, PA
Commercial Liability - Loss Run - All Open / Closed

Policy Year: 2019 - Housing Authority Risk Retention Group

Policy # HARRG-578-187694-2019

Effective: 01/01/2019 to 01/01/2020

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Total Exp. 1st Dollar	
								----- Reserves ----- Loss	Expense	Loss	Expense		
83076 I3JH8	Pennsylvania Bidwell	Jones, Gladys	Slip, trip or fall	OP	05/06/2019	05/07/2019	PA	5,000	2,000	0	0	7,000	
				Furniture, Fixture	BIGL	Deductible: 0							
83168 I3JN8		Paige, Debora	Slip, trip or fall	OP	03/18/2019	05/16/2019	PA	10,000	2,000	0	687	12,000	
				Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 0							
84530 I3MU7	Northview Heights	Hipps, Elizabe	Loss or damage to property	OP	10/29/2019	10/30/2019	PA	1,500	1,500	0	0	3,000	
				Parking Lot, Sidewalk Or Oth	PDGL	Deductible: 0							
84160 I3LU9		Melton, Shaw	Loss or damage to property	CL	09/16/2019	09/17/2019	PA	0	0	0	0	0	
				Alleged Improper Maintenanc	PDGL	Deductible: 0							
83750 I3KX0		Glenn, Willian	Loss or damage to property	CL	07/12/2019	07/24/2019	PA	0	0	1,035	716	1,751	
				Not Otherwise Classified	PDGL	Deductible: 0							
82891 I3IW4		Health Center	Loss or damage to property	CL	04/09/2019	04/11/2019	PA	0	0	0	319	319	
				Not Otherwise Classified	PDGL	Deductible: 0							
82654 I3IH3	Scattered Sites	Devaughn, Ro	Struck by falling or moving o	CL	03/10/2019	03/19/2019	PA	0	0	976	775	1,752	
				No Loss Source Entered	PDGL	Deductible: 0							
81882 I3GO9		Ramsey, Tyish	Personal injury	CL	01/02/2019	01/02/2019	PA	0	0	0	8,261	8,261	
				Administration Decision	TPDL	Deductible: 0							
Total Policy HARRG-578-187694-2019 (18)								105,000	23,500	2,011	16,001	143,222	
Total 2019 Commercial Liability (18)								105,000	23,500	2,011	16,001	143,222	



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Pittsburgh Housing Authority, PA - Pittsburgh, PA
Commercial Liability - Loss Run - All Open / Closed

Policy Year: 2018 - Housing Authority Risk Retention Group

Policy # HARRG-578-178061-2018

Effective: 01/01/2018 to 01/01/2019

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		----- Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
81954 I3GT5	Northview Heights	Herring, Bren	Struck by falling or moving o	CL	12/13/2018	01/14/2019	PA	0	0	7,500	3,073	10,573
			Door, Window	BIGL	Deductible: 0							
83034 I3JF2	Scattered Sites	Cordero, Mich	Slip, trip or fall	OP	08/20/2018	05/01/2019	PA	40,000	12,000	0	1,858	52,000
			Stairs, Steps	BIGL	Deductible: 0							
80634 I3DK5		Clancy, Moniq	Slip, trip or fall	RC	07/23/2018	07/24/2018	PA	0	0	0	1,241	1,241
			Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 0							
80409 I3CW8	PA 01-09 Northview Heights Hi	Muktar, Hassa	Slip, trip or fall	OP	06/27/2018	06/28/2018	PA	200,000	15,000	0	10,927	215,000
			Door, Window	BIGL	Deductible: 0							
80296 I3CP5		Ubanks, Pame	Slip, trip or fall	OP	05/19/2018	06/14/2018	PA	20,000	8,000	0	6,142	28,000
			Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 0							
79356 I3AD3	Pennsylvania Bidwell	Cabiness, Laur	Slip, trip or fall	RO	02/12/2018	02/21/2018	PA	10,000	17,500	0	6,425	27,500
			Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 0							
79269 I2ZX9		Green, Sara	Slip, trip or fall	CL	02/08/2018	02/14/2018	PA	0	0	0	1,265	1,265
			Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 0							
79297 I2ZZ8	Northview Heights	Preston, Roch	Slip, trip or fall	RC	02/07/2018	02/15/2018	PA	0	0	0	1,137	1,137
			Ice And/Or Snow	BIGL	Deductible: 0							
79218 I2ZT8		Jordan, Andre	Slip, trip or fall	RO	02/04/2018	02/09/2018	PA	50,000	3,000	0	813	53,000
			Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 0							
79391 I3AF9		Garrett, Destir	Slip, trip or fall	CL	02/02/2018	02/08/2018	PA	0	0	0	580	580
			Ice And/Or Snow	BIGL	Deductible: 0							



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Pittsburgh Housing Authority, PA - Pittsburgh, PA
Commercial Liability - Loss Run - All Open / Closed

Policy Year: 2018 - Housing Authority Risk Retention Group

Policy # HARRG-578-178061-2018

Effective: 01/01/2018 to 01/01/2019

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
79272 I2ZY1	Arlington Heights	Mitchell, Eunice	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	01/07/2018	01/23/2018	PA	0	0	672	3,360	4,032
Deductible: 0												
81405 I3FJ2	Homewood North	Cox, Nakeda	Loss or damage to property Alleged Improper Maintenance	RC PDGL	07/25/2018	10/24/2018	PA	0	0	0	411	411
Deductible: 0												
79614 I3AU9	Pressley Street Hi-Rise	Robinson, Christine	Loss or damage to property Water Or Other Liquid	RC PDGL	03/07/2018	03/21/2018	PA	0	0	0	906	906
Deductible: 0												
79158 I2ZP4	Arlington Heights	Schemm, Ashley	Loss or damage to property Fire - Children, Matches Etc.	CL PDGL	02/05/2018	02/06/2018	PA	0	0	0	657	657
Deductible: 0												
79080 I2ZK2		Stevens, Tama	Loss or damage to property Water Or Other Liquid	CL PDGL	01/03/2018	01/30/2018	PA	0	0	850	0	850
Deductible: 0												
79080 I2ZK1		Jennings, Amanda	Loss or damage to property Water Or Other Liquid	CL PDGL	01/03/2018	01/30/2018	PA	0	0	1,750	1,273	3,023
Deductible: 0												
80190 I3CI1	East Liberty Gardens	Holbrook, Kyle	Loss or damage to property Administration Decision	CL PDGL	01/01/2018	05/01/2018	PA	0	0	0	11,340	11,340
Deductible: 0												
81511 I3FQ1	Carrick Regency Hi-Rise	Griffin, James	Personal injury Administration Decision	CL TPDL	11/08/2018	11/08/2018	PA	0	0	0	6,808	6,808
Deductible: 0												
80104 I3CC4	Mazza Pavilion Hi-Rise	Dental, Joan	Personal injury Administration Decision	RC TPDL	05/21/2018	05/21/2018	PA	0	0	0	6,490	6,490
Deductible: 0												
Total Policy HARRG-578-178061-2018 (19)								320,000	55,500	10,772	64,704	424,810
Total 2018 Commercial Liability (19)								320,000	55,500	10,772	64,704	424,810



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Pittsburgh Housing Authority, PA - Pittsburgh, PA
Commercial Liability - Loss Run - All Open / Closed

Policy Year: 2017 - Housing Authority Risk Retention Group

Policy # HARRG-578-166476-2017

Effective: 01/01/2017 to 01/01/2018

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
79101 I2ZM0		Davis, Shawn	Slip, trip or fall Ice And/Or Snow	CL BIGL	12/30/2017	01/31/2018	PA	0	0	0	1,106	1,106
					Deductible: 0							
78739 I2YR8	Murray Tower Hi-Rise	Pitzer, Bruce	Fire Fire - Children, Matches Etc.	CL BIGL	12/05/2017	01/02/2018	PA	0	0	0	909	909
					Deductible: 0							
77779 I2WK7		Caldwell, Ant	Struck by falling or moving o Furniture, Fixture	RC BIGL	08/26/2017	08/30/2017	PA	0	0	25,000	7,991	32,991
					Deductible: 0							
77780 I2WK8		Wright, Brad	Slip, trip or fall Parking Lot, Sidewalk Or Oth	OP BIGL	08/24/2017	08/30/2017	PA	5,000	2,000	0	0	7,000
					Deductible: 0							
78082 I2XD7		Reid, Olivia	Not otherwise classified Not Otherwise Classified	RC BIGL	08/07/2017	09/29/2017	PA	0	0	0	2,042	2,042
					Deductible: 0							
77712 I2WG8	Morse Gardens Hi-Ris	Rivera, Diane	Slip, trip or fall Furniture, Fixture	RO BIGL	08/01/2017	08/22/2017	PA	25,000	18,000	0	8,219	43,000
					Deductible: 0							
77181 I2UY9		Turner, Sirdori	Fire Electrical Fire	CL BIGL	06/12/2017	06/14/2017	PA	0	0	0	0	0
					Deductible: 0							
77206 I2VA5		Cecil, Douglas	Struck by falling or moving o No Apparent Source	RC PDGL	06/13/2017	06/16/2017	PA	0	0	0	250	250
					Deductible: 0							
77207 I2VA6	Morse Gardens Hi-Ris	Vidal, Nathan	Struck by falling or moving o Not Otherwise Classified	CL PDGL	06/13/2017	06/19/2017	PA	0	0	0	2,397	2,397
					Deductible: 0							
78255 I2XO4		Cooper, Samu	Personal injury Administration Decision	CL PIGL	10/12/2017	10/25/2017	PA	0	0	0	2,519	2,519
					Deductible: 0							



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Policy Year: 2017 - Housing Authority Risk Retention Group

Policy # HARRG-578-166476-2017 Effective: 01/01/2017 to 01/01/2018

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Total Exp. 1st Dollar
								----- Reserves ----- Loss	Expense	Loss	Expense	
77847	Morse Gardens Hi-Ris	Lowery, Nadin	Personal injury	CL	08/02/2017	09/05/2017	PA	0	0	0	10,358	10,358
I2WP5			Administration Decision	PIGL	Deductible: 0							
77444	Leased Office Space	Hopson, Sherr	Personal injury	CL	06/19/2017	07/17/2017	PA	0	0	0	6,441	6,441
I2VP3			Administration Decision	PIGL	Deductible: 0							
78096		Schwimmer, N	Personal injury	CL	06/14/2017	10/04/2017	PA	0	0	0	3,069	3,069
I2XE5			Administration Decision	PIGL	Deductible: 0							
78389		Brockman, Est	Personal injury	DC	07/07/2017	11/14/2017	PA	0	0	0	0	0
I2XW8			Administration Decision	PIWE	Deductible: 0							
				Total Policy HARRG-578-166476-2017 (14)				30,000	20,000	25,000	45,300	112,081
				Total 2017 Commercial Liability (14)				30,000	20,000	25,000	45,300	112,081

Policy Year: 2016 - Housing Authority Risk Retention Group

Policy # HARRG-578-155338-2016 Effective: 01/01/2016 to 01/01/2016

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Total Exp. 1st Dollar
								----- Reserves ----- Loss	Expense	----- Loss	Expense	
78838		Chapman, Aar	Slip, trip or fall	RO	01/13/2016	01/08/2018	PA	50,000	20,000	0	12,132	70,000
I2YV0			Stairs, Steps	BIGL	Deductible: 0							
Total Policy HARRG-578-155338-2016 (1)								50,000	20,000	0	12,132	70,000



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Policy Year: 2016 - Housing Authority Risk Retention Group

Policy # HARRG-578-157550-2016

Effective: 01/01/2016 to 01/01/2017

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
73170 I2LK2	Northview Heights	Groetsch, Rob	Slip, trip or fall Ice And/Or Snow	CL BIGL	01/04/2016	02/24/2016	PA	0	0	0	3,962	3,962
73539 I2MG3	East Liberty Gardens	Currie, Shandi	Loss or damage to property Water Or Other Liquid	CL PDGL	01/21/2016	03/28/2016	PA	0	0	0	1,332	1,332
77487 I2VS2		Benjamin, Chr	Personal injury Administration Decision	CL PIGL	06/23/2016	07/12/2017	PA	0	0	0	6,313	6,313
Total Policy HARRG-578-157550-2016 (3)								0	0	0	11,607	11,607
Total 2016 Commercial Liability (4)								50,000	20,000	0	23,738	81,607

Policy Year: 2015 - Housing Authority Risk Retention Group

Policy # HARRG-578-141156-2015

Effective: 01/01/2015 to 01/01/2016

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
72742 I2KM1	Caliguiri Hi-Rise	Kelley, Gladys	Struck by falling or moving o Alleged Improper Maintenanc	CL BIGL	12/08/2015	01/13/2016	PA	0	0	0	1,552	1,552
71818 I2IC2	Community Building	Ellis, Marion	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	07/04/2015	09/08/2015	PA	0	0	0	1,306	1,306
72442 I2JU8	Homewood North	Gomez, Keena	Slip, trip or fall Water Or Other Liquid	CL BIGL	06/23/2015	11/30/2015	PA	0	0	0	1,166	1,166
71158 I2GL1	Bedford Boiler House	Hutcherson, C	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	06/08/2015	06/17/2015	PA	0	0	0	1,384	1,384



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Policy Year: 2015 - Housing Authority Risk Retention Group

Policy # HARRG-578-141156-2015

Effective: 01/01/2015 to 01/01/2016

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
71151 I2GK8	Northview Heights	Williams, Mor	Struck by falling or moving o	CL	05/29/2015	06/17/2015	PA	0	0	0	949	949
			Not Otherwise Classified	BIGL	Deductible: 0							
76010 I2SE7	Northview Heights	Hornbuckle, T	Slip, trip or fall	DC	05/01/2015	02/02/2017	PA	0	0	0	0	0
			Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 0							
70684 I2FG6	Northview Heights	Ezechia, Kashr	Slip, trip or fall	CL	04/19/2015	04/21/2015	PA	0	0	0	1,565	1,565
			Stairs, Steps	BIGL	Deductible: 0							
70421 I2EN3	Caliguiri Hi-Rise	McKnight, Anr	Slip, trip or fall	CL	03/02/2015	03/25/2015	PA	0	0	3,500	1,962	5,462
			Ice And/Or Snow	BIGL	Deductible: 0							
70162 I2DU8	Pennsylvania Bidwell	Devaughn, Mc	Slip, trip or fall	CL	02/25/2015	03/04/2015	PA	0	0	0	3,387	3,387
			Not Otherwise Classified	BIGL	Deductible: 0							
69842 I2DA2	Glen Hazel Disabled U	Hamilton, Flor	Slip, trip or fall	CL	02/03/2015	02/09/2015	PA	0	0	0	1,080	1,080
			Ice And/Or Snow	BIGL	Deductible: 0							
69840 I2DA0	Northview Heights	Ibe, Dorothy	Slip, trip or fall	CL	01/30/2015	02/09/2015	PA	0	0	0	955	955
			Ice And/Or Snow	BIGL	Deductible: 0							
72251 I2JG7	Glen Hazel Disabled U	Robinson, Ken	Loss or damage to property	CL	07/28/2015	10/30/2015	PA	0	0	0	1,389	1,389
			Not Otherwise Classified	PDGL	Deductible: 0							
71379 I2GY1	Arlington Heights	Daley, Scott	Vehicle accident	CL	07/01/2015	07/13/2015	PA	0	0	486	0	486
			Lawnmower	PDGL	Deductible: 0							
71034 I2GC7	Homewood North	Blair, Chantell	Loss or damage to property	CL	05/06/2015	06/03/2015	PA	0	0	1,447	2,423	3,870
			Alleged Improper Maintenanc	PDGL	Deductible: 0							



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Policy Year: 2015 - Housing Authority Risk Retention Group

Policy # HARRG-578-141156-2015 Effective: 01/01/2015 to 01/01/2016

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Total Exp. 1st Dollar
								----- Reserves ----- Loss	Expense	Loss	Expense	
70634 I2FB5	Bedford Dwellings	Ross, Kathleer	Loss or damage to property	CL	04/09/2015	04/15/2015	PA	0	0	0	0	0
				Not Otherwise Classified	PDGL	Deductible: 0						
70634 I2FB4	Bedford Dwellings	Allen, Marvin	Loss or damage to property	CL	04/09/2015	04/15/2015	PA	0	0	0	0	0
				Not Otherwise Classified	PDGL	Deductible: 0						
70116 I2DR5	Arlington Heights	Cox, Shardaye	Loss or damage to property	CL	02/16/2015	02/27/2015	PA	0	0	0	798	798
				No Apparent Source	PDGL	Deductible: 0						
69823 I2CZ2	Bedford Dwellings	Simmons, Lob	Loss or damage to property	CL	02/09/2015	02/10/2015	PA	0	0	1,585	398	1,983
				Alleged Improper Maintenan	PDGL	Deductible: 0						
69576 I2CG5	Homewood North	Smith, Desdre	Loss or damage to property	CL	01/10/2015	01/22/2015	PA	0	0	0	898	898
				Water Or Other Liquid	PDGL	Deductible: 0						
71457 I2HD6	Leased Office Space	Ghafoor, Pam	Personal injury	DC	03/16/2015	07/22/2015	PA	0	0	0	0	0
				Administration Decision	PIGL	Deductible: 0						
Total Policy HARRG-578-141156-2015 (20)								0	0	7,019	21,212	28,231
Total 2015 Commercial Liability (20)								0	0	7,019	21,212	28,231

Policy Year: 2014 - Housing Authority Risk Retention Group

Policy # HARRG-578-128151-2014 Effective: 01/01/2014 to 01/01/2015

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
69210 I2BI5	Pressley Street Hi-Rise	Charles, Karer	Slip, trip or fall Ice And/Or Snow	CL BIGL	12/08/2014	12/10/2014	PA	0	0	0	1,428	1,428
					Deductible: 10,000							



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Policy Year: 2014 - Housing Authority Risk Retention Group

Policy # HARRG-578-128151-2014

Effective: 01/01/2014 to 01/01/2015

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
71514 I2HH2	Scattered Sites	Carter, Selina	Slip, trip or fall Parking Lot, Sidewalk Or Oth	DC BIGL	09/13/2014	07/30/2015	PA	0	0	0	0	0
					Deductible: 10,000							
68334 I1YX6	Family Investment Ce	Ledbetter, Dar	Struck by falling or moving o Furniture, Fixture	RC BIGL	08/02/2014	08/07/2014	PA	0	0	0	2,004	2,004
					Deductible: 10,000							
67615 I1XA7	Northview Heights	Ibe, Dorothy	Slip, trip or fall Water Or Other Liquid	CL BIGL	05/13/2014	05/21/2014	PA	0	0	0	1,280	1,280
					Deductible: 10,000							
67432 I1WN3	Northview Heights	Smith, Lynda	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	03/05/2014	04/30/2014	PA	0	0	0	3,297	3,297
					Deductible: 10,000							
69017 I2AV3	Scattered Sites	Scott, Tawnia	Slip, trip or fall Ice And/Or Snow	CL BIGL	02/20/2014	11/03/2014	PA	0	0	0	0	0
					Deductible: 10,000							
66775 I1UO6	Pressley Street Hi-Rise	Shallenberger,	Slip, trip or fall Ice And/Or Snow	CL BIGL	02/18/2014	02/27/2014	PA	0	0	0	2,649	2,649
					Deductible: 10,000							
68091 I1YG9	Northview Heights	Williams, Vale	Loss or damage to property Water Or Other Liquid	CL PDGL	06/18/2014	07/11/2014	PA	0	0	140	1,122	1,262
					Deductible: 10,000							
68142 I1YL2	Arlington Heights	Blackwell, Ash	Loss or damage to property Water Or Other Liquid	CL PDGL	06/18/2014	07/16/2014	PA	0	0	99	0	99
					Deductible: 10,000							
68142 I1YL1	Arlington Heights	Turner, Willa	Loss or damage to property Water Or Other Liquid	CL PDGL	06/18/2014	07/16/2014	PA	0	0	171	0	171
					Deductible: 10,000							
67469 I1WQ2	Bedford Dwellings	Denton, Will	Loss or damage to property Theft	CL PDGL	04/11/2014	05/06/2014	PA	0	0	500	0	500
					Deductible: 10,000							



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Policy Year: 2014 - Housing Authority Risk Retention Group

Policy # HARRG-578-128151-2014

Effective: 01/01/2014 to 01/01/2015

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Total Exp. 1st Dollar
								----- Reserves ----- Loss	Expense	Loss	Expense	
66520 I1TW3	Bedford Dwellings	Howard, Davic	Loss or damage to property Alleged Improper Maintenanc	RC PDGL	01/25/2014	01/27/2014	PA	0	0	822	0	822
67185 I1VV0	Homewood North	Jordan, Kenya	Loss or damage to property Alleged Improper Maintenanc	CL PDGL	01/08/2014	03/31/2014	PA	0	0	238	0	238
67185 I1VU8	Homewood North	Cooley, Quinte	Loss or damage to property Alleged Improper Maintenanc	CL PDGL	01/08/2014	03/31/2014	PA	0	0	1,034	0	1,034
67185 I1VU7	Homewood North	Miller, Stephe	Loss or damage to property Alleged Improper Maintenanc	CL PDGL	01/08/2014	03/31/2014	PA	0	0	1,461	0	1,461
67185 I1VU6	Homewood North	McCallister, M	Loss or damage to property Alleged Improper Maintenanc	CL PDGL	01/08/2014	03/31/2014	PA	0	0	0	727	727
Total Policy HARRG-578-128151-2014 (16)								0	0	4,465	12,507	16,972
Total 2014 Commercial Liability (16)								0	0	4,465	12,507	16,972

Policy Year: 2013 - Housing Authority Risk Retention Group

Policy # HARRG-578-119678-2013

Effective: 01/01/2013 to 01/01/2014

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
66014 I1SL9	Caliguiri Hi-Rise	Jones, David	Slip, trip or fall Water Or Other Liquid	CL BIGL	12/25/2013	01/10/2014	PA	0	0	0	1,405	1,405
					Deductible: 10,000							
73004 I2LB6		Hopkins, Karen	Slip, trip or fall Parking Lot, Sidewalk Or Other	CL BIGL	12/24/2013	01/13/2016	PA	0	0	0	2,271	2,271
					Deductible: 10,000							



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Policy # HARRG-578-119678-2013

Effective: 01/01/2013 to 01/01/2014

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		----- Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
66031 I1SM2	Homewood North	Murphy, Milar	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	09/02/2013	12/06/2013	PA	0	0	0	1,092	1,092
					Deductible: 10,000							
64725 I1PG3	Homewood North	Whitley, Ronik	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	06/29/2013	07/10/2013	PA	0	0	0	964	964
					Deductible: 10,000							
64359 I1OL2	Homewood North	Williams, Dan	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	05/10/2013	05/22/2013	PA	0	0	0	1,988	1,988
					Deductible: 10,000							
65975 I1SK2	Bedford Boiler House	Hutcherson, C	Struck by falling or moving o Door, Window	RC BIGL	01/18/2013	01/07/2014	PA	0	0	0	5,322	5,322
					Deductible: 10,000							
63237 I1LK0	Northview Heights	Mitchell, Willi	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	01/02/2013	01/03/2013	PA	0	0	0	971	971
					Deductible: 10,000							
64935 I1PT6	Scattered Site	Pitts, Lavonne	Loss or damage to property Alleged Improper Maintenanc	CL PDGL	07/19/2013	08/05/2013	PA	0	0	665	388	1,053
					Deductible: 10,000							
64762 I1PI3	Scattered Sites	Hearn, Tonya	Loss or damage to property Not Otherwise Classified	CL PDGL	07/10/2013	07/12/2013	PA	0	0	5,572	1,239	6,811
					Deductible: 10,000							
64862 I1PO8	Bedford Dwellings	Boozier Tinsley	Loss or damage to property Kitchen Fire	CL PDGL	06/15/2013	07/23/2013	PA	0	0	0	769	769
					Deductible: 10,000							
66879 I1UW7	Addison Terrace	Baley, Marjori	Loss or damage to property Water Or Other Liquid	CL PDGL	03/12/2013	03/06/2014	PA	0	0	0	1,252	1,252
					Deductible: 10,000							



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Policy # HARRG-578-119678-2013 Effective: 01/01/2013 to 01/01/2014

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Total Exp. 1st Dollar
								----- Reserves ----- Loss	Expense	Loss	Expense	
63860		Rozier, Shamo	Loss or damage to property	CL	03/01/2013	03/19/2013	PA	0	0	0	1,199	1,199
I1ND7	Homewood North		Fire - Children, Matches Etc.	PDGL	Deductible: 10,000							
				Total Policy HARRG-578-119678-2013 (12)				0	0	6,238	18,860	25,097
				Total 2013 Commercial Liability (12)				0	0	6,238	18,860	25,097

Policy Year: 2012 - Housing Authority Risk Retention Group

Policy # HARRG-578-108262-2012 Effective: 01/01/2012 to 01/01/2013

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
63189		Jones, Britney	Slip, trip or fall	CL	12/28/2012	12/28/2012	PA	0	0	0	1,574	1,574
I1LG9	Pennsylvania Bidwell		Ice And/Or Snow	BIGL	Deductible: 10,000							
62917		Travis, Bobbie	Slip, trip or fall	CL	10/15/2012	10/15/2012	PA	0	0	0	648	648
I1KP9	Scattered Site		Alleged Improper Maintenanc	BIGL	Deductible: 10,000							
63363		Horton, Keash	Slip, trip or fall	CL	08/02/2012	01/15/2013	PA	0	0	1,500	4,631	6,131
I1LW1	Scattered Sites		Not Otherwise Classified	BIGL	Deductible: 10,000							
62533		Jones, David	Slip, trip or fall	CL	05/04/2012	09/12/2012	PA	0	0	0	1,131	1,131
I1JP3	Caliguiri Hi-Rise		Kitchen Area	BIGL	Deductible: 10,000							
61443		Gathrite, Emr	Slip, trip or fall	CL	02/23/2012	04/13/2012	PA	0	0	0	397	397
I1GV8	Glen Hazel High Rise		Furniture, Fixture	BIGL	Deductible: 10,000							
61402		Taniza, Niasa	Struck by falling or moving o	CL	02/22/2012	04/05/2012	PA	0	0	0	1,051	1,051
I1GS9	Northview Heights		Inadequate Security	BIGL	Deductible: 10,000							



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Policy # HARRG-578-108262-2012

Effective: 01/01/2012 to 01/01/2013

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
62532 I1JP2	Caliguiri Hi-Rise	Jones, David	Slip, trip or fall Water Or Other Liquid	CL BIGL	02/17/2012	09/12/2012	PA	0	0	0	710	710
Deductible: 10,000												
61446 I1GW0	Community Building	Jefferson, Ken	Slip, trip or fall Stairs, Steps	CL BIGL	02/03/2012	04/13/2012	PA	0	0	27,500	11,581	39,081
Deductible: 10,000												
60885 I1FM7	Finello Pavilion Hi-Rise	Sanders, Wiki	Struck by falling or moving o Furniture, Fixture	CL BIGL	01/18/2012	01/24/2012	PA	0	0	0	668	668
Deductible: 10,000												
66948 I1VC2	Morse Gardens Hi-Rise	Slabodnick, St	Loss or damage to property Water Or Other Liquid	CL PDGL	10/01/2012	03/13/2014	PA	0	0	700	1,279	1,979
Deductible: 10,000												
62642 I1JX6	Mazza Pavilion Hi-Rise	Gelnette, Cind	Personal injury Administration Decision	CL PIGL	01/31/2012	09/24/2012	PA	0	0	0	261	261
Deductible: 10,000												
Total Policy HARRG-578-108262-2012 (11)								0	0	29,700	23,931	53,631
Total 2012 Commercial Liability (11)								0	0	29,700	23,931	53,631

Policy Year: 2011 - Housing Authority Risk Retention Group

Policy # HARRG-578-98172-2011

Effective: 01/01/2011 to 01/01/2012

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
60615 I1EV3	Homewood North	Crawford, Nat	Fire Fire - Children, Matches Etc.	CL BIGL	12/14/2011	12/15/2011	PA	0	0	0	0	0
Deductible: 10,000												
60615 I1ET7	Homewood North	Pope, Johnath	Fire Fire - Children, Matches Etc.	CL BIGL	12/14/2011	12/15/2011	PA	0	0	0	0	0
Deductible: 10,000												



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Policy Year: 2011 - Housing Authority Risk Retention Group

Policy # HARRG-578-98172-2011

Effective: 01/01/2011 to 01/01/2012

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
60615 I1ET6	Homewood North	Pope, Cynthia	Fire Fire - Children, Matches Etc.	CL BIGL	12/14/2011	12/15/2011	PA	0	0	0	0	0
					Deductible: 10,000							
60615 I1ET5	Homewood North	Crawford, Ni'M	Fire Fire - Children, Matches Etc.	CL BIGL	12/14/2011	12/15/2011	PA	0	0	0	0	0
					Deductible: 10,000							
60615 I1ET4	Homewood North	McCullough, M	Fire Fire - Children, Matches Etc.	CL BIGL	12/14/2011	12/15/2011	PA	0	0	0	0	0
					Deductible: 10,000							
60615 I1ET3	Homewood North	McCullough, K	Fire Fire - Children, Matches Etc.	CL BIGL	12/14/2011	12/15/2011	PA	0	0	0	0	0
					Deductible: 10,000							
60615 I1ET2	Homewood North	Crawford, John	Fire Fire - Children, Matches Etc.	CL BIGL	12/14/2011	12/15/2011	PA	0	0	0	0	0
					Deductible: 10,000							
60615 I1ET0	Homewood North	Coulverson, In	Fire Fire - Children, Matches Etc.	CL BIGL	12/14/2011	12/15/2011	PA	0	0	0	18,841	18,841
					Deductible: 10,000							
59821 I1CS2	Northview Heights	Banks, Monte	Struck by falling or moving o Ceiling, Pieces Falling	CL BIGL	08/20/2011	08/22/2011	PA	0	0	7,500	8,315	15,815
					Deductible: 10,000							
61923 I1IB9	Bedford Boiler House	Felton, Gail	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	08/16/2011	06/20/2011	PA	0	0	4,000	1,605	5,605
					Deductible: 10,000							
59822 I1CS3	Glen Hazel High Rise	Cooper, Ny'Ra	Struck by falling or moving o Furniture, Fixture	CL BIGL	08/12/2011	08/24/2011	PA	0	0	0	1,106	1,106
					Deductible: 10,000							
59753 I1CO6	Northview Heights	Goins, T'Lajia	Slip, trip or fall Stairs, Steps	CL BIGL	08/01/2011	08/22/2011	PA	0	0	1,000	5,734	6,734
					Deductible: 10,000							



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Policy # HARRG-578-98172-2011

Effective: 01/01/2011 to 01/01/2012

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Total Exp. 1st Dollar
								----- Reserves ----- Loss	Expense	Loss	Expense	
59412 I1BS6	Gualtieri Manor Hi-Ri:	Grzegorzcyk, F	Elevator incident Elevator	CL BIGL	06/22/2011	07/11/2011	PA	0	0	0	349	349
					Deductible: 10,000							
59055 I1AW1	Morse Gardens Hi-Ris	Cobb, Ethel	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	05/17/2011	05/24/2011	PA	0	0	0	523	523
					Deductible: 10,000							
59061 I1AW6	Scattered Sites	Gilbert, Rosina	Slip, trip or fall Stairs, Steps	CL BIGL	05/09/2011	05/17/2011	PA	0	0	0	1,124	1,124
					Deductible: 10,000							
59053 I1AV9	Finello Pavilion Hi-Ris:	Cargile, Regina	Slip, trip or fall Furniture, Fixture	CL BIGL	05/07/2011	05/23/2011	PA	0	0	0	239	239
					Deductible: 10,000							
58916 I1AN2	Murray Tower Hi-Rise	Lindsey-Billing	Slip, trip or fall Water Or Other Liquid	CL BIGL	04/28/2011	05/04/2011	PA	0	0	0	120	120
					Deductible: 10,000							
63778 I1MX8	Bedford Dwellings	Bradford, Rob	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	03/26/2011	03/11/2013	PA	0	0	0	9,697	9,697
					Deductible: 10,000							
58484 I0ZL5	Caliguiri Hi-Rise	Scott, Yolanda	Loss or damage to property Alleged Improper Maintenan	CL BIGL	02/13/2011	03/09/2011	PA	0	0	0	91	91
					Deductible: 10,000							
58483 I0ZL4	Finello Pavilion Hi-Ris:	Jackson, Melis	Slip, trip or fall Water Or Other Liquid	CL BIGL	02/04/2011	03/09/2011	PA	0	0	0	0	0
					Deductible: 10,000							
62487 I1JM8		Garrison, Bart	Slip, trip or fall Ice And/Or Snow	CL BIGL	01/18/2011	09/06/2012	PA	0	0	0	1,646	1,646
					Deductible: 10,000							
Total Policy HARRG-578-98172-2011 (21)								0	0	12,500	49,391	61,891
Total 2011 Commercial Liability (21)								0	0	12,500	49,391	61,891



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Policy Year: 2010 - Housing Authority Risk Retention Group

Policy # HARRG-578-89397-2010

Effective: 01/01/2010 to 01/01/2011

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		----- Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
58312 IOYX0	Addison Terrace	Dixon, Nicole	Slip, trip or fall Ice And/Or Snow	CL BIGL	12/30/2010	02/28/2011	PA	0	0	5,000	7,534	12,534
					Deductible: 10,000							
61575 I1HF8		Fields, Doroth	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	12/30/2010	04/13/2012	PA	0	0	0	897	897
					Deductible: 10,000							
57117 IOVX7	Arlington Heights	Murphy, Stept	Slip, trip or fall Water Or Other Liquid	CL BIGL	09/19/2010	09/27/2010	PA	0	0	10,000	4,585	14,585
					Deductible: 10,000							
57116 IOVX6	Finello Pavilion Hi-Ris	Jackson, Melis	Slip, trip or fall Water Or Other Liquid	CL BIGL	09/15/2010	09/27/2010	PA	0	0	0	379	379
					Deductible: 10,000							
57553 IOXB3	Scattered Sites	Carter, Daniel	Slip, trip or fall Stairs, Steps	CL BIGL	07/31/2010	12/02/2010	PA	0	0	0	759	759
					Deductible: 10,000							
57541 IOXA1		Jackson, Dam	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	06/15/2010	12/02/2010	PA	0	0	0	0	0
					Deductible: 10,000							
57118 IOVX8	Homewood North	McNeal, Robe	Slip, trip or fall Ice And/Or Snow	CL BIGL	03/05/2010	09/27/2010	PA	0	0	0	400	400
					Deductible: 10,000							
55880 IOSM1	Northview Heights	Stevens, Jasmi	Slip, trip or fall Ice And/Or Snow	CL BIGL	02/25/2010	04/01/2010	PA	0	0	0	0	0
					Deductible: 10,000							
55579 IORS1	Northview Heights	Slatton, Eula	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	02/02/2010	02/24/2010	PA	0	0	0	473	473
					Deductible: 10,000							
55357 IORC5	Homewood North	Garner, Sanya	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	01/12/2010	01/28/2010	PA	0	0	0	0	0
					Deductible: 10,000							



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Policy # HARRG-578-89397-2010 Effective: 01/01/2010 to 01/01/2011

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
55350 I0RC2	Homewood North	Roberts, Dene	Slip, trip or fall Ice And/Or Snow	CL BIGL	01/11/2010	01/18/2010	PA	0	0	0	390	390
								Deductible: 10,000				
56231 I0TK4	Homewood North	Roberts, Dene	Slip, trip or fall Ice And/Or Snow	CL BIGL	01/10/2010	05/20/2010	PA	0	0	0	40,254	40,254
								Deductible: 10,000				
58533 I0ZP1	Caliguiri Hi-Rise	Acklin, Debra	Loss or damage to property Fire - Children, Matches Etc.	CL PDGL	09/05/2010	03/15/2011	PA	0	0	0	432	432
								Deductible: 10,000				
58951 I1AQ1	Section 8 Units	Smith, Nina	Personal injury Administration Decision	CL PIWE	12/06/2010	05/06/2011	PA	0	0	0	3,804	3,804
								Deductible: 10,000				
Total Policy HARRG-578-89397-2010 (14)								0	0	15,000	59,906	74,906
Total 2010 Commercial Liability (14)								0	0	15,000	59,906	74,906

Policy Year: 2008 - Housing Authority Risk Retention Group

Policy # 39-0853-2008-00-000-0 Effective: 11/09/2008 to 01/01/2010

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
55240 I0QT5	Pressley Street Hi-Rise	Bunch, Carme	Slip, trip or fall Water Or Other Liquid	CL BIGL	12/19/2009	01/19/2010	PA	0	0	1,521	595	2,116
								Deductible: 10,000				
55241 I0QT6	St. Clair Village	Carter, Barbar	Slip, trip or fall Stairs, Steps	CL BIGL	10/30/2009	01/19/2010	PA	0	0	0	810	810
								Deductible: 10,000				
55677 I0RY1	Morse Gardens Hi-Rise	Forsythe, Jam	Assault Assault	CL BIGL	10/26/2009	03/08/2010	PA	0	0	0	0	0
								Deductible: 10,000				



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Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
54798 IOPS3	Pressley Street Hi-Rise	Ransaw, Donn	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	10/23/2009	11/10/2009	PA	0	0	0	310	310
					Deductible: 10,000							
54714 IOPM6	Northview Heights	Johnson-Floyc	Shot Mischievous, Vandalism	CL BIGL	09/26/2009	10/30/2009	PA	0	0	0	65	65
					Deductible: 10,000							
54536 IOPB4	Morse Gardens Hi-Rise	Hartman, Gen	NO LOSS TYPE ENTERED No Loss Source Entered	CL BIGL	09/16/2009	10/02/2009	PA	0	0	0	218	218
					Deductible: 10,000							
54361 I00N9	Carrick Regency Hi-Rise	Crowder, Mari	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	08/30/2009	09/09/2009	PA	0	0	0	171	171
					Deductible: 10,000							
54500 I00Y7	Northview Heights	Patrick, My-Ki	Slip, trip or fall Parking Lot, Sidewalk Or Oth	RC BIGL	08/30/2009	09/25/2009	PA	0	0	5,000	10,025	15,025
					Deductible: 10,000							
54438 I00U6	Northview Heights	Jones, Raemal	Struck by falling or moving o Not Otherwise Classified	CL BIGL	08/27/2009	09/18/2009	PA	0	0	0	304	304
					Deductible: 10,000							
54362 I0000	Northview Heights	Kalaway, Chris	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	08/10/2009	09/09/2009	PA	0	0	0	163	163
					Deductible: 10,000							
55089 I0QK1	Scattered Sites	Wright, Veron	Struck by falling or moving o Not Otherwise Classified	CL BIGL	08/05/2009	11/16/2009	PA	0	0	0	380	380
					Deductible: 10,000							
54105 I0NW1	Glen Hazel Homes	Young, Shakia	Slip, trip or fall Stairs, Steps	CL BIGL	07/29/2009	08/03/2009	PA	0	0	0	195	195
					Deductible: 10,000							
53841 I0NE6	Arlington Heights	Brown, Demar	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	06/13/2009	06/26/2009	PA	0	0	0	6,956	6,956
					Deductible: 10,000							



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Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		----- Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
53829 I0ND6	Scattered Sites	Powell, Daniel	Struck by falling or moving o Door, Window	CL BIGL	04/24/2009	06/15/2009	PA	0	0	0	273	273
					Deductible: 10,000							
53690 I0MU4	Addison Terrace	Williams, Nori	Slip, trip or fall Stairs, Steps	CL BIGL	04/21/2009	06/02/2009	PA	0	0	2,474	0	2,474
					Deductible: 10,000							
53690 I0MU3	Addison Terrace	Ray, Charles	Slip, trip or fall Stairs, Steps	CL BIGL	04/21/2009	06/02/2009	PA	0	0	500	986	1,486
					Deductible: 10,000							
54103 I0NW0	Glen Hazel Townhome	Young, Shakia	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	02/13/2009	08/04/2009	PA	0	0	0	346	346
					Deductible: 10,000							
52994 I0LA7	Pennsylvania Bidwell	Falconer, Deb	Struck by falling or moving o Door, Window	CL BIGL	02/05/2009	02/11/2009	PA	0	0	0	714	714
					Deductible: 10,000							
53227 I0LQ7	Family Investment Ce	McNeal, Mar	Slip, trip or fall Ice And/Or Snow	CL BIGL	02/04/2009	03/13/2009	PA	0	0	0	12,609	12,609
					Deductible: 10,000							
52836 I0KP2	Arlington Heights	Dooley, Jamm	Slip, trip or fall Stairs, Steps	CL BIGL	01/15/2009	01/29/2009	PA	0	0	10,000	10,267	20,267
					Deductible: 10,000							
53204 I0LO7	Addison Townhomes	Bradshaw, Jan	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	01/09/2009	03/11/2009	PA	0	0	0	715	715
					Deductible: 10,000							
52660 I0KE5	Northview Heights	Gonzalez, Orl	Slip, trip or fall Not Otherwise Classified	CL BIGL	12/20/2008	01/05/2009	PA	0	0	0	774	774
					Deductible: 10,000							
52586 I0JZ6	Gualtieri Manor Hi-Ri	Blasi, Est Of W	Not otherwise classified Not Otherwise Classified	CL BIGL	12/03/2008	12/10/2008	PA	0	0	0	1,001	1,001
					Deductible: 10,000							



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Policy # 39-0853-2008-00-000-0 Effective: 11/09/2008 to 01/01/2010

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Total Exp. 1st Dollar
								----- Reserves ----- Loss	Expense	Loss	Expense	
53726		Halloway, Gec	Loss or damage to property	CL	06/01/2009	06/08/2009	PA	0	0	0	395	395
10MW9	Allegheny Dwellings		Vehicle	PDGL	Deductible: 10,000							
				Total Policy 39-0853-2008-00-000-0 (24)				0	0	19,494	48,273	67,767
				Total 2008 Commercial Liability (24)				0	0	19,494	48,273	67,767

Policy Year: 2007 - Housing Authority Risk Retention Group

Policy # 39-0853-2007-00-000-0 Effective: 11/09/2007 to 11/09/2008

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
52379		Smith, Kelvin	Slip, trip or fall	CL	11/08/2008	11/25/2008	PA	0	0	0	892	892
10JL7	Morse Gardens Hi-Ris		Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 10,000							
52282		Anderson, Cec	Slip, trip or fall	CL	10/17/2008	11/10/2008	PA	0	0	0	661	661
10JF6	Carrick Regency Hi-Ris		Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 10,000							
52243		Key, Marie	Slip, trip or fall	CL	10/12/2008	11/05/2008	PA	0	0	140,000	44,114	184,114
10JC6	Addison Terrace		Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 10,000							
52283		Pedruzziz, Alic	Slip, trip or fall	CL	10/02/2008	11/10/2008	PA	0	0	0	979	979
10JF7	Morse Gardens Hi-Ris		Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 10,000							
52016		Miles, Charm	Struck by falling or moving o	CL	09/15/2008	10/02/2008	PA	0	0	0	646	646
10IL6	Northview Heights		Ceiling, Pieces Falling	BIGL	Deductible: 10,000							
52015		Gardenhire, Fi	Struck by falling or moving o	CL	08/30/2008	10/02/2008	PA	0	0	0	1,112	1,112
10IL5	Northview Heights		Ceiling, Pieces Falling	BIGL	Deductible: 10,000							



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Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		----- Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
52856 IOKQ6	Addison Terrace	Palmer, Tonen	Slip, trip or fall Stairs, Steps	CL BIGL	08/14/2008	02/02/2009	PA	0	0	500	1,300	1,800
					Deductible: 10,000							
51553 IOHF2	Unassigned Family Ur	Wagner, Susar	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	07/30/2008	08/06/2008	PA	0	0	250	1,075	1,325
					Deductible: 10,000							
52316 IOJH9	Northview Heights	Shiring, Mark	Slip, trip or fall Stairs, Steps	CL BIGL	05/19/2008	11/14/2008	PA	0	0	0	1,340	1,340
					Deductible: 10,000							
50906 IOFO4	Scattered Sites	Jay, Michelle	Struck by falling or moving o Kitchen Area	CL BIGL	04/11/2008	04/29/2008	PA	0	0	7,000	5,178	12,178
					Deductible: 10,000							
51045 IOFY1	Allegheny Dwellings	Anderson, Car	Slip, trip or fall Ice And/Or Snow	CL BIGL	03/03/2008	05/21/2008	PA	0	0	15,000	4,021	19,021
					Deductible: 10,000							
50584 IOES5	Homewood North	Ali, Wanda	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	02/25/2008	03/14/2008	PA	0	0	0	531	531
					Deductible: 10,000							
50625 IOEU9	Caliguiri Hi-Rise	Stanziano, Lin	Slip, trip or fall Water Or Other Liquid	CL BIGL	01/28/2008	03/20/2008	PA	0	0	50,000	19,099	69,099
					Deductible: 10,000							
50083 IODJ3	Homewood North	Tyson, Thoma	Slip, trip or fall Ice And/Or Snow	CL BIGL	01/04/2008	01/15/2008	PA	0	0	500	1,080	1,580
					Deductible: 10,000							
50120 IODM5	Northview Heights	Allen-Mathis,	Struck by falling or moving o Door, Window	CL BIGL	12/31/2007	01/17/2008	PA	0	0	250	848	1,098
					Deductible: 10,000							
51806 IOHW4	Mazza Pavilion Hi-Rise	Karpiel, Helen	Mold Water Or Other Liquid	CL MDGL	09/02/2008	09/02/2008	PA	0	0	0	1,261	1,261
					Deductible: 50,000							



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Policy Year: 2007 - Housing Authority Risk Retention Group

Policy # 39-0853-2007-00-000-0 Effective: 11/09/2007 to 11/09/2008

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Total Exp. 1st Dollar
								----- Reserves ----- Loss	Expense	Loss	Expense	
51807		Booth, Linda	Mold	CL	09/02/2008	09/02/2008	PA	0	0	0	1,910	1,910
IOHW5	Mazza Pavilion Hi-Rise		Water Or Other Liquid	MDGL	Deductible: 50,000							
				Total Policy 39-0853-2007-00-000-0 (17)				0	0	213,500	86,049	299,549
				Total 2007 Commercial Liability (17)				0	0	213,500	86,049	299,549

Policy Year: 2006 - Housing Authority Risk Retention Group

Policy # 39-0853-2006-00-000-0 Effective: 11/09/2006 to 11/09/2007

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
50362		Waters, Jacqu	Slip, trip or fall	CL	10/13/2007	02/15/2008	PA	0	0	0	3,368	3,368
IOED0	Bedford Dwellings		Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 50,000							
49360		Claybourne, B	Slip, trip or fall	CL	08/31/2007	09/20/2007	PA	0	0	0	503	503
IOBK9	Finello Pavilion Hi-Rise		Water Or Other Liquid	BIGL	Deductible: 50,000							
50502		Hayes, Jada	Slip, trip or fall	CL	08/28/2007	03/05/2008	PA	0	0	10,000	38,650	48,650
IOEM4	Bedford Dwellings		Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 50,000							
49217		Curry, Sarah	Slip, trip or fall	CL	08/27/2007	08/30/2007	PA	0	0	0	830	830
IOBA3	Pressley Street Hi-Rise		Water Or Other Liquid	BIGL	Deductible: 50,000							
49359		Caver, Robyn	Struck by falling or moving o	CL	08/10/2007	09/20/2007	PA	0	0	500	950	1,450
IOBK8	Garfield Heights		Kitchen Area	BIGL	Deductible: 50,000							
49203		Johnson, Tiffa	Struck by falling or moving o	CL	08/09/2007	08/28/2007	PA	0	0	4,000	3,113	7,113
IOAZ2	Northview Heights		Ceiling, Pieces Falling	BIGL	Deductible: 50,000							



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Policy Year: 2006 - Housing Authority Risk Retention Group

Policy # 39-0853-2006-00-000-0 Effective: 11/09/2006 to 11/09/2007

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		----- Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
49020 IOAM9	Unassigned Family Ur	Wade, Odessa	Struck by falling or moving o	CL	07/23/2007	08/01/2007	PA	0	0	0	8,695	8,695
			Lawnmower	BIGL	Deductible: 50,000							
49194 IOAY8	Northview Heights	David, Sophia	Slip, trip or fall	CL	07/21/2007	08/27/2007	PA	0	0	15,000	11,220	26,220
			Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 50,000							
48075 H9XU6	St. Clair Village	Butler, Helon	Slip, trip or fall	CL	02/20/2007	03/19/2007	PA	0	0	0	546	546
			Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 50,000							
48175 H9YC6	Homewood North	Wilson, Elizab	Slip, trip or fall	CL	02/17/2007	03/29/2007	PA	0	0	0	442	442
			Ice And/Or Snow	BIGL	Deductible: 50,000							
47862 H9XE3	Finello Pavilion Hi-Ris	Bonk, Helen	Slip, trip or fall	CL	02/06/2007	02/21/2006	PA	0	0	10,000	17,818	27,818
			Elevator	BIGL	Deductible: 50,000							
47751 H9WY7	Finello Pavilion Hi-Ris	Harris, August	Slip, trip or fall	CL	01/26/2007	02/07/2006	PA	0	0	0	648	648
			Ice And/Or Snow	BIGL	Deductible: 50,000							
50932 IOFQ4	Homewood North	McCullough, F	Loss or damage to property	CL	10/16/2007	04/29/2008	PA	0	0	0	539	539
			Not Otherwise Classified	PDGL	Deductible: 50,000							
48972 IOAJ1		Swoop, Regin	Loss or damage to property	CL	07/02/2007	07/16/2007	PA	0	0	0	0	0
			Alleged Improper Maintenanc	PDGL	Deductible: 50,000							
49377 IOBM0		Chatman, Eug	Personal injury	CL	07/20/2007	09/24/2007	PA	0	0	0	7,972	7,972
			Administration Decision	PIGL	Deductible: 50,000							



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Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
47591		McClain, Dian	Personal injury	CL	01/08/2007	01/16/2007	PA	0	0	0	1,104	1,104
H9WM7	Auburn Towers/Hamil		Administration Decision	PIGL	Deductible: 50,000							
Total Policy 39-0853-2006-00-000-0 (16)								0	0	39,500	96,398	135,898
Total 2006 Commercial Liability (16)								0	0	39,500	96,398	135,898

Policy Year: 2005 - Housing Authority Risk Retention Group

Policy # 39-0853-2005-00-000-0 Effective: 11/09/2005 to 11/09/2006

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
47468		Anderson, Cec	Slip, trip or fall	CL	10/28/2006	12/27/2006	PA	0	0	0	781	781
H9WC3	Unassigned Family Ur		Stairs, Steps	BIGL	Deductible: 50,000							
46737		Logan, Tamar	Slip, trip or fall	CL	08/19/2006	09/07/2006	PA	0	0	10,000	17,576	27,576
H9UB0	Unassigned Family Ur		Door, Window	BIGL	Deductible: 50,000							
46445		Cohn, Debra	Slip, trip or fall	CL	07/16/2006	07/25/2006	PA	0	0	5,000	1,231	6,231
H9TH1	Unassigned Family Ur		Stairs, Steps	BIGL	Deductible: 50,000							
46705		Fields, Doroth	Slip, trip or fall	CL	06/12/2006	08/30/2006	PA	0	0	1,500	658	2,158
H9TY8	Unassigned Family Ur		Stairs, Steps	BIGL	Deductible: 50,000							
46230		Edge, Joyce	Slip, trip or fall	CL	05/04/2006	06/21/2006	PA	0	0	6,000	19,264	25,264
H9SR6	Unassigned Family Ur		Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 50,000							
45970		Boyd, Quincy	Slip, trip or fall	CL	05/01/2006	05/11/2006	PA	0	0	0	882	882
H9RY4	Unassigned Family Ur		Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 50,000							



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Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		----- Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
45971 H9RY5	Unassigned Family Ur	Underwood, L	Struck by falling or moving o Door, Window	CL BIGL	04/29/2006	05/11/2006	PA	0	0	10,000	1,223	11,223
					Deductible: 50,000							
45833 H9RO2	Unassigned Family Ur	Hill, Charlotte	Slip, trip or fall Alleged Improper Maintenanc	CL BIGL	04/11/2006	04/17/2006	PA	0	0	17,000	1,846	18,846
					Deductible: 50,000							
45863 H9RQ4	Unassigned Family Ur	Tucker, Myiest	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	03/12/2006	04/12/2006	PA	0	0	20,000	1,854	21,854
					Deductible: 50,000							
46231 H9SR7	Unassigned Family Ur	Galloway, Dwi	Not otherwise classified Not Otherwise Classified	CL BIGL	01/19/2006	06/21/2006	PA	0	0	0	423	423
					Deductible: 50,000							
44956 H9OU8	Unassigned Family Ur	Reed, Antoine	Slip, trip or fall Stairs, Steps	CL BIGL	01/02/2006	01/12/2006	PA	0	0	20,000	47,921	67,921
					Deductible: 50,000							
44949 H9OU1	Unassigned Family Ur	Harden, Lasea	Slip, trip or fall Stairs, Steps	CL BIGL	12/30/2005	01/11/2006	PA	0	0	10,000	9,367	19,367
					Deductible: 50,000							
44950 H9OU2	Unassigned Family Ur	Hanner, Carol	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	11/18/2005	12/12/2005	PA	0	0	3,200	1,043	4,243
					Deductible: 50,000							
47330 H9VT3	Unassigned Family Ur	Wilson, Jeffrey	Loss or damage to property Alleged Improper Maintenanc	CL PDGL	10/12/2006	11/30/2006	PA	0	0	0	629	629
					Deductible: 50,000							
46374 H9TC4	Unassigned Family Ur	Dreikan, Patri	Loss or damage to property Not Otherwise Classified	CL PDGL	05/11/2006	07/14/2006	PA	0	0	0	792	792
					Deductible: 50,000							
47895 H9XG7	Unassigned Elderly Ur	McCain, Heler	Personal injury Administration Decision	CL PIGL	01/26/2006	02/28/2007	PA	0	0	0	4,335	4,335
					Deductible: 50,000							



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								----- Reserves ----- Loss	Expense	Loss	Expense	
45699		Alford, Len	Law enforcement	CL	03/01/2006	03/01/2006	PA	0	0	3,500	12,247	15,747
H9RD1			Law Enforcement	WALE	Deductible: 50,000							
				Total Policy 39-0853-2005-00-000-0 (17)				0	0	106,200	122,074	228,274
				Total 2005 Commercial Liability (17)				0	0	106,200	122,074	228,274

Policy Year: 2004 - Housing Authority Risk Retention Group

Policy # 39-0853-2004-00-000-0 Effective: 11/09/2004 to 11/09/2005

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
44645		Coleman, Selic	Slip, trip or fall	CL	11/09/2005	11/18/2005	PA	0	0	0	827	827
H9OA5	Unassigned Family Ur		Not Otherwise Classified	BIGL	Deductible: 50,000							
44675		Batcher, Jame	Slip, trip or fall	CL	09/30/2005	11/22/2005	PA	0	0	18,000	1,869	19,869
H9OC4	Unassigned Family Ur		Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 50,000							
44286		Horne, Bobbie	Struck by falling or moving o	CL	09/18/2005	09/23/2005	PA	0	0	0	964	964
H9MY9			Not Otherwise Classified	BIGL	Deductible: 50,000							
44358		Lewis, Carmel	Slip, trip or fall	CL	09/16/2005	10/07/2005	PA	0	0	5,000	1,129	6,129
H9NE1			Water Or Other Liquid	BIGL	Deductible: 50,000							
44153		Johnson, Juan	Slip, trip or fall	CL	08/11/2005	09/02/2005	PA	0	0	0	716	716
H9MO8			Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 50,000							
43878		Collington, Ca	Slip, trip or fall	CL	07/29/2005	08/03/2005	PA	0	0	6,200	7,839	14,039
H9LR8			Parking Lot, Sidewalk Or Oth	BIGL	Deductible: 50,000							



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Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
43879 H9LR9		Pattillo, Leona	Assault Assault	CL BIGL	07/28/2005	08/03/2005	PA	0	0	0	509	509
					Deductible: 50,000							
43623 H9KY3	Unassigned Family Ur	Hatten, Muna	Struck by falling or moving o Door, Window	CL BIGL	06/16/2005	06/24/2005	PA	0	0	11,000	9,794	20,794
					Deductible: 50,000							
43429 H9KJ5	Unassigned Elderly Ur	Botts, Joann	Not otherwise classified Not Otherwise Classified	CL BIGL	05/09/2005	05/23/2005	PA	0	0	0	511	511
					Deductible: 50,000							
43259 H9JV1		House, Beverl	Slip, trip or fall Stairs, Steps	CL BIGL	04/14/2005	04/25/2005	PA	0	0	5,500	1,994	7,494
					Deductible: 50,000							
42285 H9GU0		Washington, E	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	11/29/2004	11/23/2004	PA	0	0	0	581	581
					Deductible: 50,000							
44477 H9NM1		Evans, Lataya	Loss or damage to property Lawnmower	CL PDGL	10/20/2005	10/07/2005	PA	0	0	0	491	491
					Deductible: 50,000							
44474 H9NM0		Harden, Starle	Struck by falling or moving o Not Otherwise Classified	CL PDGL	09/23/2005	10/07/2005	PA	0	0	0	670	670
					Deductible: 50,000							
44285 H9MY8	Unassigned Family Ur	Poole, Ayne	Loss or damage to property Theft	CL PDGL	08/19/2005	09/26/2005	PA	0	0	0	1,197	1,197
					Deductible: 50,000							
43717 H9LF1	Unassigned Family Ur	Davis, Taiona	Loss or damage to property Not Otherwise Classified	CL PDGL	06/20/2005	07/12/2005	PA	0	0	0	0	0
					Deductible: 50,000							
				Total Policy 39-0853-2004-00-000-0 (15)				0	0	45,700	29,091	74,791
				Total 2004 Commercial Liability (15)				0	0	45,700	29,091	74,791



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Effective: 11/09/2003 to 11/09/2004

Occ. Id/ Claim #	AMP#/ Location Name	Claimant	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp. 1st Dollar
								Loss	Expense	Loss	Expense	
41651 H9EX7	Unassigned Family Ur	Harris, Ashley	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	09/18/2004	09/27/2004	PA	0	0	0	4,136	4,136
					Deductible: 50,000							
41584 H9ET1	Unassigned Family Ur	Brockman, Tir	Slip, trip or fall Water Or Other Liquid	CL BIGL	09/14/2004	09/17/2004	PA	0	0	0	457	457
					Deductible: 50,000							
41594 H9ET7	Unassigned Family Ur	Everett, Ernes	Struck by falling or moving o Not Otherwise Classified	CL BIGL	09/01/2004	09/08/2004	PA	0	0	0	4,419	4,419
					Deductible: 50,000							
42086 H9GG5	Unassigned Family Ur	Robinson, Ma	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	09/01/2004	11/29/2004	PA	0	0	0	1,067	1,067
					Deductible: 50,000							
41934 H9FV5	Unassigned Family Ur	Nelson, Camill	Struck by falling or moving o Door, Window	CL BIGL	08/25/2004	11/13/2004	PA	0	0	15,000	11,083	26,083
					Deductible: 50,000							
42947 H9IU2		Hilton, Leonar	Assault Assault	CL BIGL	08/18/2004	03/22/2005	PA	0	0	0	142	142
					Deductible: 50,000							
41402 H9EE4		Allen, Roberta	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	08/16/2004	08/19/2004	PA	0	0	0	487	487
					Deductible: 50,000							
41459 H9EJ1	Unassigned Family Ur	Saunders, Lasl	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	07/10/2004	08/27/2004	PA	0	0	4,675	7,007	11,682
					Deductible: 50,000							
41291 H9DW3		Bailey, Leslie	Slip, trip or fall Water Or Other Liquid	RC BIGL	07/08/2004	08/06/2004	PA	0	0	15,000	1,507	16,507
					Deductible: 50,000							
41014 H9DA5		Richardson, E	Slip, trip or fall Not Otherwise Classified	CL BIGL	05/31/2004	06/21/2004	PA	0	0	0	1,203	1,203
					Deductible: 50,000							



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								Loss	Expense	Loss	Expense	
40746 H9CG6	Unassigned Family Ur	Baliley, Darne	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	05/13/2004	05/19/2004	PA	0	0	0	1,175	1,175
					Deductible: 50,000							
40707 H9CD4	Unassigned Family Ur	Tucker, Celesti	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	05/09/2004	05/17/2004	PA	0	0	750	1,140	1,890
					Deductible: 50,000							
40706 H9CD3	Unassigned Family Ur	Billingsley, Ch	Struck by falling or moving o Elevator	CL BIGL	05/03/2004	05/17/2004	PA	0	0	0	626	626
					Deductible: 50,000							
41460 H9EJ2	Unassigned Family Ur	Shelton, Cher	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	04/30/2004	08/27/2004	PA	0	0	750	760	1,510
					Deductible: 50,000							
40584 H9BT9		McBride, Bart	Not otherwise classified Not Otherwise Classified	CL BIGL	03/17/2004	04/28/2004	PA	0	0	0	619	619
					Deductible: 50,000							
40188 H9AO8	Unassigned Elderly Ur	Young, Charle	Slip, trip or fall Not Otherwise Classified	CL BIGL	03/02/2004	03/03/2004	PA	0	0	0	473	473
					Deductible: 50,000							
45033 H9PB2	Unassigned Family Ur	Willie, Theres	Slip, trip or fall Ice And/Or Snow	CL BIGL	02/07/2004	01/19/2006	PA	0	0	11,745	9,082	20,827
					Deductible: 50,000							
39928 H8ZS7	Unassigned Family Ur	Sandling, Mist	Slip, trip or fall Ice And/Or Snow	CL BIGL	02/04/2004	02/09/2004	PA	0	0	0	360	360
					Deductible: 50,000							
41726 H9FD9	Unassigned Family Ur	Bullock, Autur	Slip, trip or fall Ice And/Or Snow	CL BIGL	02/03/2004	10/04/2004	PA	0	0	0	5,594	5,594
					Deductible: 50,000							
40186 H9AO6	Unassigned Elderly Ur	McCain, Heler	Slip, trip or fall Ice And/Or Snow	CL BIGL	02/03/2004	03/01/2004	PA	0	0	0	813	813
					Deductible: 50,000							



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								----- Reserves ----- Loss	Expense	Loss	Expense	
39808 H8ZJ2	Unassigned Family Ur	Wiggins, Gera	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	01/21/2004	01/22/2004	PA	0	0	0	669	669
					Deductible: 50,000							
39824 H8ZK4	Unassigned Elderly Ur	Dudich, Harrie	Slip, trip or fall Ice And/Or Snow	CL BIGL	01/19/2004	01/29/2004	PA	0	0	15,000	1,202	16,202
					Deductible: 50,000							
39806 H8ZJ0	Unassigned Family Ur	Taylor, Judith	Slip, trip or fall Parking Lot, Sidewalk Or Oth	CL BIGL	12/20/2003	01/13/2004	PA	0	0	2,000	844	2,844
					Deductible: 50,000							
41331 H9DY9		Wolfard, How	Loss or damage to property Lawnmower	CL PDGL	08/03/2004	08/11/2004	PA	0	0	0	393	393
					Deductible: 50,000							
41044 H9DD0		Dawson, Cynti	Loss or damage to property Lawnmower	CL PDGL	06/21/2004	06/25/2004	PA	0	0	556	661	1,217
					Deductible: 50,000							
41366 H9EC0	Unassigned Family Ur	Phillips, Berre	Loss or damage to property Fence	RC PDGL	06/01/2004	08/17/2004	PA	0	0	0	748	748
					Deductible: 50,000							
39929 H8ZS8	Unassigned Family Ur	Chambers, Ro	Loss or damage to property Not Otherwise Classified	CL PDGL	02/02/2004	02/09/2004	PA	0	0	2,241	612	2,853
					Deductible: 50,000							
39807 H8ZJ1	Unassigned Family Ur	Eggleton, Cora	Loss or damage to property Not Otherwise Classified	CL PDGL	01/06/2004	01/14/2004	PA	0	0	265	366	631
					Deductible: 50,000							
Total Policy 39-0853-2003-00-000-0 (28)								0	0	67,981	57,645	125,626
Total 2003 Commercial Liability (28)								0	0	67,981	57,645	125,626
Total Commercial Liability (266)								505,000	119,000	605,081	775,080	1,954,354



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Commercial Property - Loss Run - All Open / Closed

Policy Year: 2019 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-187693-2019 Effective: 01/01/2019 to 01/01/2020

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Exp Net of Ded.
								----- Reserves -----		-----		
								Loss	Expense	Loss	Expense	
84636		1260 - 1276 N Flood		OP	10/25/2019	11/13/2019	PA	20,000	2,000	0	0	22,000
A8CS0	Homewood North		Storm/Weather	FLDP	Deductible: 25,000							
83462		315 Flowers A	Struck by object	OP	06/21/2019	06/24/2019	PA	10,000	2,000	5,212	774	12,000
A8BO3	Scattered Sites		Vehicle	PRPD	Deductible: 10,000							
82965		6236 Saint M	Sewer Back Up	CL	02/25/2019	02/28/2019	PA	0	0	13,887	0	13,887
A8BD5	East Liberty Scattered		Plumbing/Fixture	PRPD	Deductible: 10,000							
				Total Policy HAPI-578-187693-2019 (3)				30,000	4,000	19,099	774	47,887

Policy # HAPI-578-193106-2019 Effective: 10/25/2019 to 10/25/2020

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp Net of Ded.
								Loss	Expense	Loss	Expense	

No Losses for Policy in 2019.

Total Policy HAPI-578-193106-2019 (0)	0	0	0	0	0
Total 2019 Commercial Property (3)	30,000	4,000	19,099	774	47,887



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Commercial Property - Loss Run - All Open / Closed

Policy Year: 2018 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-176851-2018

Effective: 01/01/2018 to 01/01/2019

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp Net of Ded.
								Loss	Expense	Loss	Expense	
81712 A8AC3	Bedford Dwellings	2407 Bedford	Fire Electrical Fire-Appliance-Ten	CL PRPD	11/01/2018	12/07/2018	PA	0	0	0	445	445
Deductible: 10,000												
83880 A8CA1		447 Sweetbriar	Water damage Improper Maintenance/Wear	OP PRPD	10/23/2018	08/08/2019	PA	0	5,000	0	2,416	5,000
Deductible: 10,000												
80720 A7ZF2	Homewood North	7330 Stranahan	Not otherwise classified Not Otherwise Classified	CL PRPD	07/24/2018	08/01/2018	PA	0	0	2,901	1,383	4,284
Deductible: 10,000												
80548 A7ZB1	Arlington Heights	Arlington Heights	Windstorm Storm/Weather	CL PRPD	07/10/2018	07/17/2018	PA	0	0	79,351	1,305	80,656
80392 A7YW6	Allegheny Dwellings	1700 Belleau	Sewer Back Up Plumbing/Fixture	CL PRPD	03/21/2018	06/27/2018	PA	0	0	25,000	1,165	26,165
Deductible: 10,000												
79610 A7YE7	Pressley Street Hi-Rise	601 Pressley S	Water damage Plumbing/Fixture	CL PRPD	03/07/2018	03/21/2018	PA	0	0	3,665	860	4,525
Deductible: 10,000												
79651 A7YF4	Allegheny Dwellings	1700-1704 Be	Sewer Back Up Plumbing/Fixture	CL PRPD	02/20/2018	03/26/2018	PA	0	0	0	645	645
Deductible: 10,000												
79162 A7XW1	Arlington Heights	3150 Cordell F	Fire Undetermined	CL PRPD	02/05/2018	02/06/2018	PA	0	0	63,101	1,165	64,266
Deductible: 10,000												
78835 A7XM9	Glen Hazel Disabled U	1019 Johnstor	Water damage Storm/Weather	CL PRPD	01/08/2018	01/09/2018	PA	0	0	1,389	860	2,249
Deductible: 10,000												
78818 A7XM0	Allegheny Dwellings	1723 Belleau I	Water damage Storm/Weather	CL PRPD	01/07/2018	01/08/2018	PA	0	0	0	655	655
Deductible: 10,000												



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Commercial Property - Loss Run - All Open / Closed

Policy Year: 2018 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-176851-2018				Effective: 01/01/2018 to 01/01/2019				Outstanding		Paid		Total
Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	----- Reserves ----- Loss	Expense	Loss	Expense	Exp Net of Ded.
79059		3123 Cordell F	Water damage	CL	01/07/2018	01/29/2018	PA	0	0	25,000	1,165	26,165
A7XT2	Arlington Heights		Plumbing/Fixture	PRPD	Deductible: 10,000							
79068		1272 - 1274 N	Water damage	OP	01/03/2018	01/29/2018	PA	55,000	1,500	42,268	1,165	56,500
A7XT7	Homewood North		Storm/Weather	PRPD	Deductible: 10,000							
Total Policy HAPI-578-176851-2018 (12)								55,000	6,500	242,675	13,229	271,556
Policy # HAPI-578-185341-2018				Effective: 10/25/2018 to 10/25/2019				Outstanding		Paid		Total
Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	----- Reserves ----- Loss	Expense	Loss	Expense	Exp Net of Ded.
No Losses for Policy in 2018.												
Total Policy HAPI-578-185341-2018 (0)								0	0	0	0	0
Total 2018 Commercial Property (12)								55,000	6,500	242,675	13,229	271,556

Policy Year: 2017 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-166267-2017 Effective: 01/01/2017 to 01/01/2018								Outstanding		Paid		Total
Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	----- Reserves ----- Loss	Expense	Loss	Expense	Exp Net of Ded.
78860		1205 Liverpoc	Water damage	DC	12/06/2017	01/10/2018	PA	0	0	0	2,231	0
A7XN7	Computer Center		Undetermined	PRPD	Deductible: 10,000							



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Policy Year: 2017 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-166267-2017 Effective: 01/01/2017 to 01/01/2018

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Exp Net of Ded.
								----- Reserves ----- Loss	Expense	Loss	Expense	
78543		2835 Murray	Fire	OP	12/05/2017	12/07/2017	PA	175,000	2,000	93,849	1,477	177,000
A7XC7	Murray Tower Hi-Rise		Undetermined	PRPD	Deductible: 10,000							
78272		1317 Pennsylv	Struck by object	CL	10/25/2017	10/26/2017	PA	0	0	0	326	326
A7WV7	Manchester Common		Vehicle	PRPD	Deductible: 10,000							
77240		533 Mt. Pleas	Windstorm	CL	06/16/2017	06/22/2017	PA	0	0	0	0	0
A7VV7	Recreation Center		Storm/Weather	PRPD								
77158		803 E. Warring	Fire	CL	06/12/2017	06/14/2017	PA	0	0	14,888	929	15,817
A7VT9	Caliguiri Hi-Rise		Kitchen Fire/Grease Fire	PRPD	Deductible: 10,000							
				Total Policy HAPI-578-166267-2017 (5)				175,000	2,000	108,737	4,963	193,143

Policy # HAPI-578-175386-2017 Effective: 10/25/2017 to 10/25/2018

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Exp Net of Ded.
								Loss	Expense	Loss	Expense	
No Losses for Policy in 2017.												
				Total Policy HAPI-578-175386-2017 (0)				0	0	0	0	0
				Total 2017 Commercial Property (5)				175,000	2,000	108,737	4,963	193,143



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Policy Year: 2016 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-156326-2016 Effective: 01/01/2016 to 01/01/2017

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Exp Net of Ded.
								----- Reserves ----- Loss	Expense	Loss	Expense	
77486	Northview Heights	600 Block Mt	Struck by object	CL	10/10/2016	07/20/2017	PA	0	0	5,304	0	5,304
A7WB8			Vehicle	PRPD	Deductible: 10,000							
74878	Bedford Dwellings	2431 Bedford	Fire	CL	09/26/2016	09/27/2016	PA	0	0	65,893	853	66,746
A7TX8			Kitchen Fire/Grease Fire	PRPD	Deductible: 10,000							
74041	Morse Gardens Hi-Ris	2416 Sarah St	Fire	CL	05/23/2016	06/07/2016	PA	0	0	0	873	873
A7TB0			Kitchen Fire/Grease Fire	PRPD	Deductible: 10,000							
73592	Northview Heights	600 Mt Pleasa	Fire	CL	04/09/2016	04/11/2016	PA	0	0	92,130	925	93,055
A7SQ9			Arson	PRPD	Deductible: 10,000							
72689	Caliguiri Hi-Rise	803 E. Warring	Fire	CL	01/06/2016	01/07/2016	PA	0	0	8,921	899	9,820
A7RT5			Kitchen Fire/Grease Fire	PRPD	Deductible: 10,000							
				Total Policy HAPI-578-156326-2016 (5)				0	0	172,248	3,550	175,798

Policy # HAPI-578-168539-2016 Effective: 10/25/2016 to 10/25/2017

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Exp Net of Ded.
								----- Reserves ----- Loss	Expense	Loss	Expense	
No Losses for Policy in 2016.												
Total Policy HAPI-578-168539-2016 (0)								0	0	0	0	0
Total 2016 Commercial Property (5)								0	0	172,248	3,550	175,798



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Policy Year: 2015 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-140650-2015 Effective: 01/01/2015 to 01/01/2016

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp Net of Ded.
								Loss	Expense	Loss	Expense	
72677	PA 01-09	525 Mt Pleasa	Water damage	CL	12/19/2015	01/06/2016	PA	0	0	79,983	1,270	81,253
A7RT4	Northview Heights Hi		Plumbing/Fixture	PRPD	Deductible: 10,000							
72081		2505-2519 Be	Struck by object	CL	10/02/2015	10/13/2015	PA	0	0	0	665	665
A7RF7	Bedford Dwellings		Vehicle	PRPD	Deductible: 10,000							
71102		664 Johnston	Struck by object	CL	06/10/2015	06/11/2015	PA	0	0	0	0	0
A7QI4	Glen Hazel Townhome		Vehicle	PRPD	Deductible: 10,000							
Total Policy HAPI-578-140650-2015 (3)								0	0	79,983	1,935	81,918
Total 2015 Commercial Property (3)								0	0	79,983	1,935	81,918

Policy Year: 2014 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-128152-2014 Effective: 01/01/2014 to 01/01/2015

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp Net of Ded.
								Loss	Expense	Loss	Expense	
68456		3006 Arlington	Fire	CL	08/23/2014	08/25/2014	PA	0	0	3,255	857	4,112
A7OD5	Arlington Heights		Kitchen Fire/Grease Fire	PRPD	Deductible: 10,000							
68330		1014 Sheffield	Fire	CL	08/04/2014	08/07/2014	PA	0	0	33,144	843	33,987
A7OA0	Pennsylvania Bidwell		Undetermined	PRPD	Deductible: 10,000							
68052		2066 Bentley	Theft	CL	06/04/2014	07/09/2014	PA	0	0	0	641	641
A7NS5	Addison Terrace		Criminal Activity	PRPD	Deductible: 10,000							
66460		7336 Stranah	Fire	CL	01/30/2014	02/06/2014	PA	0	0	45,991	901	46,892
A7MN2	Homewood North		Children/Matches	PRPD	Deductible: 10,000							



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Policy Year: 2014 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-128152-2014 Effective: 01/01/2014 to 01/01/2015

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Exp Net of Ded.
								----- Reserves -----		-----	-----	
								Loss	Expense	Loss	Expense	
65998		Various - Pitss	Water damage	CL	01/08/2014	01/09/2014	PA	0	0	58,770	2,150	60,920
A7MC5	Caliguiri Hi-Rise		Storm/Weather	PRPD	Deductible: 10,000							
				Total Policy HAPI-578-128152-2014 (5)				0	0	141,160	5,392	146,551
				Total 2014 Commercial Property (5)				0	0	141,160	5,392	146,551

Policy Year: 2013 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-119679-2013 Effective: 01/01/2013 to 01/01/2014

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp Net of Ded.
								Loss	Expense	Loss	Expense	
65226		718 Mt. Pleas	Water damage	CL	09/13/2013	09/17/2013	PA	0	0	2,571	674	3,244
A7LK5	Northview Heights		Plumbing/Fixture	PRPD	Deductible: 10,000							
72030		2467 Chaunce	Water damage	CL	09/09/2013	10/07/2015	PA	0	0	10,631	853	11,484
A7RE9	Bedford Dwellings		Plumbing/Fixture	PRPD	Deductible: 10,000							
65208		200 Ross St	Water damage	RC	09/08/2013	09/12/2013	PA	0	0	26,678	869	27,546
A7LJ9	Leased Office Space		Plumbing/Fixture	PRPD	Deductible: 10,000							
64832		750 To 760 Mi	Water damage	CL	07/21/2013	07/23/2013	PA	0	0	0	995	995
A7LC2	Northview Heights		Not Otherwise Classified	PRPD	Deductible: 10,000							
64510		2443 Beford A	Fire	CL	06/15/2013	06/17/2013	PA	0	0	0	707	707
A7KV4	Bedford Dwellings		Electrical Fire-Appliance-Insu	PRPD	Deductible: 10,000							
64391		1481 Chicago	Fire	CL	05/23/2013	05/24/2013	PA	0	0	11,109	907	12,016
A7KR8	Northview Heights		Kitchen Fire/Grease Fire	PRPD	Deductible: 10,000							



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Policy Year: 2013 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-119679-2013 Effective: 01/01/2013 to 01/01/2014

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		----- Paid -----		Total Exp Net of Ded.
								Loss	Expense	Loss	Expense	
63714 A7KE1	Homewood North	1227 Mohler	Fire Plumbing/Fixture	CL PRPD	03/01/2013	03/04/2013	PA	0	0	53,753	1,047	54,800
								Deductible: 10,000				
63557 A7KB7	Maintenance Garage	647 Mt. Pleasant	Fire Electrical	OP PRPD	02/12/2013	02/12/2013	PA	205,000	5,000	69,910	0	210,000
								Deductible: 10,000				
63475 A7JZ4	Allegheny House	1305 Allegheny	Water damage Plumbing/Fixture	CL PRPD	01/28/2013	01/31/2013	PA	0	0	98,333	917	99,250
								Deductible: 10,000				
63953 A7KI9	Northview Heights	533 Mt. Pleasant	Fire Electrical Fire-Fixed Wiring A	CL PRPD	01/19/2013	03/31/2013	PA	0	0	32,738	1,467	34,206
								Deductible: 10,000				
63262 A7JS8	Auburn Towers/Hamil	6204 Auburn	Fire Children/Matches	CL PRPD	01/07/2013	01/08/2013	PA	0	0	22,403	901	23,304
								Deductible: 10,000				
Total Policy HAPI-578-119679-2013 (11)								205,000	5,000	328,125	9,337	477,552

Policy # HAPI-578-129521-2013 Effective: 09/16/2013 to 08/15/2014

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		----- Paid -----		Total Exp Net of Ded.
								Loss	Expense	Loss	Expense	

No Losses for Policy in 2013.

Total Policy HAPI-578-129521-2013 (0)	0	0	0	0	0
Total 2013 Commercial Property (11)	205,000	5,000	328,125	9,337	477,552



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Policy Year: 2012 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-108267-2012

Effective: 01/01/2012 to 01/01/2013

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Exp Net of Ded.
								----- Reserves ----- Loss	Expense	Loss	Expense	
72031	Bedford Dwellings	2467 Chaunce	Water damage	CL	11/12/2012	10/07/2015	PA	0	0	6,647	869	7,516
A7RF0			Storm/Weather	PRPD	Deductible: 10,000							
62356	Pressley Street Hi-Rise	601 Pressley S	Struck by object	CL	08/07/2012	08/21/2012	PA	0	0	0	499	499
A7IV5			Vehicle	PRPD	Deductible: 10,000							
61445	Glen Hazel High Rise	945 Roselle Ct	Fire	CL	04/07/2012	04/13/2012	PA	0	0	3,009	879	3,888
A7IA3			Kitchen Fire/Grease Fire	PRPD	Deductible: 10,000							
61441	Caliguiri Hi-Rise	803 E. Warring	Struck by object	CL	02/22/2012	04/13/2012	PA	0	0	0	507	507
A7IA2			Vehicle	PRPD	Deductible: 10,000							
60881	Scattered Sites	802 Stanhope	Vandalism/Malicious mischief	CL	01/14/2012	01/23/2012	PA	0	0	0	770	770
A7HL1			Undetermined	PRPD	Deductible: 10,000							
				Total Policy HAPI-578-108267-2012 (5)				0	0	9,656	3,524	13,180
				Total 2012 Commercial Property (5)				0	0	9,656	3,524	13,180

Policy Year: 2011 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-98201-2011

Effective: 01/01/2011 to 01/01/2012

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp Net of Ded.
								Loss	Expense	Loss	Expense	
60613		1264 Nolan Ct	Fire	CL	12/15/2011	12/15/2011	PA	0	0	263,993	3,792	267,785
A7HE6	Homewood North		Smoking/Carelessness	PRPD	Deductible: 10,000							
60130		328 Penfort St	Fire	CL	09/21/2011	10/04/2011	PA	0	0	49,565	949	50,514
A7GT9	Northview Heights		Arson	PRPD	Deductible: 10,000							



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Policy Year: 2011 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-98201-2011

Effective: 01/01/2011 to 01/01/2012

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Exp Net of Ded.
								----- Reserves ----- Loss	Expense	Loss	Expense	
59862		1101 Sheffield Fire		CL	08/31/2011	09/06/2011	PA	0	0	2,000	722	2,722
A7GO6	Scattered Sites		Kitchen Fire/Grease Fire	PRPD	Deductible: 10,000							
59296		1312 Mohler	Water damage	CL	05/31/2011	06/08/2011	PA	0	0	0	610	610
A7GC4	Homewood North		Undetermined	PRPD	Deductible: 10,000							
				Total Policy HAPI-578-98201-2011 (4)				0	0	315,558	6,074	321,632
				Total 2011 Commercial Property (4)				0	0	315,558	6,074	321,632

Policy Year: 2010 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-89231-2010

Effective: 01/01/2010 to 01/01/2011

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp Net of Ded.
								Loss	Expense	Loss	Expense	
57652		803 E. Warring	Fire	CL	12/17/2010	12/20/2010	PA	0	0	10,403	859	11,262
A7EM6	Caliguiri Hi-Rise		Storm/Weather	PRPD	Deductible: 10,000							
58400		1310 Chicago	Fire	CL	11/25/2010	03/04/2011	PA	0	0	51,073	949	52,022
A7FE6	Northview Heights		Smoking/Carelessness	PRPD	Deductible: 10,000							
57456		920 Brookline	Windstorm	CL	09/24/2010	11/18/2010	PA	0	0	0	750	750
A7EH4	Mazza Pavilion Hi-Rise		Storm/Weather	PRPD								
56904		803 Warringtc	Fire	CL	09/05/2010	09/07/2010	PA	0	0	32,360	955	33,315
A7DW5	Caliguiri Hi-Rise		Undetermined	PRPD	Deductible: 10,000							
56222		2449 Bedford	Fire	CL	02/17/2010	05/20/2010	PA	0	0	37,850	959	38,809
A7DD6	Bedford Dwellings		Candle	PRPD	Deductible: 10,000							



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PO Box 189
Cheshire, CT 06410-0189

203-272-8220 or 800-873-0242
fax 203-271-2265
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Pittsburgh Housing Authority, PA - Pittsburgh, PA
Commercial Property - Loss Run - All Open / Closed

Policy Year: 2010 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-578-89231-2010 Effective: 01/01/2010 to 01/01/2011

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Exp Net of Ded.
								----- Reserves -----		-----	-----	
								Loss	Expense	Loss	Expense	
56225		803 E. Warring	Fire	CL	02/08/2010	05/20/2010	PA	0	0	4,675	921	5,596
A7DD7	Caliguiri Hi-Rise		Kitchen Fire/Grease Fire	PRPD	Deductible: 10,000							
				Total Policy HAPI-578-89231-2010 (6)				0	0	136,361	5,393	141,754
				Total 2010 Commercial Property (6)				0	0	136,361	5,393	141,754

Policy Year: 2008 - Housing Authority Property Insurance, A Mutual Company

Policy # HAPI-39-08-578-2008C Effective: 11/09/2008 to 01/01/2010

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Exp Net of Ded.
								----- Reserves -----		-----		
								Loss	Expense	Loss	Expense	
52741		219 Sebring	Water damage	CL	01/02/2009	01/22/2009	PA	0	0	25,101	1,684	26,785
A6ZY7	Scattered Sites		Plumbing/Fixture	PRPD	Deductible: 10,000							
52594		1113 Cresswell	Fire	CL	01/01/2009	01/05/2009	PA	0	0	41,540	1,163	42,703
A6ZU5	St. Clair Village		Kitchen Fire/Grease Fire	PRPD	Deductible: 10,000							
				Total Policy HAPI-39-08-578-2008C (2)				0	0	66,641	2,847	69,488
				Total 2008 Commercial Property (2)				0	0	66,641	2,847	69,488



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Pittsburgh Housing Authority, PA - Pittsburgh, PA
Commercial Property - Loss Run - All Open / Closed

Policy Year: 2007 - Travelers Insurance Company

Policy # 578/KTJCMB-3590A91-2-2007

Effective: 11/09/2007 to 11/09/2008

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding ----- Reserves -----		Paid -----		Total Exp Net of Ded.
								Loss	Expense	Loss	Expense	
52112 A6ZJ9	Garfield Heights	5145 Columbu	Fire Children/Matches	CL PROP	09/24/2008 Deductible: 10,000	10/15/2008	PA	0	0	17,966	937	18,903
51684 A6YZ4	Mazza Pavilion Hi-Rise	920 Brookline	Water damage Undetermined	CL PROP	08/14/2008 Deductible: 10,000	08/21/2008	PA	0	0	0	1,245	1,245
51288 A6YP8	Glen Hazel Homes	730 Johnston	Fire Children/Matches	CL PROP	06/24/2008 Deductible: 10,000	07/01/2008	PA	0	0	4,165	941	5,106
51446 A6YT8	Garfield Heights	5134 Schenley	Fire Arson	CL PROP	05/24/2008 Deductible: 10,000	07/24/2008	PA	0	0	35,631	1,103	36,734
51109 A6YL3	Addison Terrace	2025 Bentley	Struck by object Not Otherwise Classified	CL PROP	05/23/2008 Deductible: 10,000	06/05/2008	PA	0	0	1,663	10,870	12,533
50786 A6YE1	Bedford Dwellings	2277 Bedford	Fire Smoking/Carelessness	CL PROP	04/06/2008 Deductible: 10,000	04/14/2008	PA	0	0	11,836	1,064	12,900
51136 A6YM3	Scattered Sites	3960 Oakdale	Fire Kitchen Fire/Grease Fire	CL PROP	03/20/2008 Deductible: 10,000	06/11/2008	PA	0	0	58,913	1,123	60,036
50602 A6XZ6	Bedford Dwellings	2423 Bedford	Fire Undetermined	CL PROP	03/14/2008 Deductible: 10,000	03/17/2008	PA	0	0	19,693	1,069	20,762
50237 A6XR3	Bedford Dwellings	2235 Somers	Fire Children/Matches	CL PROP	01/25/2008 Deductible: 10,000	02/04/2008	PA	0	0	14,005	1,101	15,106



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Commercial Property - Loss Run - All Open / Closed

Policy Year: 2007 - Travelers Insurance Company

Policy # 578/KTJCMB-3590A91-2-2007 Effective: 11/09/2007 to 11/09/2008

Occ. Id/ Claim #	AMP#/ Location Name	Location	Loss Type / Source	Stat/ Code	Incident	Report	ST	Outstanding		Paid		Exp Net of Ded.
								----- Reserves ----- Loss	Expense	Loss	Expense	
50159		2509 Bedford	Fire	CL	12/26/2007	01/25/2008	PA	0	0	2,711	230	2,941
A6XP3	Bedford Dwellings		Undetermined	PROP	Deductible: 10,000							
Total Policy 578/KTJCMB-3590A91-2-2007 (10)								0	0	166,582	19,683	186,265
Total 2007 Commercial Property (10)								0	0	166,582	19,683	186,265
Total Commercial Property (71)								465,000	17,500	1,786,825	76,701	2,126,724

**Housing Authority of the City of Pittsburgh
RFP #700-29-19 Multiple Insurance Lines**

ATTACHMENT C

Housing Authority of the City of Pittsburgh

Single Audit

December 31, 2014

MaherDuessel
Certified Public Accountants

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HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SINGLE AUDIT

DECEMBER 31, 2014

DIRECTORY

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**Housing Authority of the
City of Pittsburgh**

Financial Statements and
Required Supplementary and
Supplementary Information

For the Years Ended
December 31, 2014 and 2013

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

FOR THE YEARS ENDED DECEMBER 31, 2014 AND 2013

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Independent Auditor's Report

Board of Commissioners
Housing Authority of the City of Pittsburgh

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the City of Pittsburgh (Authority), as of and for the years ended December 31, 2014 and 2013, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of December 31, 2014 and 2013, and the changes in financial

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

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The financial data schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Nonprofit Organizations*, and is also not a required part of the basic financial statements.

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 15, 2015 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in

accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Maher Duessel

Pittsburgh, Pennsylvania
July 15, 2015

Housing Authority of the City of Pittsburgh, Pennsylvania Management's Discussion and Analysis Fiscal Year Ended December 31, 2014

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, 2014.

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

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

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

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

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

Overview of the Financial Reports

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

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

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

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

Authority Program Overview

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

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

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

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

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

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

Business Activities - The Authority utilizes various methods to construct new public housing communities. One method used by the Authority, referred to as "Mixed Finance Development," employs funds from traditional public housing sources such as the Capital Fund Program and uses capital generated from the sale of low-income housing tax credits. For purposes of this Management's Discussion and Analysis, the non-profit Allies & Ross Management Development Corporation (ARMDC) blended component unit is included as a business activity in Table III on page vii. This is done for ease of view. ARMDC is listed in its own column within the Single Audit supplementary information beginning on page 27.

Other Programs - The Other Programs operated by the Authority include, but are not limited to, violence prevention, homeownership, training and job skills, Resident Opportunity and Supportive Services, Disaster Housing Assistance Program, and the Clean Slate E3 Program. For purposes of this Management's Discussion and Analysis, the non-profit Clean Slate E3 blended component unit is shown within the other programs column in Table III on page vi. This is done for ease of view. Clean Slate E3 is listed in its own column within the Single Audit supplementary information beginning on page 27.

Financial Analysis of the Authority

The Authority's Statements of Net Position for the years ending December 31, 2014 and 2013 are presented in the following Table I.

Table I
Housing Authority of the City of Pittsburgh
Statements of Net Position
As of December 31, 2014 and 2013

	2014	2013	Total Change	Percentage Change
<i>Current Assets</i>	\$ 154,124,629	\$ 141,601,619	\$ 12,523,010	8.8%
<i>Capital Assets, net of</i>				
<i>Accumulated Depreciation</i>	86,682,088	90,960,518	(4,278,430)	-4.7%
<i>Other Assets *</i>	7,834,764	2,335,253	5,499,511	235.5%
<i>Investment in Mixed Finance</i>				
<i>Development Activity</i>	127,295,518	124,874,981	2,420,537	1.9%
<i>Total Assets</i>	\$ 375,936,999	\$ 359,772,371	\$ 16,164,628	4.5%
<i>Current Liabilities</i>	\$ 9,455,878	\$ 10,460,837	\$ (1,004,959)	-9.6%
<i>Noncurrent Liabilities</i>	24,253,216	26,538,968	(2,285,752)	-8.6%
<i>Total Liabilities</i>	33,709,094	36,999,805	(3,290,711)	-8.9%
<i>Net Investment in Capital</i>				
<i>Assets</i>	68,599,007	70,695,194	(2,096,187)	-3.0%
<i>Restricted Net Position*</i>	208,497,425	169,023,608	39,473,817	23.4%
<i>Unrestricted Net Position *</i>	65,131,473	83,053,764	(17,922,291)	-21.6%
<i>Total Net Position</i>	342,227,905	322,772,566	19,455,339	6.0%
<i>Total Liabilities and Net Position</i>	\$ 375,936,999	\$ 359,772,371	\$ 16,164,628	4.5%

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

Financial Analysis of the Authority (continued)

Financial Statements

The Statements of Net Position indicate year-to-year variances of greater than 10% in Other Assets, Restricted Net Position, and Unrestricted Net Position for the reporting period.

Other Assets grew in 2014 by \$5,499,511 from \$2,335,253 to \$7,834,764. While there were small miscellaneous reductions to Other Assets, the greatest change came from the \$5,558,856 increase in a single \$7,028,993 loan to the Addison Phase 1 Redevelopment. This loan, known as the “A Loan,” began the year with a receivable balance of just \$1,470,137. Also included again in Other Assets is the \$575,000 escrow balance required by the Authority’s Worker’s Compensation carriers.

The Authority’s Restricted Net Position increased in 2014 by \$39,473,817 to \$208,497,425 due almost entirely to three events. First, the component unit ARMDC had net increase in restricted equity of \$55,779,162. Much of the net increase was due to transfers of previously unrestricted equity from MtW sources that became restricted under ARMDC. (All equity in ARMDC is restricted for redevelopment purposes.) Additionally, Program Income had a reduction in Restricted Net Position of \$14,140,040, \$12,648,930 of which was transferred to ARMDC for redevelopment of Larimer Phase 1 (where it remains restricted). The final significant transaction contributing to the \$39 million overall increase was a HUD approved transfer of \$2,354,119 in Housing Choice Voucher restricted HAP to MtW, where it was used, during the fiscal year, to make housing assistance payments to landlords.

The Authority’s Unrestricted Net Position declined in 2014 by \$17,922,291. To put this in perspective, overall equity throughout the Authority increased by \$19,455,339 in 2014, \$3.4 million more than the prior year-to-year increase from 2012 to 2013. The decrease in unrestricted position results not from operations, but from the Agency’s increased commitment to redevelopment. Various programs had fluctuations of Unrestricted Net Position of less than \$4,000 in total, while the MtW program alone had a net reduction of \$17,918,381 (99% of the total loss). To further add perspective, MtW would have had a *net increase* in unrestricted equity of about \$30 million had it not invested \$47.8 million in redevelopment through transfers to ARMDC.

Financial Analysis of the Authority (continued)

The Statements of Net Position reflect the financial position of the Authority, while the Statements of Revenues, Expenses, and Change in Net Position illustrate the Authority's revenues and expenses for the fiscal year ending December 31, 2014. Table II below provides this statement along with a comparison to the fiscal year 2013 operational results.

Table II
Housing Authority of the City of Pittsburgh
Statements of Revenues, Expenses, and Changes in Net Position
For the Years Ended December 31, 2014 and 2013

	2014	2013	Total Change	Percentage Change
Grant Funding (Including Capital Grant)	\$ 109,869,008	\$ 103,630,106	\$ 6,238,902	6.02%
Tenant Revenue	7,015,628	7,076,102	(60,474)	-0.85%
Other Income	8,844,279	9,600,551	(756,272)	-7.88%
Investment Income	727,468	19,773	707,695	3579.10%
Fraud Recovery	44,586	75,658	(31,072)	-41.07%
Gain (Loss) on Sale of Fixed Assets	(1,323,360)	174,400	(1,497,760)	-858.81%
Total Revenues	125,177,609	120,576,590	4,601,019	3.82%
Grant Expense	5,025,126	6,011,436	(986,310)	-16.41%
Housing Assistance Payments	31,566,109	30,125,051	1,441,058	4.78%
Administrative	17,066,084	17,271,790	(205,706)	-1.19%
Demolition Expense	4,001	934,704	(930,703)	-99.57%
Depreciation	10,723,110	8,459,163	2,263,947	26.76%
Amortization	2,672,767	2,641,532	31,235	1.18%
Maintenance	12,652,275	12,200,834	451,441	3.70%
Utilities	6,398,617	5,213,224	1,185,393	22.74%
Tenant Services	2,741,429	2,381,198	360,231	15.13%
Protective Services	2,953,280	3,405,385	(452,105)	-13.28%
General Expense	11,674,695	13,172,227	(1,497,532)	-11.37%
Insurance Expense	1,729,588	1,628,824	100,764	6.19%
Interest Expense	358,910	888,803	(529,893)	-59.62%
Extraordinary Maintenance	156,279	268,778	(112,499)	-41.86%
Total Expenses	105,722,270	104,602,949	1,119,321	1.07%
Change in Net Position	19,455,339	15,973,641	3,481,698	21.80%
Beginning Net Position	322,772,566	306,798,925	15,973,641	5.21%
Ending Net Position	\$ 342,227,905	\$ 322,772,566	\$ 19,455,339	6.03%

Provided below in Table III is further detail by program of Revenues, Expenses, and Changes in Net Position during fiscal year 2014.

Table III
Housing Authority of the City of Pittsburgh
Revenues, Expenses, and Changes in Net Position – By Program
For the Year Ended December 31, 2014

	Low-Income Public Housing	Capital Fund & CNI Grants	Housing Choice Vouchers (MtW)	Section 8 New Construction	S8 MR & HCV FSS & DHAP	Ross Grant	Other Programs	Business Activities	Elimination Entries	Total
Grant Funding	\$ 43,904,373	\$ 17,564,467	\$ 47,743,348	\$ 188,260	\$ 270,133	\$ 198,427	\$ -	\$ -	\$ -	\$ 109,869,008
Tenant Revenue	7,015,628	-	-	-	-	-	-	-	-	7,015,628
Other Income	1,083,844	-	1,389,623	-	-	-	45,195	6,325,617	-	8,844,279
Investment Income	338,242	-	92,827	434	477	-	-	295,488	-	727,468
Fraud Recovery	-	-	44,586	-	-	-	-	-	-	44,586
Fee and Front-line Recovery	18,091,902	-	-	-	-	-	-	-	(18,091,902)	-
Gain (Loss) on Sale of Fixed Assets	(1,323,360)	-	-	-	-	-	-	-	-	(1,323,360)
Total Revenues	69,110,629	17,564,467	49,270,384	188,694	270,610	198,427	45,195	6,621,105	(18,091,902)	125,177,609
Housing Assistance Payments	-	-	31,371,764	172,911	21,434	-	-	-	-	31,566,109
Administrative	22,908,879	-	4,430,694	17,884	10,090	8,436	4	115,518	(10,425,421)	17,066,084
Asset Management Fee	510,840	-	-	-	-	-	-	-	(510,840)	-
Depreciation/Amortization	10,721,666	-	1,444	-	-	-	-	-	-	10,723,110
Maintenance	19,565,952	-	-	-	-	-	-	-	(6,913,677)	12,652,275
Utilities	6,398,343	-	-	-	-	-	-	274	-	6,398,617
Tenant Services	2,137,477	246,343	330,876	3	-	189,991	73,383	5,320	(241,964)	2,741,429
Protective Services	2,953,280	-	-	-	-	-	-	-	-	2,953,280
General Expense	5,260,909	-	151,689	-	-	-	-	8,584,188	-	13,996,786
Insurance Expense	1,706,455	-	4,598	-	-	-	-	18,535	-	1,729,588
Interest Expense	358,910	-	-	-	-	-	-	-	-	358,910
Casualty Losses	350,676	-	-	-	-	-	-	-	-	350,676
Extraordinary Maintenance	1,224,876	-	-	-	-	-	-	3,960,530	-	5,185,406
Total Expenses	74,098,263	246,343	36,291,065	190,798	31,524	198,427	73,387	12,684,365	(18,091,902)	105,722,270
Operating Transfers In	67,134,092	-	47,743,350	-	-	-	-	-	(114,877,442)	-
Operating Transfers Out	(47,143,970)	(17,318,124)	(50,415,348)	-	-	-	-	-	114,877,442	-
Operating Transfers to Component Unit In (Out)	(34,466,740)	-	(13,342,000)	-	-	-	-	47,808,740	-	-
Total Other Financing Sources (Uses)	(14,476,618)	(17,318,124)	(16,013,998)	-	-	-	-	47,808,740	-	-
Change in Net Position	(19,464,252)	-	(3,034,679)	(2,104)	239,086	-	(28,192)	41,745,480	-	19,455,339
Beginning Net Position	132,199,160	-	22,466,402	162,796	2,682,756	-	258,428	165,003,024	-	322,772,566
Transfer of Equity	-	-	2,722,595	(146,616)	(2,575,979)	-	-	-	-	-
Prior Period Adjustment	-	-	-	-	-	-	-	-	-	-
Ending Net Position	\$ 112,734,908	\$ -	\$ 22,154,318	\$ 14,076	\$ 345,863	\$ -	\$ 230,236	\$ 206,748,504	\$ -	\$ 342,227,905

Financial Analysis of the Authority (continued)

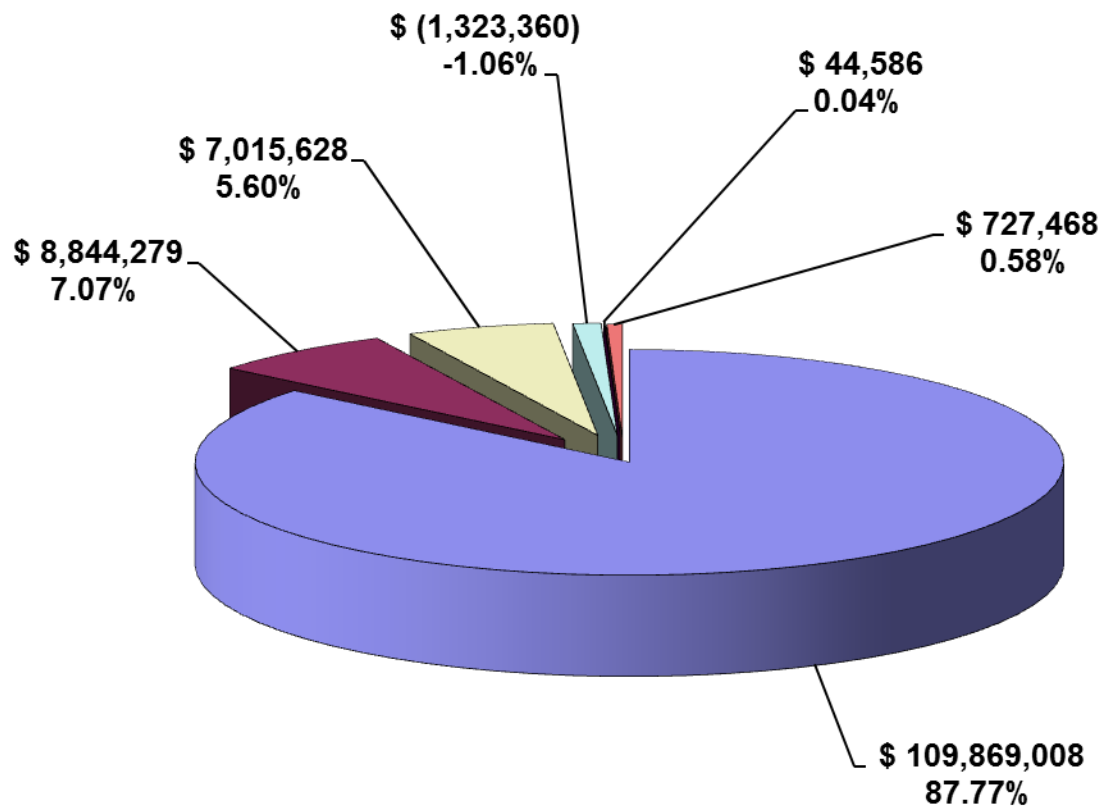
The following commentary is designed to discuss significant operating trends or events occurring in fiscal year 2014 relating to Revenues and Expenses that have been illustrated by the Statements of Revenues, Expenses, and Changes in Net Position.

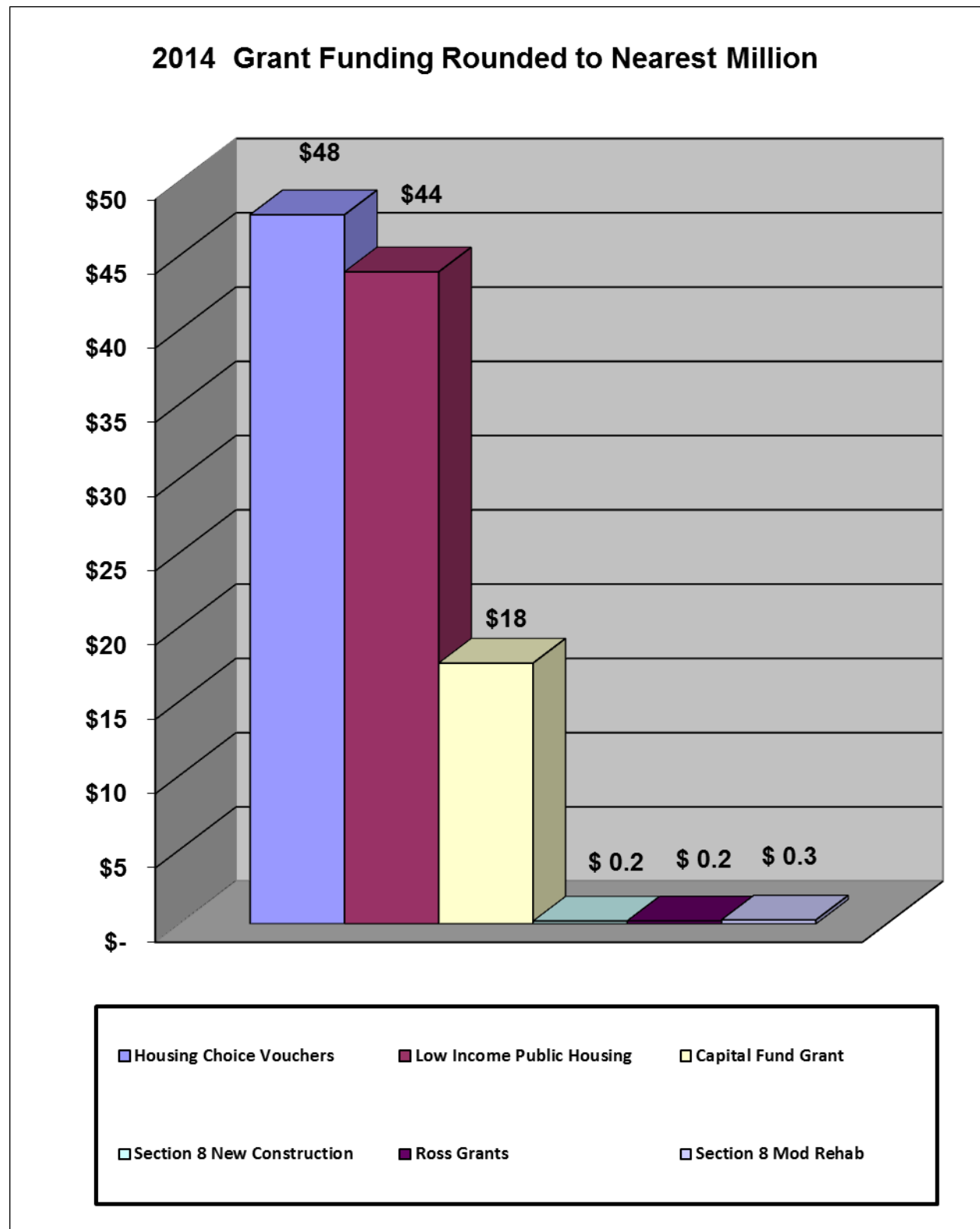
Revenues

Grants and subsidy payments from HUD are the Authority's main source of funds. The Authority has a very high reliance on HUD and therefore, the federal appropriations process. This creates a certain level of both volatility, in the amount of funds we receive, and the security, that once funds are committed that they *will* be received, since they are provided at the discretion of the federal government. Combined, the Authority's revenues were \$125,177,609 or \$4,601,019 (3.82%) greater than 2013 revenue of \$120,576,590.

- ◆ \$109,869,008 (87.8%) of the Authority's revenues were grants or subsidies received from governmental agencies, principally, HUD. As a whole, these sources enjoyed a modest increase of 6.0% over the prior year, 2013. The breakout of Grant Funding between sources is illustrated by the graph on page "ix."
- ◆ \$7,015,628 (5.6%) of the Authority's revenue was derived from tenants for dwelling rent and related incurred charges. 2013 Tenant Revenue of \$7,076,102 was less than one percent greater than the 2014 amount.
- ◆ The Authority had Other Income of \$8,844,279 in 2014, a decrease of 7.9% from the prior year. Other income in 2014, while \$756,272 less than in 2013, included fees earned at the late December closing of Addison Phase 1. That single event generated \$675,990 in Other Income for 2013. Without the inclusion of these related bond, loan origination, and developer fees earned at closing, the 2014 amount compared to last year is just 3.0% less.
- ◆ Various revenue sources comprising less than 2.0% of total revenue had fluctuations from the prior year, most notably: Gain (Loss) on the Sale of Fixed Assets. While 2013 had posted a modest gain of \$174,400 on Fixed Assets, 2014 showed a \$1,323,360 loss (a fluctuation of about \$1.5 million). Mixed with small gains from the scrapping of old appliances, the Authority recognized a \$1.37 million loss in 2014 when HUD approved the demolition of the remaining rental units for Addison's later phases and the assets were removed.

2014 Total Revenue



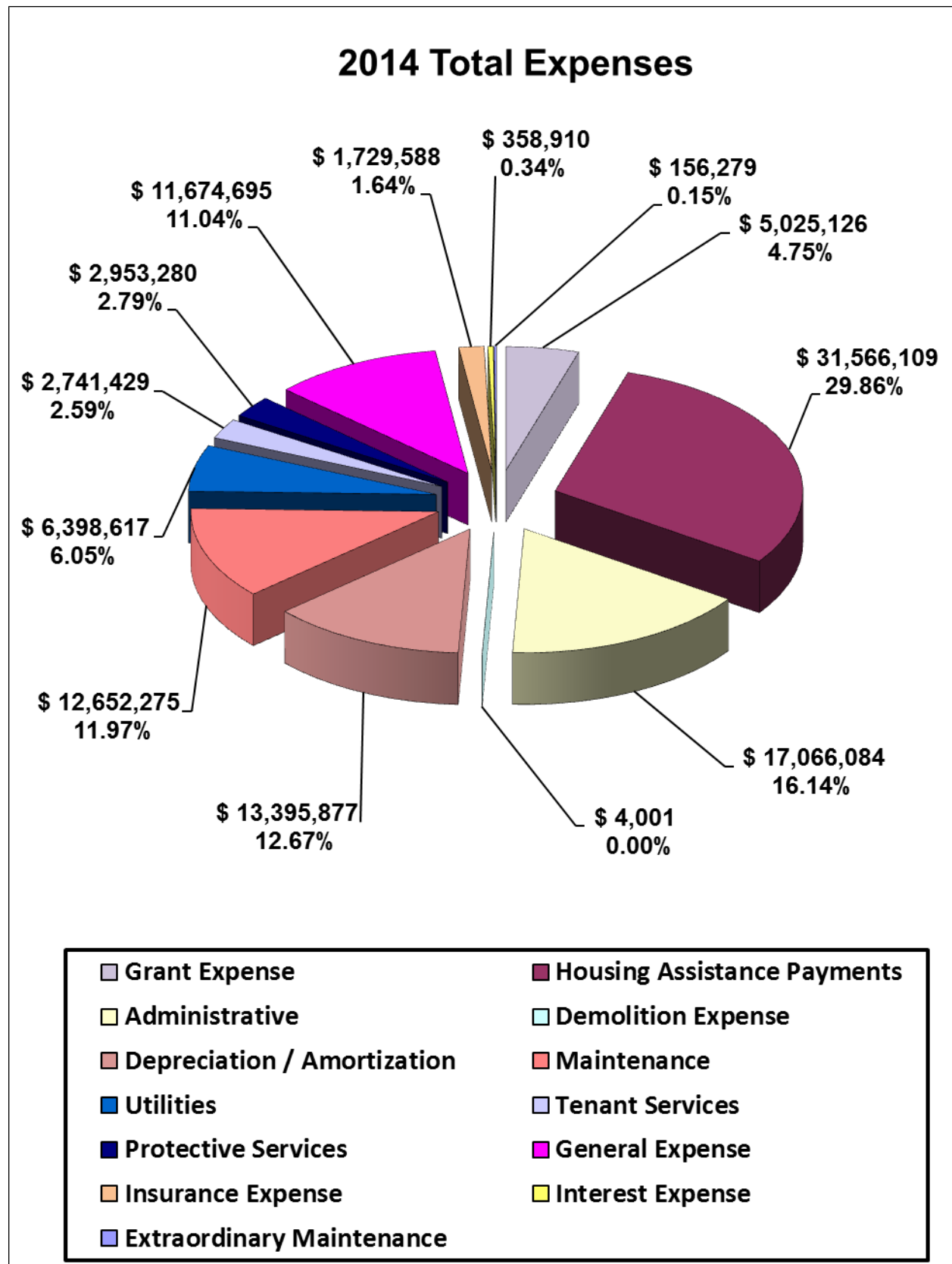


Financial Analysis of the Authority (continued)

Expenses

Total Expenses for the Authority increased by \$1,119,321 or 1.07%, to \$105,772,270 for the year ended December 31, 2014 compared to Total Expenses of \$104,602,949 for the year ended December 31, 2013.

- ◆ 2014 Grant Expense, for our investment in developments not expected to be repaid, was \$5,025,126. This is a 16.41% decrease from the \$6,011,436 total from the prior year when Addison was in a predevelopment phase and permanent financing was not yet in place.
- ◆ Demolition Expense was \$5,764,176 in 2012, \$934,704 in 2013, but just \$4,001 in 2014, a -99.57% change from the prior year. Fluctuations in Demolition Expense mirror redevelopment activity closely, more specifically, mirror the approvals as they come back from HUD to remove units for redevelopment.
- ◆ Depreciation/Amortization Expense for 2014 was \$13,395,877, a 20.68% increase from 2013. The increase is driven by the completion of items that were Construction in Progress in combination with the amortization of non-performing redevelopment loans.
- ◆ Protective Services Expense decreased 13.28% from \$3,405,385 in 2013 to \$2,953,280 in 2014. 2013 expenses included additional one-time costs of \$770,989 to install security cameras throughout the agency, 2014 expense included new costs for monitoring of \$231,341 and direct comparison of the two years is not perfectly valid. Adjusting for these differences suggest an actual variance of recurring costs of less than 3%.
- ◆ General Expense is a collection of expenses totaling \$11,674,695, or 11.37% less than the \$13,172,227 amount reported in 2013. \$1,439,265 or 96% of the reduction derives from a one-time refinancing charge incurred in 2013. The Interest Expense savings related to that refinance is detailed in the next paragraph. The remaining 4% change is a combination of items both positive and negative, most notably a \$103,606 reduction in the PILOT obligation, a \$333,826 reduction in the write-off of Section Eight adjustments, and a \$45,933 increase in Compensated Absence Expense. Voucher Administrative Fee Expense, also included here, was up 94% in 2014 to \$107,078.
- ◆ Interest Expense for 2012, 2013, and 2014 was \$1,214,959, \$888,803, and \$358,910, respectively. The 2014 reduction from the prior year of \$529,893 (-59.62%) results from a very favorable debt refinancing that the Agency undertook in 2013. Similar savings are anticipated in each of the seven years remaining on the Energy Performance Contract Capital Lease.



Financial Analysis of the Authority (continued)

Capital Assets

Capital Assets, Net of Accumulated Depreciation, decreased by \$4,278,430, or 4.70%, to \$86,682,088 as of December 31, 2014 compared to \$90,960,518 for December 31, 2013. Construction in Progress (CIP) of \$8,018,366 at year-end stemmed entirely from the Capital Fund Program. The \$5,235,483 increase in CIP ties primarily to activity in two sites: Bedford and Morse Gardens, both experiencing major renovations and contributing a combined \$6,016,417 to Construction in Progress. Buildings decreased \$14,405,291 in 2014 to \$264,165,682, as the remainder of Addison was approved for demolition and subsequently impaired. Similarly, Accumulated Depreciation decreased (relative to its natural credit balance) by \$4,557,377 in 2014 to \$(216,771,482) as a result of the Addison deletions.

Table IV
Housing Authority of the City of Pittsburgh
Capital Assets
As of December 31, 2014 and 2013

	2014	2013	Total Change	Percentage Change
Land	\$ 21,530,620	\$ 21,351,063	\$ 179,557	0.84%
Construction in Progress	8,018,366	2,782,883	5,235,483	188.13%
Buildings	264,165,682	278,570,973	(14,405,291)	-5.17%
Furniture, Equipment, and Machinery - Dwellings	-	-	-	0.00%
Furniture, Equipment, and Machinery - Administration	9,738,902	9,584,458	154,444	1.61%
Gross Capital Assets	303,453,570	312,289,377	(8,835,807)	-2.83%
Accumulated Depreciation	(216,771,482)	(221,328,859)	4,557,377	-2.06%
Capital Assets - Net	\$ 86,682,088	\$ 90,960,518	\$ (4,278,430)	-4.70%

Financial Analysis of the Authority (continued)

Mixed Finance Development Activities

The Authority provides grants, short-term financing, and long-term investment from its MTW funding sources to leverage low-income housing tax credits and other private sector sources to finance the development of new communities. While the Agency's long-term investment in Mixed Finance Development was relatively stable in 2014, the short-term investment is just 41% of what it was in 2013. The short-term difference was primarily the bridge loan repayments from the 2013 Addison closing that were in transit on December 31, 2013 and, as such, remained on the Balance Sheet until early 2014.

Table V
Housing Authority of the City of Pittsburgh
Mixed Finance Development Activities
(Net of Amortization)
As of December 31, 2014 and 2013

	<u>2014</u>	<u>2013</u>
Short-Term Financing Provided To Mixed Finance Development Activities	\$ 764,537	\$ 1,882,313
Long-Term Investment (Net of Amortization In Mixed Finance Development Activities)	<u>134,324,511</u>	<u>126,345,118</u>
Total Mixed Finance Development Activities	<u>\$ 135,089,048</u>	<u>\$ 128,227,431</u>

Financial Analysis of the Authority (continued)

Long-Term Liabilities and Related Commitments

During the year ended December 31, 2014, the Authority had modest increases in Reserved Escrow Funding and Accrued Compensated Absence Liability. These increases when netted to reductions in the Energy Performance Capital Lease balance and Other Long-Term Liabilities contributed to a \$2,509,853 reduction in the Authority's long-term debt. The 2014 ending balance for these liabilities was \$26,962,174, down from \$29,105,317 in 2013.

The long-term liability activity for the year ended December 31, 2014 is reflected in Table VI.

Table VI
Housing Authority of the City of Pittsburgh
Debt Activity
As of December 31, 2014 and 2013

	Balance at 12/31/2013	Additions	Reductions	Balance at 12/31/2014
Capital Lease	\$ 20,265,325	\$ -	\$ (2,182,244)	\$ 18,083,081
Reserved Escrow Funding	5,219,691	209,916	-	5,429,607
Compensated Absences	2,407,722	156,794	-	2,564,516
Other Long-Term Liabilities	1,212,579	-	(327,609)	884,970
Total	\$ 29,105,317	\$ 366,710	\$ (2,509,853)	\$ 26,962,174

Financial Analysis of the Authority (continued)

Economic Factors and Events Affecting Operations

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

- ◆ The Authority participates in the U.S. Department of Housing and Urban Development demonstration program entitled “Moving-To-Work” (MTW). 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 HUD as authorized by the U.S. Congress. In recent years, public housing authorities nationwide have experienced reduced funding. Whether that reduction takes the form of redesigning a program to limit its scope or a pro-ration of funding, the result is the same, less funding for authorities. The fiscal year 2014 public housing funding proration was 89%, an increase from the prior year where the Authority received 81% of total subsidy requested. A proration of 86% is anticipated for fiscal year 2015.
- ◆ In fiscal year 2008, HUD required Authorities to move to a site-based management method of accounting, funding and operations. With the successful submission of our audited financials to HUD for fiscal year 2008, the Authority has completed the transition to the site-based management method. The management and staff of the Authority have worked diligently to implement all required procedural and structural changes and have achieved full compliance with all of the site-based changes required by HUD. Although the transition to the site-based method has been challenging, the benefits of these changes are a more detailed view of how the Authority operates at the project level. We continue to refine our site-based structures and methodology.

Conclusions

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

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION

DECEMBER 31, 2014 AND 2013

Assets	2014	2013
Current assets:		
Cash and cash equivalents:		
Cash:		
Cash - unrestricted	\$ 46,670,624	\$ 52,901,071
Cash - other restricted	48,642,560	20,612,115
Cash - restricted - tenant security deposits	229,968	247,634
Total cash	95,543,152	73,760,820
Investments (cash equivalents):		
Investments - unrestricted	27,867,654	26,428,586
Investments - restricted	20,785,612	26,477,692
Total investments (cash equivalents)	48,653,266	52,906,278
Total cash and cash equivalents	144,196,418	126,667,098
Accounts receivable, net of allowances for doubtful accounts:		
Accounts receivable - PHA projects	19,430	11,995
Accounts receivable - HUD other projects	8,319,314	10,994,990
Accounts receivable - miscellaneous	82,359	1,188,489
Accounts receivable - tenants - dwelling rents	480,662	533,592
Allowance for doubtful accounts - dwelling rents	(247,283)	(264,792)
Mixed finance notes receivable - current	764,537	1,882,313
Fraud recovery	261,859	126,347
Allowance for doubtful accounts - fraud recovery	(261,859)	(126,347)
Accrued interest receivable	88,229	85,936
Total accounts receivable, net of allowances for doubtful accounts	9,507,248	14,432,523
Prepaid expenses and other assets - current	66,085	149,473
Inventories, net of allowance	146,221	143,868
Assets held for sale	208,657	208,657
Total current assets	154,124,629	141,601,619
Noncurrent assets:		
Capital assets:		
Land	21,530,620	21,351,063
Buildings	264,165,682	278,570,973
Furniture, equipment, and machinery - administration	9,738,902	9,584,458
Accumulated depreciation	(216,771,482)	(221,328,859)
Construction in progress	8,018,366	2,782,883
Total capital assets, net of accumulated depreciation	86,682,088	90,960,518
Prepaid expenses and other assets - noncurrent	575,000	575,000
Mixed finance notes receivable - noncurrent	7,028,993	1,470,137
Other notes receivable - noncurrent	230,771	290,116
Investment in mixed finance development activities, net of accumulated amortization	127,295,518	124,874,981
Total noncurrent assets	221,812,370	218,170,752
Total Assets	\$ 375,936,999	\$ 359,772,371

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION

DECEMBER 31, 2014 AND 2013

(Continued)

	2014	2013
Liabilities and Net Position		
Liabilities:		
Current liabilities:		
Accounts payable and other accrued liabilities	\$ 3,235,492	\$ 4,626,476
Accrued wage/payroll taxes payable	949,833	584,871
Accrued compensated absences - current	416,037	384,104
Accrued contingency liability	1,165,129	964,874
Accrued interest payable	28,330	31,749
Accounts payable - other government	58,700	162,308
Tenant security deposits	229,968	248,569
Deferred revenue	110,631	98,298
Current portion of capital lease liability	2,292,921	2,182,245
Other current liabilities	968,837	1,177,343
Total current liabilities	9,455,878	10,460,837
Noncurrent liabilities:		
Capital lease liability - noncurrent	15,790,160	18,083,080
Accrued compensated absences - noncurrent	2,148,479	2,023,618
Other noncurrent liabilities	6,314,577	6,432,270
Total noncurrent liabilities	24,253,216	26,538,968
Total Liabilities	33,709,094	36,999,805
Net Position:		
Net investment in capital assets	68,599,007	70,695,194
Restricted for:		
Mixed financing activities	201,491,052	159,851,930
Guarantee corporation	5,046,757	4,970,458
Addison Terrace site	245,990	343,907
Workers compensation	728,464	728,194
Oak Hill site	747,302	775,000
Housing assistance payments	237,860	2,354,119
Total restricted net position	208,497,425	169,023,608
Unrestricted net position	65,131,473	83,053,764
Total Net Position	342,227,905	322,772,566
Total Liabilities and Net Position	\$ 375,936,999	\$ 359,772,371

(Concluded)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION FOR THE YEARS ENDED DECEMBER 31, 2014 AND 2013

	2014	2013
Operating Revenues:		
Tenant revenue:		
Net tenant rental revenue	\$ 6,987,616	\$ 7,027,870
Tenant revenue - other	28,012	48,232
Total tenant revenue	7,015,628	7,076,102
HUD PHA operating grants	98,528,845	90,317,078
Other revenue	8,938,017	9,600,551
Investment income (loss) - unrestricted	350,024	(128,806)
Investment income (loss) - restricted	283,706	148,579
Fraud recovery	44,586	75,658
Total operating revenues	115,160,806	107,089,162
Operating Expenses:		
Housing assistance payments	31,566,109	30,125,051
Grant expense	5,025,126	6,011,436
Administrative:		
Administrative salaries	7,476,021	7,168,127
Employee benefit contributions - administrative	2,749,443	2,380,915
Other operating - administrative	6,840,620	7,722,748
Tenant services:		
Tenant services - salaries	913,194	957,399
Relocation costs	264,181	71,823
Employee benefit contributions - tenant services	387,667	376,738
Tenant services - other	1,176,387	975,238
Utilities:		
Water	1,179,503	1,103,303
Electricity	2,135,360	1,712,050
Gas	1,663,313	1,386,881
Sewer	1,320,864	1,010,990
Utilities - other	99,577	-
Ordinary maintenance and operations:		
Ordinary maintenance and operations - labor	5,973,468	5,805,600
Ordinary maintenance and operations - materials and other	1,975,174	2,071,341
Ordinary maintenance and operations - contract costs	2,096,253	1,909,929
Employee benefit contributions - ordinary maintenance	2,607,380	2,413,964
Protective services:		
Protective services - other contract costs	2,474,586	2,634,397
Protective services - other	478,694	770,988
Insurance expense:		
Property insurance	315,594	278,975
Liability insurance	310,030	338,396
Workmen's compensation	947,685	905,202
All other insurance	156,279	106,251
General expense:		
Other general expenses	467,586	2,391,020
Demolition expense	4,001	934,704
Other payroll related expenses	170,467	124,534
Bad debt expense	5,904,364	5,702,554
Outside management fees	4,781,602	4,878,048
Mixed financing investment amortization	2,672,767	2,641,532
Total operating expenses	94,133,295	94,910,134
Operating Income	21,027,511	12,179,028

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION FOR THE YEARS ENDED DECEMBER 31, 2014 AND 2013 (Continued)

	2014	2013
<u>Non-Operating Revenues (Expenses):</u>		
Extraordinary maintenance	(156,279)	(268,778)
Casualty gains/losses - non-capitalized	(350,676)	(76,071)
Interest expense	(358,910)	(888,803)
Gain (loss) on disposition of fixed assets	(1,367,926)	278,729
Gain (loss) on disposition of assets held for sale	44,566	(104,329)
Depreciation expense	(10,723,110)	(8,459,163)
	<u>(12,912,335)</u>	<u>(9,518,415)</u>
Total non-operating revenues (expenses)		
<u>Capital Contributions:</u>		
HUD capital grants	11,340,163	13,313,028
	<u>19,455,339</u>	<u>15,973,641</u>
Change in Net Position		
Net position - beginning	322,772,566	306,798,925
Net position- ending	<u>\$ 342,227,905</u>	<u>\$ 322,772,566</u>

(Concluded)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2014 AND 2013

	2014	2013
Cash Flows From Operating Activities:		
Operating grants received	\$ 98,528,845	\$ 90,317,078
Receipts from tenants	7,077,034	7,188,711
Other receipts	4,211,461	3,073,178
Housing assistance payments	(31,573,544)	(30,042,682)
Payments for goods and services	(30,226,790)	(30,840,799)
Grant expense	(5,025,126)	(6,011,436)
Payments to employees	(19,755,884)	(19,296,113)
Net cash provided by (used in) operating activities	23,235,996	14,387,937
Cash Flows From Non-Capital Financing Activities:		
Cash received from outstanding loans receivable	1,857,665	6,084,076
Cash paid out for loans receivable	(739,889)	(2,668,465)
Net cash provided by (used in) non-capital financing activities	1,117,776	3,415,611
Cash Flows From Capital and Related Financing Activities:		
Capital grants received for capital assets	14,015,839	5,824,518
Cash paid out for investment in mixed finance development activities	(10,717,378)	(33,033,354)
Cash received from investment in mixed finance development activities	65,218	484,019
Proceeds from capital lease refinancing	-	20,623,183
Principal paid on capital lease refinancing	-	(20,572,107)
Principal payments on debt	(2,182,244)	(357,859)
Interest payments	(362,329)	(947,729)
Acquisition and construction of capital assets	(8,274,995)	(5,815,766)
Net cash provided by (used in) capital and related financing activities	(7,455,889)	(33,795,095)
Cash Flows From Investing Activities:		
Interest and dividends on investments	631,437	23,291
Net Increase (Decrease) in Cash and Cash Equivalents	17,529,320	(15,968,256)
Cash and Cash Equivalents:		
Beginning of year	126,667,098	142,635,354
End of year	\$ 144,196,418	\$ 126,667,098

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2014 AND 2013

(Continued)

	2014	2013
Reconciliation of Operating Income to Net Cash		
Provided by (Used in) Operating Activities:		
Operating income	\$ 21,027,511	\$ 12,179,028
Adjustments to reconcile operating income to net cash and cash equivalents provided by (used in) operating activities:		
Investment (income) loss	(633,730)	(19,773)
Changes in mixed financing items	2,672,767	2,641,532
Change in assets and liabilities:		
Accounts receivable	1,192,369	(746,076)
Allowance for doubtful accounts	(17,509)	(27,368)
Prepaid expenses and other current assets	81,035	(49,619)
Assets held for sale	-	104,328
Accounts payable and accrued liabilities	(1,102,199)	283,342
Interest payable	3,419	58,926
Deferred revenue	12,333	(36,383)
Total adjustments	2,208,485	2,208,909
Net cash and cash equivalents provided by (used in) operating activities	\$ 23,235,996	\$ 14,387,937

(Concluded)

Cash and cash equivalents at end of year:		
Cash - unrestricted	\$ 46,670,624	\$ 52,901,071
Cash - restricted	48,872,528	20,859,749
Investments - unrestricted	27,867,654	26,428,586
Investments - restricted	20,785,612	26,477,692
	\$ 144,196,418	\$ 126,667,098

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2014 AND 2013

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

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

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

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

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

Blended Component Units:

Allies and Ross Management and Development Corporation (ARMDC)

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, 2014 AND 2013

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.

Mixed Finance Partnerships

As part of the Addison and Larimer mixed financing projects, ARMDC is a limited partner of several project specific partnerships. ARMDC's interests in these partnerships are immaterial individually and in aggregate. The officers of these partnerships are the same as the officers of ARMDC and receive no additional compensation for ARMDC or the partnerships. These blended component units are included within the ARMDC program within the FDS.

Clean Slate E3

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

Basis of Accounting

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

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

Low-Income Public Housing Program: Under the Low-Income Public Housing (LIPH) Program, the Authority rents apartments that it owns to low-income households. The LIPH Program is operated under an Annual Contributions Contract (ACC) with HUD and HUD provides Operating Subsidy funding to

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enable the PHA to provide the housing at a rent that is based upon 30% of household income.

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

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

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

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

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

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

Business Activities: The Authority utilizes various methods to construct new public housing communities. One such method, referred to as Mixed Finance

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Development Activities, employs funds from traditional public housing sources such as the Capital Fund Program and uses capital generated from the sale of low-income housing tax credits.

Other Programs: Other programs operated by the Authority include:

- Resident Opportunity and Supportive Services (ROSS)
- Choice Neighborhoods Implementation Grant (CNIG)
- Disaster Housing Assistance Program (DHAP)
- Clean Slate E3 (blended component unit)

Operating and Non-Operating Revenues

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

Classification of Net Position

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

- Net Investment in Capital Assets – This component of net position consists of capital assets net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of these assets.
 - Restricted – This component of net position consists of constraints placed on use of assets through external restrictions. A portion of the Authority's restricted net position is restricted in accordance with the mixed financing activities as discussed in Note 3, for the Guarantee Corporation as described previously, for the Oak Hill and Addison Terrace housing sites, for workers compensation claims, and for housing assistance payments within the Section 8 Housing Choice Voucher Program.
 - Unrestricted – The component of net position consists of amounts that do not meet the definition of "restricted" or "net investment in capital assets."
-

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Use of Restricted and Unrestricted Resources

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

Budgets

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

Statements of Cash Flows

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

Accounts Receivable

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

Investments

The Authority's investments are stated at fair value.

Capital Assets

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

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Compensated Absences

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

Conduit Debt Transaction

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

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

Estimates

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

Adopted Pronouncements

The requirements of the following Governmental Accounting Standards Board (GASB) statements were adopted for the Authority's 2014 financial statements:

GASB Statement No. 69, "*Government Combinations and Disposals of Government Operations*." This statement provides new accounting and financial reporting standards for government mergers and acquisitions and for government operations that have been transferred or sold.

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GASB Statement No. 70, "*Accounting and Financial Reporting for Non-exchange Financial Guarantees*." This statement specifies the information required to be disclosed by governments that extend non-exchange financial guarantees, and requires a government that extends a non-exchange financial guarantee to recognize a liability when qualitative factors and historical data, if any, indicate that it is more likely than not that the government will be required to make a payment on the guarantee.

The adoption of these statements had no effect on the Authority's financial statements.

Pending Pronouncements

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

GASB Statement No. 72, "*Fair Value Measurement and Application*," effective for fiscal years beginning after June 15, 2015 (the Authority's financial statements for the year ending December 31, 2016). This statement addresses accounting and financial reporting issues related to fair value measurements.

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

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collateral shall at all times be of a market value at least equal to the amount of deposits so secured.

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

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

As of December 31, 2014, \$1,480,217 of the Authority's \$98,403,125 bank balance (with a carrying amount of \$96,280,301 as of December 31, 2014) was insured by the Federal Deposit Insurance Corporation. The remaining bank balance of \$96,922,908 was exposed to custodial credit risk, but is collateralized both in accordance with the Authority's investment policy, and in accordance with Act 72 of the Pennsylvania state legislature, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution's name.

Included in the 2014 deposit amounts in the preceding paragraph are \$737,149 of certificates of deposit classified as investments on the statements of net position. Bank balance approximates book value for all of these investments.

As of December 31, 2013, \$1,500,000 of the Authority's \$75,600,372 bank balance (with a carrying amount of \$74,489,765 as of December 31, 2013) was insured by the Federal Deposit Insurance Corporation. The remaining bank balance was exposed to custodial credit risk, but is collateralized both in accordance with the Authority's investment policy, and in accordance with Act 72 of the Pennsylvania state legislature, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution's name.

Included in the 2013 deposit amounts in the preceding paragraph are \$728,945 of certificates of deposit classified as investments on the statements of net position. Bank balance approximates book value for all of these investments.

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Restricted Cash

Cash was restricted at December 31, 2014 and 2013 for the following purposes:

	2014	2013
LIPH Family Self Sufficiency Program	\$ 339,523	\$ 343,981
Voucher Family Self Sufficiency Program	509,323	770,680
Total Family Self Sufficiency Program	848,846	1,114,661
Tenant security deposits	229,968	247,634
ARMDC blended component unit	45,248,839	8,646,076
Program income	1,210,354	7,344,493
Tax Guarantee Corporation	66,817	33,858
Housing assistance payments	238,288	2,354,120
Oak Hill resident activities	747,302	775,000
Addison Terrace housing site	282,114	343,907
Total	<u>\$ 48,872,528</u>	<u>\$ 20,859,749</u>

Investments

Investments are highly liquid and are classified as cash and cash equivalents for financial statement purposes. Investments consisted of the following at December 31, 2014:

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

As of December 31, 2014, deposits of \$737,149 discussed in more detail in the “cash” section above are considered to be investments for presentation on the statements of net position.

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Investments consisted of the following at December 31, 2013:

Investment Type	Fair Value	Book Value
Money Market	\$ 2,845,948	\$ 2,845,948
U.S. Treasury Bills	2,373,743	2,373,743
U.S. Government Obligations	46,229,448	46,229,448
Mutual Funds	728,194	728,194
	<u>\$ 52,177,333</u>	<u>\$ 52,177,333</u>

As of December 31, 2013, deposits of \$728,945 discussed in more detail in the “cash” section above are considered to be investments for presentation on the statements of net position.

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

Credit risk – The risk that an issuer or other counterparty to an investment will not fulfill its obligations is called credit risk. The Authority’s investment policy does not limit its investment choices based on credit ratings by nationally recognized statistical rating organizations; however, it does require the investment company to provide a statement of potential default and risk. As of December 31, 2014 and 2013, all investments in U.S. government agency obligations received an AA+ rating from Standard & Poor’s. Investments in money market funds were rated AAA, and mutual funds were unrated.

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

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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, 2014 and 2013, no investment maturities exceeded five years, and the aggregate investments had an average maturity of less than two years.

Restricted Investments

Investments were restricted at December 31, 2014 and 2013 for the following purposes:

	2014	2013
Contractual agreements with mixed finance development partnerships	\$ 5,429,607	\$ 5,219,691
Workers' compensation self-insurance	728,464	728,194
Capital Fund loan repayments	9,657,339	15,602,536
Tax Guarantee Corporation	4,970,202	4,927,271
Total	<u>\$ 20,785,612</u>	<u>\$ 26,477,692</u>

3. MIXED FINANCE DEVELOPMENT ACTIVITIES PROGRAM

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

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

The Authority currently has one \$7 million long-term note receivable outstanding related to the Addison Terrace project. Monthly installment payments of \$33,938

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will begin once Addison Terrace is occupied and will be paid over a 40-year period, unlike the below discussed long-term investments. As such, this note receivable will not be amortized similar to the below-discussed notes, and instead the principal balance on the note will reduce as payments are received. The balance of this note at December 31, 2013 was approximately \$1.5 million.

Long-term investments are in the form of a long-term note receivable, and principal and interest repayment is only required at the maturity date of the note, or instances where the site has positive cash flow. The long-term investments are treated as an investment, and amortized over the life of each note receivable. Amortization expense is included in general expense in the statements of revenues, expenses, and changes in net position. The interest revenue 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 interest revenue is offset by bad debt expense of the same amount on the financial statements.

Mixed Finance Development Activities (Dollars in Millions)

As of December 31, 2014:

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

As of December 31, 2013:

Bridge loan financing	\$ 1.9
Long-term note receivable	1.5
Long-term investments (net of amortization)	<u>124.9</u>
Balance	<u><u>\$ 128.3</u></u>

4. PENSION PLAN

The Authority sponsors and acts as the trustee for a defined contribution, contributory pension plan, the "Housing Authority of the City of Pittsburgh Pension Plan" (Plan) covering all eligible employees, which qualifies under Section 401(a) of the Internal Revenue Code. At December 31, 2014, there were approximately 340 Plan participants and at December 31, 2013, there were approximately 360 Plan

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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, 2014 were approximately \$998,000 and \$756,000, respectively, and for the year ended December 31, 2013 were approximately \$981,000 and \$737,000, respectively.

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5. CAPITAL ASSETS/ACCUMULATED DEPRECIATION

A summary of changes in capital assets is as follows:

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

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	December 31, 2012	Increases	Decreases	December 31, 2013
Capital assets, not being depreciated:				
Land	\$ 21,370,515	\$ 137,892	\$ (157,344)	\$ 21,351,063
Construction in progress	4,603,943	2,656,703	(4,477,763)	2,782,883
Total capital assets not being depreciated	25,974,458	2,794,595	(4,635,107)	24,133,946
Capital assets being depreciated:				
Buildings	272,486,700	6,084,273	-	278,570,973
Furniture, equipment, and machinery - dwellings	96,224	-	(96,224)	-
Furniture, equipment, and machinery - administration	8,933,462	995,044	(344,048)	9,584,458
Total capital assets, being depreciated	281,516,386	7,079,317	(440,272)	288,155,431
Less accumulated depreciation for:				
Buildings	(210,829,501)	(6,667,123)	-	(217,496,624)
Furniture, equipment, and machinery - dwellings	(96,224)	-	96,224	-
Furniture, equipment, and machinery - administration	(2,790,755)	(1,237,729)	196,249	(3,832,235)
Total accumulated depreciation	(213,716,480)	(7,904,852)	292,473	(221,328,859)
Total capital assets being depreciated, net	67,799,906	(825,535)	(147,799)	66,826,572
Total capital assets	\$ 93,774,364	\$ 1,969,060	\$ (4,782,906)	\$ 90,960,518

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6. LONG-TERM LIABILITIES

Capital Lease

In 2008, the Authority entered into a partnership to improve the energy efficiency of the Authority's LIPH units by retro fitting the units with renewable geothermal technology. To finance this project, the Authority obtained \$25,110,801 tax-exempt lease financing at an interest rate of 4.6%. The lease was renegotiated in November of 2013, with an interest rate of 1.9%. Monthly lease payments under the renegotiated lease are approximately \$217,000 in 2015 and increase over the life of the lease to approximately \$254,000 a month by the end of the lease term in 2021. Under the renegotiated lease agreement the Authority will realize a cash flow savings of approximately \$2 million over the life of the lease.

Yearly payment amounts are as follows:

Year Ending December 31,	Principal Payment	Interest Payment
2015	\$ 2,292,921	\$ 320,187
2016	2,407,717	276,118
2017	2,526,438	229,861
2018	2,649,382	181,337
2019	2,776,685	130,464
2020-2021	5,429,938	98,927
	<u>\$ 18,083,081</u>	<u>\$ 1,236,894</u>

As of December 31, 2014 and 2013, approximately \$14.7 million (\$24.5 million, net of \$9.8 million of accumulated depreciation) and \$17.5 million (\$25.0 million, net of \$7.5 million of accumulated depreciation) of the capital assets balance was related to assets acquired or constructed through this lease financing, respectively. During 2014, approximately \$500,000 of capital assets related to the lease were disposed of as part of the Addison Terrace mixed financing project.

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Changes in Long-Term Liabilities

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

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

Long-term liability activity for the year ended December 31, 2013 was as follows:

	Balance at December 31, 2012	Additions	Reductions	Balance at December 31, 2013	Due Within One Year
Capital lease	\$ 20,572,108	\$ 20,623,183	\$ (20,929,966)	\$ 20,265,325	\$ 2,182,245
Reserved escrow funding	4,937,417	282,274	-	5,219,691	-
Compensated absences	2,346,408	445,416	(384,102)	2,407,722	384,104
Other long-term liabilities	1,468,752	-	(256,173)	1,212,579	-
Long-term liabilities	<u>\$ 29,324,685</u>	<u>\$ 21,350,873</u>	<u>\$ (21,570,241)</u>	<u>\$ 29,105,317</u>	<u>\$ 2,566,349</u>

7. RISK MANAGEMENT

Commercial Property

The Authority carries commercial insurance for property losses.

Workers' Compensation

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

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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 2014 and 2013. The actuarial assessments were revised to indicate the outstanding claims liability balance at December 31, 2014 and 2013, which was \$741,379 and \$888,874, respectively. The rate used to discount the above liability was 3.35% and 3.58% in 2014 and 2013, respectively.

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

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

Accrued Claims Liability:

	December 31, 2014	December 31, 2013
Unpaid claims, beginning of fiscal year	\$ 888,874	\$ 1,227,184
Change in actuarial estimate	441,155	(41,413)
Claim payments	(588,650)	(296,897)
Unpaid claims, end of fiscal year	<u>\$ 741,379</u>	<u>\$ 888,874</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 construction contracts for modernization projects, as well as other employment and workers' compensation matters. While it is not feasible to predict or determine the outcome of these cases, it is management's opinion that the Authority's defenses are meritorious in these cases, and that exposure to loss, if any, cannot be reasonably estimated, or has been deemed immaterial, as of the date of the financial statements. Therefore, no accrual has been made as of December 31, 2014 and 2013.

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, 2014 and 2013 amounted to approximately \$37 million and \$23 million, respectively. The Authority is also responsible for providing operating subsidy to the owners/managers of 1,204 apartments, which are dedicated for use by residents of the Authority's Conventional Low-Income Public Housing Program. Related operating subsidy payments for the years ended December 31, 2014 and 2013 amounted to approximately \$4.8 million and \$4.9 million, respectively.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2014 AND 2013

9. CONDUIT DEBT

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

In December 2013, in conjunction with the Addison Terrace mixed financing project, the Authority issued a Revenue Bond, Series of 2013 (Bond) in the amount of \$31,300,000. The Bond bears interest at a variable rate of Daily LIBOR plus 2.25%, with a maturity date of June 23, 2016. Interest is due monthly, and principal is not due until maturity. The Bond is secured by collateral held by Addison Terrace Phase 1 L.P. (Addison I) that was granted by the Authority, as well as all revenues and proceeds from the below discussed loan agreement.

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

The above described activity and balances are not reflected in the Authority financial statements as they are considered a conduit debt transaction, and the Authority has no obligation for repayment of these debts from other resources. At December 31, 2014 and 2013, the outstanding conduit debt for the Authority relating to the Bonds was \$31,300,000.

10. ECONOMIC DEPENDENCY

The Authority is economically dependent on receiving operating subsidies and grant funding from HUD. The Authority's ability to maintain or improve operations would be severely impacted by a material reduction in HUD funds. Reductions in operating subsidies could occur in fiscal year 2015, but any such reductions are not currently expected to have a material adverse impact to the Authority.

Supplementary Information

**Financial Data Schedule –
Entity-Wide**

Line Item No.	Description	TOTAL LIPH	CNIG	ROSS Total	Section 8 NC	Mod Rehab - Total	210 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881	606 Allies and Ross (Business Activities)	608 ARMDC Tax Corp (Business Activities)	660 Program Income (Business Activities)	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
111	Cash-unrestricted	21,478,406	-	-	14,083	94,478	-	24,852,421	-	24,852,421	-	-	-	231,236	-	-	-	46,670,624	-	46,670,624
112	Cash-restricted-modernization and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash-other restricted	1,368,938	-	-	-	-	238,289	509,323	-	509,323	45,248,839	66,817	1,210,354	-	-	-	-	48,642,560	-	48,642,560
114	Cash-tenant security deposits	229,968	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	229,968	-	229,968
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100	Total Cash	23,077,312	-	-	14,083	94,478	238,289	25,361,744	-	25,361,744	45,248,839	66,817	1,210,354	231,236	-	-	-	95,543,152	-	95,543,152
121	Accounts receivable - PHA projects	-	-	-	-	-	-	19,430	-	19,430	-	-	-	-	-	-	-	19,430	-	19,430
122-010	Accounts receivable - HUD other projects - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122-020	Accounts receivable - HUD other projects - Capital fund	8,033,026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,033,026	-	8,033,026
122-030	Accounts receivable - HUD other projects - Other	-	246,343	26,849	-	13,096	-	-	-	-	-	-	-	-	-	-	-	286,288	-	286,288
122	Accounts receivable - HUD other projects	8,033,026	246,343	26,849	-	13,096	-	-	-	-	-	-	-	-	-	-	-	8,319,314	-	8,319,314
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	47,106	-	-	-	-	-	33,592	820	34,412	10,490,341	-	-	-	-	-	-	10,571,859	(10,489,500)	82,359
125	Account receivable - miscellaneous	47,106	-	-	-	-	-	33,592	820	34,412	10,490,341	-	-	-	-	-	-	10,571,859	(10,489,500)	82,359
126	Accounts receivable - tenants	480,662	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	480,662	-	480,662
126.1	Allowance for doubtful accounts - tenants	(247,283)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(247,283)	-	(247,283)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	764,537	-	-	-	-	-	-	764,537	-	764,537
128	Fraud recovery	-	-	-	-	-	-	261,859	-	261,859	-	-	-	-	-	-	-	261,859	-	261,859
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	(261,859)	-	(261,859)	-	-	-	-	-	-	-	(261,859)	-	(261,859)
129	Accrued interest receivable	8,941	-	-	-	-	-	20,045	31,031	51,076	-	9,738	18,474	-	-	-	-	88,229	-	88,229
120	Total receivables, net of allowance for doubtful accounts	8,322,452	246,343	26,849	-	13,096	-	73,067	31,851	104,918	11,254,878	9,738	18,474	-	-	-	-	19,996,748	(10,489,500)	9,507,248
131	Investments - unrestricted	1,096,299	-	-	-	-	-	8,183,183	18,588,172	26,771,355	-	-	-	-	-	-	-	27,867,654	-	27,867,654
132	Investments - restricted	-	-	-	-	-	-	-	728,464	728,464	-	4,970,202	15,086,946	-	-	-	-	20,785,612	-	20,785,612
135	Investments - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	41,097	-	-	-	-	-	-	24,988	24,988	-	-	-	-	-	-	-	66,085	-	66,085
143	Inventories	638,372	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	638,372	-	638,372
143.1	Allowance for obsolete inventories	(492,151)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(492,151)	-	(492,151)
144	Inter program - due from	-	-	-	-	-	-	-	5,853,434	5,853,434	-	-	-	-	-	-	-	5,853,434	(5,853,434)	-
145	Assets held for sale	208,657	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	208,657	-	208,657
150	Total Current Assets	32,892,038	246,343	26,849	14,083	107,574	238,289	33,617,994	25,226,909	58,844,903	56,503,717	5,046,757	16,315,774	231,236	-	-	-	170,467,563	(16,342,934)	154,124,629
161	Land	21,319,925	-	-	-	-	-	-	-	-	77,459	-	133,236	-	-	-	-	21,530,620	-	21,530,620
162	Buildings	264,165,682	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	264,165,682	-	264,165,682
163	Furniture, equipment and machinery - dwellings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
164	Furniture, equipment and machinery - administration	9,693,317	-	-	-	-	-	45,585	45,585	-	-	-	-	-	-	-	-	9,738,902	-	9,738,902
165	Leasehold improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated depreciation	(216,728,784)	-	-	-	-	-	(42,698)	(42,698)	-	-	-	-	-	-	-	-	(216,771,482)	-	(216,771,482)
167	Construction in progress	8,018,366	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,018,366	-	8,018,366
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
160	Total capital assets, net of accumulated depreciation	86,468,506	-	-	-	-	-	2,887	-	2,887	77,459	-	133,236	-	-	-	-	86,682,088	-	86,682,088
171	Notes, Loans, & mortgages receivable-Non-current	-	-	-	-	-	-	-	-	-	7,028,993	-	-	-	-	-	-	7,028,993	-	7,028,993
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	398,307	-	-	-	-	-	-	575,000	575,000	58,503,600	-	68,624,382	-	-	-	-	128,101,289	-	128,101,289
174	Other assets	398,307	-	-	-	-	-	-	575,000	575,000	58,503,600	-	68,624,382	-	-	-	-	128,101,289	-	128,101,289
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-current Assets	86,866,813	-	-	-	-	-	2,887	575,000	577,887	65,610,052	-	68,757,618	-	-	-	-	221,812,370	-	221,812,370
190	Total Assets	119,758,851	246,343	26,849	14,083	107,574	238,289	33,620,881	25,801,909	59,422,790	122,113,769	5,046,757	85,073,392	231,236	-	-	-	392,279,933	(16,342,934)	375,936,999

Line Item No.	Description	TOTAL LIPH	CNIG	ROSS Total	Section 8 NC	Mod Rehab - Total	210 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881	606 Allies and Ross (Business Activities)	608 ARMDC Tax Corp (Business Activities)	660 Program Income (Business Activities)	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
311	Bank overdraft	-		-	-	-	-	-		-				-				-		-
312	Accounts payable <= 90 days	2,216,303		-	-	-	-	34,244	7,209	41,453			2,854	1,000				2,261,610		2,261,610
313	Accounts payable > 90 days past due	-		-	-	-	-		-	-				-				-		-
321	Accrued wage/payroll taxes payable	-		-	-	-	-		949,833	949,833								949,833		949,833
322	Accrued compensated absences - current portion	376,150		-	-	-	-	39,887	-	39,887				-				416,037		416,037
324	Accrued contingency liability	1,165,050		-	-	-	-	79	-	79				-				1,165,129		1,165,129
325	Accrued interest payable	28,330		-	-	-	-		-	-				-				28,330		28,330
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	58,700		-	-	-	-		-	-								58,700		58,700
341	Tenant security deposits	229,968		-	-	-	-		-	-								229,968		229,968
342-010	Unearned Revenue - Operating Subsidy	-		-	-	-	-		-	-								-		-
342-020	Unearned Revenue - Capital fund	-		-	-	-	-		-	-								-		-
342-030	Unearned Revenue - Other	110,631		-	-	-	-		-	-								110,631		110,631
342	Unearned Revenue	110,631	-	-	-	-	-	-	-	-	-	-	-	-				110,631	-	110,631
343-010	CFPP	-		-	-	-	-		-	-								-		-
343-020	Capital Projects/ Mortgage Revenue	2,292,921		-	-	-	-		-	-								2,292,921		2,292,921
343	Current portion of LTD- capital proj/mortg revenue bonds	2,292,921	-	-	-	-	-	-	-	-	-	-	-	-				2,292,921	-	2,292,921
344	Current portion of long-term debt - operating borrowings	-		-	-	-	-		-	-				-				-		-
345	Other current liabilities	853,340		-	7	-	-	115,490	-	115,490	-		-	-				968,837		968,837
346	Accrued liabilities - other	910,608		-	-	-	-	10,499,821	-	10,499,821	-	-	52,953	-				11,463,382	(10,489,500)	973,882
347	Inter program - due to	5,580,242	246,343	26,849	-	-	-	-	-	-	-	-	-	-				5,853,434	(5,853,434)	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-	-	-	-				-		-
310	Total Current Liabilities	13,822,243	246,343	26,849	7	-	-	10,689,521	957,042	11,646,563	-	-	55,807	1,000				25,798,812	(16,342,934)	9,455,878
351-010	Long-term debt - CFPP	-		-	-	-	-		-	-				-				-		-
351-020	Long-term - Capital Projects/ Mortgage Revenue	15,790,160		-	-	-	-		-	-				-				15,790,160		15,790,160
351	Capital Projects/ Mortgage Revenue Bonds	15,790,160		-	-	-	-	-	-	-	-	-	-	-				15,790,160	-	15,790,160
352	Long-term debt, net of current - operating borrowings	-		-	-	-	-		-	-				-				-		-
353	Non-current liabilities - other	375,647		-	-	-	-	509,323		509,323			5,429,607	-				6,314,577		6,314,577
354	Accrued compensated absences- Non-current	1,880,760		-	-	-	-	267,719		267,719				-				2,148,479		2,148,479
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-				-	-	-
356	FASB 5 Liabilities	-		-	-	-	-		-	-				-				-		-
357	Accrued Pension and OPEB Liability	-		-	-	-	-		-	-				-				-		-
350	Total Non-Current Liabilities	18,046,567	-	-	-	-	-	777,042	-	777,042	-	-	5,429,607	-				24,253,216	-	24,253,216
300	Total Liabilities	31,868,810	246,343	26,849	7	-	-	11,466,563	957,042	12,423,605	-	-	5,485,414	1,000				50,052,028	(16,342,934)	33,709,094
508.4	Net Investment in Capital Assets	68,385,425		-	-	-	-	2,887	-	2,887	77,459	-	133,236	-	-	-	-	68,599,007	-	68,599,007
511.4	Restricted Net Position	993,292		-	-	-	237,860	-	728,464	728,464	122,036,310	5,046,757	79,454,742	-				208,497,425		208,497,425
512.4	Unrestricted Net Position	18,511,324		-	14,076	107,574	429	22,151,431	24,116,403	46,267,834	-	-	-	230,236	-	-	-	65,131,473		65,131,473
513	Total Equity - Net Position	87,890,041	-	-	14,076	107,574	238,289	22,154,318	24,844,867	46,999,185	122,113,769	5,046,757	79,587,978	230,236	-	-	-	342,227,905	-	342,227,905
600	Total Liabilities,Deferred Inflows of Resources and Equity - Net Position	119,758,851	246,343	26,849	14,083	107,574	238,289	33,620,881	25,801,909	59,422,790	122,113,769	5,046,757	85,073,392	231,236	-	-	-	392,279,933	(16,342,934)	375,936,999

Line Item No.	Description	100 14.850 TOTAL LIPI	CNIG	ROSS	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPIH	MTW 14.881	606 Allies and Ross (Business Activities)	608 ARMDC Tax Corp (Business Activities)	660 Program Income (Business Activities)	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
70300	Net tenant rental revenue	6,987,616		-	172,911	10,409	248,837	-	-	-	-	-	-	-	-	-	-	6,987,616	-	6,987,616
70400	Tenant revenue - other	28,012		-	15,349	2,687	8,200	-	-	-	-	-	-	-	-	-	-	28,012	-	28,012
70500	Total Tenant Revenue	7,015,628		-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,015,628	-	7,015,628
70600-010	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	47,485,494	47,917,651	-	47,917,651
70600-020	Ongoing administrative fees earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,236	-	26,236
70600-030	Hard to House Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-031	FSS Coordinator	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	257,854	257,854	-	257,854
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-080	HUD PHA operating grants	246,343	198,427	-	-	-	-	-	-	-	-	-	-	-	-	-	-	444,770	-	444,770
70600	HUD PHA operating grants	246,343	198,427	-	188,260	13,096	257,037	-	-	-	-	-	-	-	42,772,068	7,110,266	47,743,348	98,528,845	-	98,528,845
70610	Capital grants	-	-	-	-	-	-	-	-	-	-	-	-	-	1,132,305	10,207,858	-	11,340,163	-	11,340,163
70710	Management Fee	4,874,540	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,874,540	(4,874,540)	-
70720	Asset Management Fee	510,840	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	510,840	(510,840)	-
70730	Book-Keeping Fee	836,483	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	836,483	(836,483)	-
70740	Front Line Service Fee	11,870,039	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,870,039	(11,870,039)	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	18,091,902	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18,091,902	(18,091,902)	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100-020	Administrative Fee	-	-	-	434	49	428	92,827	-	92,827	-	-	-	-	-	-	-	93,738	-	93,738
71100	Investment income - unrestricted	14,641	-	-	-	-	-	-	323,601	323,601	11,782	-	-	-	-	-	-	350,024	-	350,024
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	44,566	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	44,566	-	44,566
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	44,586	44,586	-	-	-	-	-	-	-	44,586	-	44,586
71500	Other revenue	953,438	-	-	-	-	-	1,389,623	130,406	1,520,029	517,612	-	5,808,005	45,195	-	-	-	8,844,279	-	8,844,279
71600	Gain or loss on sale of capital assets	(1,370,935)	-	-	-	-	-	-	2,909	2,909	-	-	-	-	-	-	-	(1,367,926)	-	(1,367,926)
72000-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	83,357	200,349	-	-	-	-	283,706	-	283,706
70000	Total Revenue	24,749,340	246,343	198,427	188,694	13,145	257,465	1,527,036	456,916	1,983,952	529,394	83,357	6,008,354	45,195	43,904,373	17,318,124	47,743,348	143,269,511	(18,091,902)	125,177,609
91100	Administrative salaries	6,055,402	-	-	7,529	852	1,264	1,410,974	-	1,410,974	-	-	-	-	-	-	-	7,476,021	-	7,476,021
91200	Auditing fees	61,167	-	-	162	18	181	30,221	-	30,221	-	-	-	-	-	-	-	91,749	-	91,749
91300	Management Fee	4,120,604	-	-	-	-	-	753,936	-	753,936	-	-	-	-	-	-	-	4,874,540	(4,874,540)	-
91310	Book-Keeping Fee	365,271	-	-	-	-	-	471,210	-	471,210	-	-	-	-	-	-	-	836,481	(836,481)	-
91400	Advertising and Marketing	131,329	-	-	22	2	30	4,088	-	4,088	-	400	-	-	-	-	-	135,871	-	135,871
91500	Employee benefit contributions - administrative	2,148,857	-	-	3,026	343	630	596,587	-	596,587	-	-	-	-	-	-	-	2,749,443	-	2,749,443
91600	Office Expenses	1,397,028	-	-	1,020	116	1,161	193,351	-	193,351	-	-	-	-	-	-	-	1,592,676	-	1,592,676
91700	Legal Expense	1,163,452	-	-	680	77	706	127,795	-	127,795	1,491	-	2,854	-	-	-	-	1,297,055	(450,509)	846,546
91800	Travel	101,156	-	-	32	4	45	5,934	-	5,934	-	-	-	-	-	-	-	107,171	-	107,171
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	7,364,613	-	8,436	5,413	479	4,182	836,598	-	836,598	100,000	1	10,772	4	-	-	-	8,330,498	(4,263,891)	4,066,607
91000	Total Operating-Administrative	22,908,879	-	8,436	17,884	1,891	8,199	4,430,694	-	4,430,694	101,491	1	14,026	4	-	-	-	27,491,505	(10,425,421)	17,066,084
92000	Asset Management Fee	510,840	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	510,840	(510,840)	-
92100	Tenant services - salaries	571,616	-	142,504	-	-	-	199,074	-	199,074	-	-	-	-	-	-	-	913,194	-	913,194
92200	Relocation Costs	258,861	-	-	-	-	-	-	-	-	-	-	5,320	-	-	-	-	264,181	-	264,181
92300	Employee benefit contributions - tenant services	225,692	-	47,487	-	-	-	114,488	-	114,488	-	-	-	-	-	-	-	387,667	-	387,667
92400	Tenant services - other	1,081,308	246,343	-	3	-	-	17,314	-	17,314	-	-	-	73,383	-	-	-	1,418,351	(241,964)	1,176,387
92500	Total Tenant Services	2,137,477	246,343	189,991	3	-	-	330,876	-	330,876	-	-	5,320	73,383	-	-	-	2,983,393	(241,964)	2,741,429
93100	Water	1,179,271	-	-	-	-	-	-	-	-	232	-	-	-	-	-	-	1,179,503	-	1,179,503
93200	Electricity	2,135,360	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,135,360	-	2,135,360
93300	Gas	1,663,313	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,663,313	-	1,663,313
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	1,320,822	-	-	-	-	-	-	-	-	42	-	-	-	-	-	-	1,320,864	-	1,320,864
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	99,577	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	99,577	-	99,577
93000	Total Utilities	6,398,243	-	-	-	-	-	-	-	-	274	-	-	-	-	-	-	6,398,617	-	6,398,617

Line Item No.	Description	100 14.850 TOTAL LIPI	CNIG	ROSS	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881	606 Allies and Ross (Business Activities)	608 ARMDC Tax Corp (Business Activities)	660 Program Income (Business Activities)	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
94100	Ordinary maintenance and operations - labor	5,973,468	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,973,468	-	5,973,468
94200	Ordinary maintenance and operations - materials and other	1,975,174	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,975,174	-	1,975,174
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	63,917	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	63,917	-	63,917
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	808,707	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	808,707	(757,374)	51,333
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	30,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,100	-	30,100
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	59,742	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	59,742	-	59,742
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	1,064,265	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,064,265	-	1,064,265
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	58,124	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	58,124	-	58,124
94300-070	Ord Maint and Op Contracts - Electrical Contracts	1,101,234	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,101,234	(1,029,915)	71,319
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	1,872,894	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,872,894	(1,801,483)	71,411
94300-090	Ord Maint and Op Contracts - Extermination Contracts	233,436	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	233,436	(233,436)	-
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	96,284	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	96,284	-	96,284
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	1,514,575	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,514,575	(1,489,250)	25,325
94300-120	Ord Maint and Op Contracts - Misc Contracts	2,106,652	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,106,652	(1,602,219)	504,433
94300	Ordinary Maintenance and Operations Contracts	9,809,930	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,809,930	(6,913,677)	2,896,253
94500	Employee benefit contribution - ordinary maintenance	2,607,380	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,607,380	-	2,607,380
94000	Total Maintenance	19,565,952	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,565,952	(6,913,677)	12,652,275
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective services - other contract costs	2,474,586	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,474,586	-	2,474,586
95300	Protective services - other	478,694	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	478,694	-	478,694
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95000	Total Protective Services	2,953,280	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,953,280	-	2,953,280
96110	Property Insurance	314,680	-	-	-	-	-	414	-	414	500	-	-	-	-	-	-	315,594	-	315,594
96120	Liability Insurance	290,874	-	-	-	-	-	1,121	-	1,121	18,035	-	-	-	-	-	-	310,030	-	310,030
96130	Workmen's Compensation	944,625	-	-	-	-	-	3,060	-	3,060	-	-	-	-	-	-	-	947,685	-	947,685
96140	All other Insurance	156,276	-	-	-	-	-	3	-	3	-	-	-	-	-	-	-	156,279	-	156,279
96100	Total Insurance Premiums	1,706,455	-	-	-	-	-	4,598	-	4,598	18,535	-	-	-	-	-	-	1,729,588	-	1,729,588
96200	Other general expenses	4,879,316	-	-	-	-	-	107,078	-	107,078	-	-	-	-	-	-	-	4,986,394	-	4,986,394
96210	Compensated absences	130,638	-	-	-	-	-	39,829	-	39,829	-	-	-	-	-	-	-	170,467	-	170,467
96300	Payments in lieu of taxes	58,698	-	-	-	-	-	-	-	-	7,057	-	-	-	-	-	-	65,755	-	65,755
96400	Bad debt - tenant rents	192,257	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	192,257	-	192,257
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	1,127,072	-	7,450,059	-	-	-	-	8,577,131	-	8,577,131
96600	Bad debt - other	-	-	-	-	-	-	4,782	-	4,782	-	-	-	-	-	-	-	4,782	-	4,782
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	5,260,909	-	-	-	-	-	151,689	-	151,689	1,127,072	7,057	7,450,059	-	-	-	-	13,996,786	-	13,996,786
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	358,910	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	358,910	-	358,910
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	358,910	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	358,910	-	358,910
96000	Total Operating Expenses	61,801,045	246,343	198,427	17,887	1,891	8,199	4,917,857	-	4,917,857	1,247,372	7,058	7,469,405	73,387	-	-	-	75,988,871	(18,091,902.00)	57,896,969
97000	Excess Revenue Over Operating Expenses	(37,051,705)	-	-	170,807	11,254	249,266	(3,396,821)	456,916	(2,933,905)	(717,978)	76,299	(1,461,051)	(28,192)	43,904,373	17,318,124	47,743,348	67,280,640	-	67,280,640
97100	Extraordinary maintenance	1,224,876	-	-	-	-	-	-	-	-	3,960,530	-	-	-	-	-	-	5,185,406	-	5,185,406
97200	Casualty losses- Non-capitalized	350,676	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	350,676	-	350,676
97300-010	Mainstream 1 & 5 year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-020	Home-Ownership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-025	Litigation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-030	Hope IV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-035	Moving to Work	-	-	-	-	-	-	30,066,130	-	30,066,130	-	-	-	-	-	-	-	30,066,130	-	30,066,130
97300-040	Tenant Protection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-050	Portability In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-060	Enhanced	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-070	All Other	-	-	-	172,911	10,458	10,976	-	-	-	-	-	-	-	-	-	-	194,345	-	194,345
97300	Total Housing assistance payments	-	-	-	172,911	10,458	10,976	30,066,130	-	30,066,130	-	-	-	-	-	-	-	30,260,475	-	30,260,475
97350	HAP Portability-In	-	-	-	-	-	-	1,305,634	-	1,305,634	-	-	-	-	-	-	-	1,305,634	-	1,305,634
97400	Depreciation expense	10,721,666	-	-	-	-	-	1,444	-	1,444	-	-	-	-	-	-	-	10,723,110	-	10,723,110
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
90000	Total Expenses	74,098,263	246,343	198,427	190,798	12,349	19,175	36,291,065	-	36,291,065	5,207,902	7,058	7,469,405	73,387	-	-	-	123,814,172	(18,091,902)	105,722,270

Line Item No.	Description	100 14.850 TOTAL LIPIH	CNIG	ROSS	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPIH	MTW 14.881	606 Allies and Ross (Business Activities)	608 ARMDC Tax Corp (Business Activities)	660 Program Income (Business Activities)	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
10010	Operating transfer in	51,042,379	-	-	-	-	-	47,743,350	16,091,713	63,835,063	-	-	-	-	-	-	-	114,877,442	(114,877,442)	-
10020	Operating transfer out	(3,239,597)	-	-	-	-	-	(2,672,000)	-	(2,672,000)	-	-	-	-	(43,904,373)	(17,318,124)	(47,743,348)	(114,877,442)	114,877,442	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	(13,342,000)	(34,466,740)	(47,808,740)	60,457,670	-	(12,648,930)	-	-	-	-	-	-	-
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)	47,802,782	-	-	-	-	-	31,729,350	(18,375,027)	13,354,323	60,457,670	-	(12,648,930)	-	(43,904,373)	(17,318,124)	(47,743,348)	-	-	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(1,546,141)	-	-	(2,104)	796	238,290	(3,034,679)	(17,918,111)	(20,952,790)	55,779,162	76,299	(14,109,981)	(28,192)	-	-	-	19,455,339	-	19,455,339
11020	Required Annual Debt Principal Payments	2,292,921	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,292,921	-	2,292,921
11030	Beginning equity	89,436,182	-	-	162,796	106,778	2,575,978	22,466,402	42,762,978	65,229,380	66,334,607	4,970,458	93,697,959	258,428	-	-	-	322,772,566	-	322,772,566
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-080	Equity Transfers	-	-	-	(146,616)	-	(2,575,979)	2,722,595	-	2,722,595	-	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040	Prior period adj, equity transfers, and correction of errors	-	-	-	(146,616)	-	(2,575,979)	2,722,595	-	2,722,595	-	-	-	-	-	-	-	-	-	-
11170-001	Administrative Fee Equity - Beginning Balance	-	-	-	162,797	-	221,860	-	-	-	-	-	-	-	-	-	-	384,657	-	384,657
11170-010	Administrative Fee Revenue	-	-	-	15,349	-	8,200	-	-	-	-	-	-	-	-	-	-	23,549	-	23,549
11170-020	Hard to House Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-030	Audit Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-040	Investment Income	-	-	-	434	-	428	-	-	-	-	-	-	-	-	-	-	862	-	862
11170-045	Fraud Recovery Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-050	Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-051	Comment for Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-060	Total Admin Fee Revenues	-	-	-	15,783	-	8,628	-	-	-	-	-	-	-	-	-	-	24,411	-	24,411
11170-080	Total Operating Expenses	-	-	-	17,888	-	8,199	-	-	-	-	-	-	-	-	-	-	26,087	-	26,087
11170-090	Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-100	Other Expenses	-	-	-	146,616	-	221,860	-	-	-	-	-	-	-	-	-	-	368,476	-	368,476
11170-101	Comment for Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-110	Total Admin Fee Expenses	-	-	-	164,504	-	230,059	-	-	-	-	-	-	-	-	-	-	394,563	-	394,563
11170-002	Net Administrative Fee	-	-	-	(148,721)	-	(221,431)	-	-	-	-	-	-	-	-	-	-	(370,152)	-	(370,152)
11170-003	Administrative Fee Equity - Ending Balance	-	-	-	14,076	-	429	-	-	-	-	-	-	-	-	-	-	14,505	-	14,505
11170	Administrative Fee Equity	-	-	-	14,076	-	429	-	-	-	-	-	-	-	-	-	-	14,505	-	14,505
11180-010	Housing Assistance Payments Equity - Beginning Balance	-	-	-	-	-	2,354,118	-	-	-	-	-	-	-	-	-	-	2,354,118	-	2,354,118
11180-020	Net Housing Assistance Payments	-	-	-	172,911	-	248,837	-	-	-	-	-	-	-	-	-	-	421,748	-	421,748
11180-030	Housing Assistance Payments Equity - Ending Balance	-	-	-	-	-	2,602,955	-	-	-	-	-	-	-	-	-	-	2,602,955	-	2,602,955
11180-040	Housing Assistance Payment Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-050	Fraud Recovery Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-060	Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-070	Other Comments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-080	Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-090	Total Housing Assistance Payments Revenues	-	-	-	-	-	2,602,955	-	-	-	-	-	-	-	-	-	-	2,602,955	-	2,602,955
11180-100	Housing Assistance Payments	-	-	-	172,911	-	10,976	-	-	-	-	-	-	-	-	-	-	183,887	-	183,887
11180-110	Other Expenses	-	-	-	-	-	2,354,119	-	-	-	-	-	-	-	-	-	-	2,354,119	-	2,354,119
11180-120	Other Comments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-130	Total Housing Assistance Payments Expenses	-	-	-	172,911	-	2,365,095	-	-	-	-	-	-	-	-	-	-	2,538,006	-	2,538,006
11180	Housing Assistance Payments Equity	-	-	-	-	-	237,860	-	-	-	-	-	-	-	-	-	-	2,419,067	-	2,419,067
11190	Unit Months Available	49,094	-	-	456	48	45	84,960	-	84,960	-	-	-	-	-	-	-	134,603	-	134,603
11210	Unit Months Leased	47,233	-	-	447	43	45	61,206	-	61,206	-	-	-	-	-	-	-	108,974	-	108,974
11220	Excess Cash	9,562,476	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,562,476	-	9,562,476
11610	Land Purchases	259,521	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	259,521	-	259,521
11620	Building Purchases	7,665,265	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,665,265	-	7,665,265
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	175,780	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	175,780	-	175,780
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13510	CFPP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	3,239,597	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,239,597	-	3,239,597

**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	1,079,051	1,148,080	1,595,562	699,613		3,685,752	-	-		383,130	526,963	1,038,648	476,112		252,430	442,879
112	Cash-restricted-modernization and development															-	
113	Cash-other restricted	282,114	55,115	16,693	52,224		87,315						41,545	50,605			26,904
114	Cash-tenant security deposits	13,841	30,250	11,668	24,541		40,532				10,401	18,621	10,465	10,627		4,855	8,666
115	Cash - Restricted for payment of current liability																
100	Total Cash	1,375,006	1,233,445	1,623,923	776,378	-	3,813,599	-	-	-	393,531	545,584	1,090,658	537,344	-	257,285	478,449
121	Accounts receivable - PHA projects																
122-010	Accounts receivable - HUD other projects - Operating Subsidy																
122-020	Accounts receivable - HUD other projects - Capital fund	3,372,843	2,077,808	72,180	137,585		568,493		-	-	131,221	106,231	164,162	48,863		50,026	93,882
122-030	Accounts receivable - HUD other projects - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	3,372,843	2,077,808	72,180	137,585	-	568,493	-	-	-	131,221	106,231	164,162	48,863	-	50,026	93,882
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	47,106
126	Accounts receivable - tenants	14,877	65,270	15,430	43,505		210,817		-	-	2,851	3,535	42,930	10,958		388	20,495
126.1	Allowance for doubtful accounts - tenants	(13,661)	(26,013)	(2,512)	(18,666)		(122,719)						(26,414)	(169)			(6,155)
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	589	862	424	322		1,490		-	-	154	217	496	209		100	187
120	Total receivables, net of allowance for doubtful accounts	3,374,648	2,117,927	85,522	162,746	-	658,081	-	-	-	134,226	109,983	181,174	59,861	-	50,514	155,515
131	Investments - unrestricted																
132	Investments - restricted						-								-		
135	Investments - Restricted for payment of current liability																
142	Prepaid expenses and other assets	-	4,029	806	2,921		12,490				2,317	2,468	3,324			1,612	1,612
143	Inventories	-	1,100										565				2,798
143.1	Allowance for obsolete inventories	-	(1,100)										(565)				(2,798)
144	Inter program - due from	-															
145	Assets held for sale																
150	Total Current Assets	4,749,654	3,355,401	1,710,251	942,045	-	4,484,170	-	-	-	530,074	658,035	1,275,156	597,205	-	309,411	635,576
161	Land	2,682,219	512,334	1,337,760	322,464		1,298,950				21,405	65,056	244,325	1,236,869		10,777	320,034
162	Buildings	-	38,187,045	16,260,488	17,644,544		64,583,487				10,101,558	20,656,853	16,945,165	12,032,745		3,628,584	11,084,679
163	Furniture, equipment and machinery - dwellings																
164	Furniture, equipment and machinery - administration	-	778,260	256,405	573,817		1,612,369				342,293	371,064	796,223	107,453		244,095	563,482
165	Leasehold improvements	-										-	-	-	-	-	-
166	Accumulated depreciation	-	(35,960,561)	(12,779,135)	(16,501,716)		(44,361,700)				(8,637,669)	(19,886,310)	(13,367,899)	(9,636,759)		(2,686,908)	(10,750,141)
167	Construction in progress		4,063,239				292,021						424,966			674,396	
168	Infrastructure																
160	Total capital assets, net of accumulated depreciation	2,682,219	7,580,317	5,075,518	2,039,109	-	23,425,127	-	-	-	1,827,587	1,206,663	5,042,780	3,740,308	-	1,870,944	1,218,054
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit																
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership																
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture																
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit																
171-050	Notes, Loans, & mortgages receivable - Non-current - Other																
171	Notes, Loans, & mortgages receivable - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
172	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		64,754	22,934	43,507		85,833				19,898	34,232	20,067			10,961	21,585
174	Other assets	-	64,754	22,934	43,507	-	85,833	-	-	-	19,898	34,232	20,067	-	-	10,961	21,585
176-010	Investment in Joint venture - Not For Profit																
176-020	Investment in Joint venture - Partnership																
176-030	Investment in Joint venture - Joint Venture																
176-040	Investment in Joint venture - Tax Credit																
176-050	Investment in Joint venture - Other																
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-current Assets	2,682,219	7,645,071	5,098,452	2,082,616	-	23,510,960	-	-	-	1,847,485	1,240,895	5,062,847	3,740,308	-	1,881,905	1,239,639
190	Total Assets	7,431,873	11,000,472	6,808,703	3,024,661	-	27,995,130	-	-	-	2,377,559	1,898,930	6,338,003	4,337,513	-	2,191,316	1,875,215

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	48,345	913,600	36,618	60,343	-	453,662	-	-	-	45,920	47,428	81,463	19,083	-	21,885	80,351
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	-	13,637	5,188	9,529	-	15,580	-	-	-	4,504	3,613	10,507	5,733	-	7,136	3,727
324	Accrued contingency liability	143,731	79,950	8,559	1,590	-	310,015	-	-	-	35,000	-	56,231	36,520	-	200	6,318
325	Accrued interest payable	696	230	5,517	393	-	14,191	-	-	-	364	288	4,801	-	-	666	193
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	3,058	-	3,462	-	-	-	-	-	-	6,640	11,814	704	-	-	5,035	3,248
341	Tenant security deposits	13,841	30,250	11,668	24,541	-	40,532	-	-	-	10,401	18,621	10,465	10,627	-	4,855	8,666
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	825	14,079	3,052	5,455	-	21,933	-	-	-	3,709	7,584	1,318	7,364	-	5,415	8,973
342	Unearned Revenue	825	14,079	3,052	5,455	-	21,933	-	-	-	3,709	7,584	1,318	7,364	-	5,415	8,973
343-010	CFPP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	56,327	18,644	446,571	31,775	-	1,148,573	-	-	-	29,478	23,330	388,562	-	-	53,902	15,638
343	Current portion of LTD- capital projects/mortgage revenue bonds	56,327	18,644	446,571	31,775	-	1,148,573	-	-	-	29,478	23,330	388,562	-	-	53,902	15,638
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	28,726	437,740	3,547	6,257	-	16,927	-	-	-	5,694	9,276	2,170	12,294	-	900	4,011
346	Accrued liabilities - other	16,857	560,760	2,702	5,574	-	70,820	-	-	-	13,965	6,524	11,869	911	-	3,228	21,547
347	Inter program - due to	3,349,257	232,471	62,842	125,752	-	449,103	-	-	-	104,793	83,491	133,132	47,226	-	34,206	82,022
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	3,661,663	2,301,361	589,726	271,209	-	2,541,336	-	-	-	260,468	211,969	701,222	139,758	-	137,428	234,694
351-010	Long-term debt - CFPP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	387,892	128,394	3,075,301	218,817	-	7,909,632	-	-	-	203,000	160,659	2,675,825	-	-	371,195	107,689
351	Capital Projects/ Mortgage Revenue Bonds	387,892	128,394	3,075,301	218,817	-	7,909,632	-	-	-	203,000	160,659	2,675,825	-	-	371,195	107,689
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	36,124	55,115	16,693	52,224	-	87,315	-	-	-	-	-	41,545	50,605	-	-	26,904
354	Accrued compensated absences- Non-current - 270010	-	34,738	12,155	12,664	-	22,774	-	-	-	21,237	26,597	16,175	19,965	-	34,656	24,509
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	424,016	218,247	3,104,149	283,705	-	8,019,721	-	-	-	224,237	187,256	2,733,545	70,570	-	405,851	159,102
300	Total Liabilities	4,085,679	2,519,608	3,693,875	554,914	-	10,561,057	-	-	-	484,705	399,225	3,434,767	210,328	-	543,279	393,796
508.4	Net Investment in Capital Assets	2,238,000	7,433,279	1,553,646	1,788,517	-	14,366,922	-	-	-	1,595,109	1,022,674	1,978,393	3,740,308	-	1,445,847	1,094,727
511.4	Restricted Net Position	245,990	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	862,204	1,047,585	1,561,182	681,230	-	3,067,151	-	-	-	297,745	477,031	924,843	386,877	-	202,190	386,692
513	Total Equity- Net Position	3,346,194	8,480,864	3,114,828	2,469,747	-	17,434,073	-	-	-	1,892,854	1,499,705	2,903,236	4,127,185	-	1,648,037	1,481,419
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net Assets	7,431,873	11,000,472	6,808,703	3,024,661	-	27,995,130	-	-	-	2,377,559	1,898,930	6,338,003	4,337,513	-	2,191,316	1,875,215

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	370,325	460,786	117,247	372,596	170,291	183,278	230,307	96,861		39,849	541,547	90,233	17,505	89,299	220,199	80,807
112	Cash-restricted, modernization and development																
113	Cash-other restricted	3,861	5,260														
114	Cash-tenant security deposits	8,125	7,650	2,376	8,947	5,012	5,434	4,705	3,252								
115	Cash - Restricted for payment of current liability																
100	Total Cash	382,311	473,696	119,623	381,543	175,303	188,712	235,012	100,113	-	39,849	541,547	90,233	17,505	89,299	220,199	80,807
121	Accounts receivable - PHA projects																
122-010	Accounts receivable - HUD other projects - Operating Subsidy																
122-020	Accounts receivable - HUD other projects - Capital fund	54,444	114,000	34,590	179,381	57,376	688,896	45,605	35,440		-	-	-	-	-	-	-
122-030	Accounts receivable - HUD other projects - Other																
122	Accounts receivable - HUD other projects	54,444	114,000	34,590	179,381	57,376	688,896	45,605	35,440	-	-	-	-	-	-	-	-
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	4,968	35,639	4	2,632	1,062	1,396	3,543	362								
126.1	Allowance for doubtful accounts - tenants	(1,250)	(27,727)		-			(1,898)	(99)								
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	111	170	58	118	68	80	87	48	-	20	287	40	9	39	214	37
120	Total receivables, net of allowance for doubtful accounts	58,273	122,082	34,652	182,131	58,506	690,372	47,337	35,751	-	20	287	40	9	39	214	37
131	Investments - unrestricted																
132	Investments - restricted		-														
135	Investments - Restricted for payment of current liability																
142	Prepaid expenses and other assets	1,460		1,007	1,813	1,511	1,360	1,309	1,058								
143	Inventories		1,299														
143.1	Allowance for obsolete inventories		(1,299)														
144	Inter program - due from																
145	Assets held for sale															208,657	
150	Total Current Assets	442,044	595,778	155,282	565,487	235,320	880,444	283,658	136,922	-	39,869	541,834	90,273	17,514	89,338	429,070	80,844
161	Land	1,854,006	1,744,124	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	11,462,281	6,922,029	8,569,047	7,542,081	4,627,575	4,839,254	5,700,469	3,377,798								
163	Furniture, equipment and machinery - dwellings																
164	Furniture, equipment and machinery - administration	62,208	129,328	149,099	265,102	190,857	166,910	187,752	157,762								
165	Leasehold improvements	-				-	-	-	-								
166	Accumulated depreciation	(9,301,468)	(3,141,525)	(4,473,085)	(6,784,150)	(3,952,048)	(4,320,789)	(5,104,059)	(2,917,571)								
167	Construction in progress		-	25,885	73,270		1,998,178		466,411								
168	Infrastructure																
160	Total capital assets, net of accumulated depreciation	4,077,027	5,653,956	4,281,506	1,112,659	886,891	2,694,046	796,674	1,102,639	-	120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit																
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership																
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture																
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit																
171-050	Notes, Loans, & mortgages receivable - Non-current - Other																
171	Notes, Loans, & mortgages receivable - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
172	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	16,189		10,624	16,863	9,781	11,299	4,890	4,890								
174	Other assets	16,189	-	10,624	16,863	9,781	11,299	4,890	4,890	-	-	-	-	-	-	-	-
176-010	Investment in joint venture - Not For Profit																
176-020	Investment in joint venture - Partnership																
176-030	Investment in joint venture - Joint Venture																
176-040	Investment in joint venture - Tax Credit																
176-050	Investment in joint venture - Other																
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-current Assets	4,093,216	5,653,956	4,292,130	1,129,522	896,672	2,705,345	801,564	1,107,529	-	120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
190	Total Assets	4,535,260	6,249,734	4,447,412	1,695,009	1,131,992	3,585,789	1,085,222	1,244,451	-	160,659	969,725	137,733	48,170	92,962	5,151,485	501,286

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	40,753	26,027	15,071	47,758	21,283	29,335	13,727	11,749	-	-	-	1,510	-	-	-	-
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	1,892	2,361	-	2,925	531	2,006	1,313	945	-	-	-	-	-	-	-	-
324	Accrued contingency liability	72,831	14,951	-	44,156	-	195	1,186	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	150	227	156	48	217	132	61	-	-	-	-	-	-	-	-
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	2,409	-	2,395	5,758	3,237	5,052	3,848	2,040	-	-	-	-	-	-	-	-
341	Tenant security deposits	8,125	7,650	2,376	8,947	5,012	5,434	4,705	3,252	-	-	-	-	-	-	-	-
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	3,619	3,940	2,616	9,113	2,430	2,325	5,634	1,247	-	-	-	-	-	-	-	-
342	Unearned Revenue	3,619	3,940	2,616	9,113	2,430	2,325	5,634	1,247	-	-	-	-	-	-	-	-
343-010	CFFP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	-	12,111	18,374	12,655	3,871	17,524	10,658	4,928	-	-	-	-	-	-	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	12,111	18,374	12,655	3,871	17,524	10,658	4,928	-	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	4,518	8,275	1,270	2,882	3,552	219,734	1,298	2,474	-	-	-	-	-	-	-	-
346	Accrued liabilities - other	5,858	5,657	1,830	8,990	2,905	8,932	556	1,674	-	-	-	3,106	-	-	-	-
347	Inter program - due to	53,066	99,876	26,133	143,913	41,804	441,610	43,093	26,452	-	-	-	-	-	-	-	-
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	193,071	180,998	70,292	287,253	84,673	732,364	86,150	54,822	-	-	-	4,616	-	-	-	-
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	-	83,402	126,533	87,148	26,659	120,682	73,394	33,938	-	-	-	-	-	-	-	-
351	Capital Projects/ Mortgage Revenue Bonds	-	83,402	126,533	87,148	26,659	120,682	73,394	33,938	-	-	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	3,861	5,261	-	-	-	-	-	-	-	-	-	-	-	-	-	-
354	Accrued compensated absences- Non-current - 270010	2,606	3,737	-	30,800	24,629	9,255	19,738	1,147	-	-	-	-	-	-	-	-
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	6,467	92,400	126,533	117,948	51,288	129,937	93,132	35,085	-	-	-	-	-	-	-	-
300	Total Liabilities	199,538	273,398	196,825	405,201	135,961	862,301	179,282	89,907	-	-	-	4,616	-	-	-	-
508.4	Net Investment in Capital Assets	4,077,027	5,558,443	4,136,599	1,012,856	856,361	2,555,840	712,622	1,063,773	-	120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
511.4	Restricted Net Position	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	258,695	417,893	113,988	276,952	139,670	167,648	193,318	90,771	-	39,869	541,834	85,657	17,514	89,338	429,070	80,844
513	Total Equity- Net Position	4,335,722	5,976,336	4,250,587	1,289,808	996,031	2,723,488	905,940	1,154,544	-	160,659	969,725	133,117	48,170	92,962	5,151,485	501,286
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net Assets	4,535,260	6,249,734	4,447,412	1,695,009	1,131,992	3,585,789	1,085,222	1,244,451	-	160,659	969,725	137,733	48,170	92,962	5,151,485	501,286

Public Housing Balance Sheet												
Line Item No.	Description	AMP 986	AMP 987	AMP 992	AMP 993	AMP 994	AMP 995	AMP 996	AMP Other	TOTAL AMPs	COCC	TOTAL PUBLIC HOUSING
111	Cash-unrestricted	56,217	97,148	54,757	27,498	94,771	147,025	31,131	884,146	15,802,043	5,676,363	21,478,406
112	Cash-restricted-modernization and development	-							-	-		-
113	Cash-other restricted					747,302			-	1,368,938		1,368,938
114	Cash-tenant security deposits								-	229,968		229,968
115	Cash - Restricted for payment of current liability								-	-		-
100	Total Cash	56,217	97,148	54,757	27,498	842,073	147,025	31,131	884,146	17,400,949	5,676,363	23,077,312
121	Accounts receivable - PHA projects								-	-		-
122-010	Accounts receivable - HUD other projects - Operating Subsidy								-	-		-
122-020	Accounts receivable - HUD other projects - Capital fund	-	-		-					8,033,026		8,033,026
122-030	Accounts receivable - HUD other projects - Other								-	-		-
122	Accounts receivable - HUD other projects	-	-	-	-	-	-	-	-	8,033,026	-	8,033,026
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								-	47,106		47,106
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-	47,106	-	47,106
126	Accounts receivable - tenants								-	480,662		480,662
126.1	Allowance for doubtful accounts - tenants								-	(247,283)		(247,283)
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	35	52	27	14	42	128	97	377	7,208	1,733	8,941
120	Total receivables, net of allowance for doubtful accounts	35	52	27	14	42	128	97	377	8,320,719	1,733	8,322,452
131	Investments - unrestricted					736,000	11,302		-	747,302	348,997	1,096,299
132	Investments - restricted								-	-		-
135	Investments - Restricted for payment of current liability								-	-		-
142	Prepaid expenses and other assets									41,097	-	41,097
143	Inventories								-	5,762	632,610	638,372
143.1	Allowance for obsolete inventories									(5,762)	(486,389)	(492,151)
144	Inter program - due from									-		-
145	Assets held for sale									208,657	-	208,657
150	Total Current Assets	56,252	97,200	54,784	27,512	1,578,115	158,455	31,228	884,523	26,718,724	6,173,314	32,892,038
161	Land	520,425	375,099	308,038	154,018	127,064	136,905	173,881	2,012,227	21,319,925		21,319,925
162	Buildings								-	264,165,682		264,165,682
163	Furniture, equipment and machinery - dwellings		-							-	-	-
164	Furniture, equipment and machinery - administration								137,396	7,091,875	2,601,442	9,693,317
165	Leasehold improvements		-							-	-	-
166	Accumulated depreciation								(137,396)	(214,700,889)	(2,027,895)	(216,728,784)
167	Construction in progress								-	8,018,366		8,018,366
168	Infrastructure								-	-		-
160	Total capital assets, net of accumulated depreciation	520,425	375,099	308,038	154,018	127,064	136,905	173,881	2,012,227	85,894,959	573,547	86,468,506
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit									-		-
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership									-		-
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture									-		-
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit									-		-
171-050	Notes, Loans, & mortgages receivable - Non-current - Other									-		-
171	Notes, Loans, & mortgages receivable - Non-current	-	-	-	-	-	-	-	-	-	-	-
172	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	-	-	-	-	-	-	-	-	398,307		398,307
174	Other assets	-	-	-	-	-	-	-	-	398,307	-	398,307
176-010	Investment in Joint venture - Not For Profit									-		-
176-020	Investment in Joint venture - Partnership									-		-
176-030	Investment in Joint venture - Joint Venture									-		-
176-040	Investment in Joint venture - Tax Credit									-		-
176-050	Investment in Joint venture - Other									-		-
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-current Assets	520,425	375,099	308,038	154,018	127,064	136,905	173,881	2,012,227	86,293,266	573,547	86,866,813
190	Total Assets	576,677	472,299	362,822	181,530	1,705,179	295,360	205,109	2,896,750	113,011,990	6,746,861	119,758,851

Public Housing Balance Sheet												
Line Item No.	Description	AMP 986	AMP 987	AMP 992	AMP 993	AMP 994	AMP 995	AMP 996	AMP Other	TOTAL AMPs	COCC	TOTAL PUBLIC HOUSING
311	Bank overdraft	-	-	-	-	-	-	-	-	-		-
312	Accounts payable <= 90 days	-	-	-	-	871	18	-	3,938	2,020,738	195,565	2,216,303
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion									91,127	285,023	376,150
324	Accrued contingency liability							2,750	83,764	897,947	267,103	1,165,050
325	Accrued interest payable									28,330		28,330
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								-	58,700		58,700
341	Tenant security deposits									229,968		229,968
342-010	Unearned Revenue - Operating Subsidy									-		-
342-020	Unearned Revenue - Capital fund									-		-
342-030	Unearned Revenue - Other									110,631		110,631
342	Unearned Revenue	-	-	-	-	-	-	-	-	110,631	-	110,631
343-010	CFFP	-	-	-	-	-	-	-	-	-		-
343-020	Capital Projects/ Mortgage Revenue									2,292,921		2,292,921
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	-	-	-	-	-	-	-	2,292,921		2,292,921
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-	-		-
345	Other current liabilities								10,674	782,219	71,121	853,340
346	Accrued liabilities - other				58	4,108			34,388	792,819	117,789	910,608
347	Inter program - due to									5,580,242		5,580,242
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	-	-	-	58	4,979	18	2,750	132,764	12,885,642	936,601	13,822,243
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-	-		-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	-	-	-	-	-	-	-	-	15,790,160		15,790,160
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-	-	-	-	-	15,790,160		15,790,160
352	Long-term debt, net of current - operating borrowings									-		-
353	Non-current liabilities - other - 269000									375,647		375,647
354	Accrued compensated absences- Non-current - 270010									317,382	1,563,378	1,880,760
355-010	Loan liability - Non-current - Not For Profit									-		-
355-020	Loan liability - Non-current - Partnership									-		-
355-030	Loan liability - Non-current - Joint Venture									-		-
355-040	Loan liability - Non-current - Tax Credit									-		-
355-050	Loan liability - Non-current - Other									-		-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-		-
356	FASB 5 Liabilities									-		-
357	Accrued Pension and OPEB Liability									-		-
350	Total Non-Current Liabilities	-	-	-	-	-	-	-	-	16,483,189	1,563,378	18,046,567
300	Total Liabilities	-	-	-	58	4,979	18	2,750	132,764	29,368,831	2,499,979	31,868,810
508.4	Net Investment in Capital Assets	520,425	375,099	308,038	154,018	127,064	136,905	173,881	2,012,227	67,811,878	573,547	68,385,425
511.4	Restricted Net Position					747,302				993,292	-	993,292
512.4	Unrestricted Net Position	56,252	97,200	54,784	27,454	825,834	158,437	28,478	751,759	14,837,989	3,673,335	18,511,324
513	Total Equity- Net Position	576,677	472,299	362,822	181,472	1,700,200	295,342	202,359	2,763,986	83,643,159	4,246,882	87,890,041
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net Assets	576,677	472,299	362,822	181,530	1,705,179	295,360	205,109	2,896,750	113,011,990	6,746,861	119,758,851

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
70300	Net tenant rental revenue	377,913	377,913		868,829	868,829		250,619	250,619		478,449	478,449		-	-		1,373,064	1,373,064		-	-	
70400	Tenant revenue - other	603	603		2,879	2,879		1,405	1,405		9,259	9,259		-	-		1,354	1,354		-	-	
70500	Total Tenant Revenue	378,516	378,516	-	871,708	871,708	-	252,024	252,024	-	487,708	487,708	-	-	-	-	1,374,418	1,374,418	-	-	-	
70600-010	Housing assistance payments																					
70600-020	Organizational administrative fees earned																					
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	-	-		-	-		-	-		-	-		-	-		-	-		-	-	
70610	Capital grants	-	-		-	-		-	-		-	-		-	-		-	-		-	-	
70710	Management Fee																					
70720	Asset Management Fee																					
70730	Book-Keeping Fee																					
70740	Front Line Service Fee																					
70750	Other Fees																					
70700	Total Fee Revenue																					
70800	Other government grants	-			-			-			-			-			-			-		
71100-010	Housing Assistance Payment																					
71100-020	Administrative Fee																					
71100	Investment income - unrestricted	964	964		1,411	1,411		695	695		527	527		-	-		2,440	2,440		-	-	
71200	Mortgage interest income	-			-			-			-			-			-			-	-	
71300	Proceeds from disposition of assets held for sale	-			-			-			-			-			-			-	-	
71310	Cost of sale of assets	-			-			-			-			-			-			-	-	
71400-010	Housing Assistance Payment																					
71400-020	Administrative Fee																					
71400	Fraud recovery	-			-			-			-			-			-			-	-	
71500	Other revenue	201,962	201,962		101,943	101,943		39,198	39,198		83,173	83,173		-	-		165,203	165,203		-	-	
71600	Gain or loss on sale of capital assets	(1,370,835)	(1,370,835)		-	-		-	-		-	-		-	-		-	-		-	-	
72000-010	Housing Assistance Payment																					
72000-020	Administrative Fee																					
72000	Investment income - restricted	-			-			-			-			-			-			-	-	
70000	Total Revenue	(789,393)	(789,393)	-	975,062	975,062	-	291,917	291,917	-	571,408	571,408	-	-	-	-	1,542,061	1,542,061	-	-	-	
91100	Administrative salaries	44,917	44,917	-	128,844	128,844		40,134	40,134		95,660	95,660		-	-		162,639	162,639		-	-	
91200	Auditing fees	2,805	2,805		4,087	4,087		1,424	1,424		2,707	2,707		-	-		5,344	5,344		-	-	
91300	Management Fee	227,645	170,823	56,821	489,594	384,927	104,667	169,516	133,261	36,055	321,606	253,896	67,710	-	-		707,820	573,917	133,903	-	-	
91310	Book-Keeping Fee	13,665	13,665		36,855	36,855		12,780	12,780		24,300	24,300		-	-		47,782	47,782		-	-	
91400	Advertising and Marketing	-			-			-			-			-			-			-	-	
91500	Employee benefit contributions - administrative	23,587	23,587	-	57,390	57,390		14,756	14,756		36,721	36,721		-	-		79,546	79,546		-	-	
91600	Office Expenses	38,542	38,542		36,661	36,661		13,713	13,713		38,505	38,505		-	-		81,930	81,930		-	-	
91700	Legal Expense	272,012	272,012	-	75,666	75,666		27,974	27,974		38,232	38,232		-	-		65,254	65,254		-	-	
91800	Travel	-			2,550	2,550		1,150	1,150		1,060	1,060		-	-		4,342	4,342		-	-	
91810	Allocated Overhead	-			-			-			-			-			-			-	-	
91900	Other	251,743	244,620	7,123	645,371	450,710	194,661	239,537	175,671	63,866	344,226	330,747	13,479	-	-		711,718	597,559	114,159	-	-	
91000	Total Operating-Administrative	874,953	811,009	63,944	1,477,018	1,177,690	299,328	520,784	420,863	99,921	903,007	821,818	81,189	-	-	-	1,866,384	1,618,322	248,062	-	-	
92000	Asset Management Fee	34,690	34,690		49,320	49,320		17,160	17,160		32,640	32,640		-	-		64,560	64,560		-	-	
92100	Tenant services - salaries	42,951		42,951	79,288		79,288	27,470		27,470	51,367		51,367	-	-		101,331		101,331	-	-	
92200	Relocation Costs	216,402	216,402		2,230	2,230		-	-	-	1,664		1,664	-	-		4,382		4,382	-	-	
92300	Employee benefit contributions - tenant services	16,958		16,958	31,306		31,306	10,846		10,846	20,281		20,281	-	-		40,009		40,009	-	-	
92400	Tenant services - other	67,645	26,397	41,248	106,594	30,449	76,145	45,727	19,346	26,381	48,905	19,574	49,331	-	-		139,651	40,602	99,049	-	-	
92500	Total Tenant Services	343,956	243,799	100,157	219,418	32,679	186,739	84,043	19,346	64,607	142,217	21,238	128,979	-	-	-	285,373	44,904	240,309	-	-	
93100	Water	78,846	78,846		186,011	186,011		53,574	53,574		42,960	42,960		-	-		270,555	270,555		-	-	
93200	Electricity	150,845	150,845		182,310	182,310		2,021	2,021		211,795	211,795		-	-		723,600	723,600		-	-	
93300	Gas	-			439,107	439,107		41,666	41,666		192,009	192,009		-	-		311,744	311,744		-	-	
93400	Fuel	-			-			-			-			-			-			-	-	
93500	Labor	-			-			-			-			-			-			-	-	
93600	Sewer	96,947	96,947		234,572	234,572		72,573	72,573		53,759	53,759		-	-		361,872	361,872		-	-	
93700	Employee benefit contributions - utilities	-			-			-			-			-			-			-	-	
93750	HAP Portability-In	-			-			-			-			-			-			-	-	
93800	Other utilities expense	-			16,189	16,189		5,733	5,733		10,877	10,877		-	-		21,458	21,458		-	-	
93900	Total Utilities	326,638	326,638	-	1,058,209	1,058,209	-	175,567	175,567	-	511,330	511,330	-	-	-	-	1,689,229	1,689,229	-	-	-	
94100	Ordinary maintenance and operations - labor	187,778	187,778		132,234	132,234		73,533	73,533		127,545	127,545		-	-		357,945	357,945		-	-	
94200	Ordinary maintenance and operations - materials and other	83,500	83,500		219,339	219,339		92,671	92,671		145,241	145,241		-	-		360,894	360,894		-	-	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	1,355	1,355		2,649	2,649		935	935		1,768	1,768		-	-		31,637	31,637		-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	5,862	5,862		37,835	37,835		59,452	59,452		45,479	45,479		-	-		187,122	187,122		-	-	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	300	300		500	500		1,350	1,350		150	150		-	-		2,400	2,400		-	-	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-	-		1,946	1,946		-	-		-	-		-	-		3,393	3,393		-	-	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	67,645	67,645		68,885	68,885		34,571	34,571		68,203	68,203		-	-		169,275	169,275		-	-	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-			-			-			-	-		6,432	6,432		-	-	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	23,356	23,356		136,662	136,662		50,847	50,847		94,448	94,448		-	-		242,371	242,371		-	-	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	113,422	113,422		278,425	278,425		125,105	125,105		116,907	116,907		-	-		292,060	292,060		-	-	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	12,940	12,940		28,019	28,019		8,130	8,130		12,715	12,715		-	-		54,593	54,593		-	-	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	9,192	9,192		17,274	17,274		-	-		4,710	4,710		-	-		3,010	3,010		-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	10,242	10,242		219,712	219,712		69,023	69,023		174,663	174,663		-	-		341,933	341,933		-	-	
94300-120	Ord Maint and Op Contracts - Misc Contracts	99,944	99,944		319,531	319,531		103,099	103,099		149,825	149,825		-	-		323,207	323,207		-	-	
94300	Ordinary Maintenance and Operations Contracts	344,258	344,258	-	1,111,438	1,111,438	-	452,512	452,512	-	668,868	668,868	-	-	-	-						

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
96200	Other general expenses	2,491	2,491	-	3,355	3,355	-	17,012	17,012	-	1,565	1,565	-	-	-	-	42,773	42,773	-	-	-	
96210	Compensated absences	-	-	-	10,390	10,390	-	1,908	1,908	-	8,693	8,693	-	-	-	-	-	-	-	-	-	
96300	Payments in lieu of taxes	3,058	3,058	-	-	-	-	3,462	3,462	-	-	-	-	-	-	-	-	-	-	-	-	
96400	Bad debt - tenant rents	5,988	5,988	-	37,406	37,406	-	8,884	8,884	-	25,799	25,799	-	-	-	-	85,313	85,313	-	-	-	
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96900	Total Other General Expenses	11,537	11,537	-	51,151	51,151	-	31,266	31,266	-	36,057	36,057	-	-	-	-	128,086	128,086	-	-	-	
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96720	Interest on Notes Payable (Short and Long Term)	8,817	8,817	-	2,919	2,919	-	69,905	69,905	-	4,974	4,974	-	-	-	-	179,778	179,778	-	-	-	
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96700	Interest expense and Amortization cost	8,817	8,817	-	2,919	2,919	-	69,905	69,905	-	4,974	4,974	-	-	-	-	179,778	179,778	-	-	-	
90900	Total Operating Expenses	2,510,184	2,235,693	274,491	4,610,981	3,973,926	637,055	1,660,095	1,420,116	239,979	2,833,672	2,460,666	373,006	-	-	-	7,996,724	6,542,000	1,454,724	-	-	-
97000	Excess Revenue Over Operating Expenses	(3,299,577)	(3,025,086)	(274,491)	(3,635,919)	(2,998,864)	(637,055)	(1,368,178)	(1,128,199)	(239,979)	(2,262,264)	(1,889,258)	(373,006)	-	-	-	(6,454,663)	(4,999,939)	(1,454,724)	-	-	-
97100	Extraordinary maintenance	21,000	21,000	-	-	-	-	-	-	-	20,379	-	20,379	-	-	-	842,771	32,488	810,283	-	-	-
97200	Casualty losses- Non-capitalized	-	-	-	56,043	56,043	-	-	-	-	-	-	-	-	-	-	220,000	220,000	-	-	-	
97300	Housing assistance payments	-	-	-	745,984	745,984	-	721,523	721,523	-	447,253	447,253	-	-	-	-	3,523,665	3,523,665	-	-	-	
97400	Depreciation expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
90000	Total Expenses	2,531,184	2,256,693	274,491	5,413,008	4,775,953	637,055	2,381,618	2,141,639	239,979	3,381,284	2,907,919	393,385	-	-	-	12,583,160	10,318,153	2,265,007	-	-	-
10010	Operating transfer in	5,084,913	1,570,825	3,514,088	7,118,807	2,418,513	4,700,294	2,512,376	2,272,397	239,979	2,363,631	1,970,246	393,385	-	-	-	9,494,745	6,989,958	2,504,787	-	-	-
10020	Operating transfer out	(3,239,397)	-	(3,239,397)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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)	1,845,316	1,570,825	274,491	7,118,807	2,418,513	4,700,294	2,512,376	2,272,397	239,979	2,363,631	1,970,246	393,385	-	-	-	9,494,745	6,989,958	2,504,787	-	-	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(1,475,261)	(1,475,261)	-	2,680,861	(1,282,378)	4,063,239	422,675	422,675	-	(366,265)	(366,265)	-	-	-	-	(1,546,350)	(1,786,134)	239,780	-	-	-
11020	Required Annual Debt Principal Payments	56,327	56,327	-	18,644	18,644	-	446,571	446,571	-	31,775	31,775	-	-	-	-	1,148,573	1,148,573	-	-	-	
11030	Beginning equity	4,876,513	4,876,513	-	5,794,605	5,782,834	11,771	2,691,073	2,691,073	-	2,832,099	2,576,299	255,800	-	-	-	18,963,694	18,583,237	380,457	-	-	-
11040-010	Prior period adjustments and correction of errors -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-070	Equity Transfers	-	-	-	-	11,771	(11,771)	-	-	-	-	255,800	(255,800)	-	-	-	-	328,215	(328,215)	-	-	-
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-100	Equity Transfers	(55,058)	(55,058)	-	5,398	5,398	-	1,080	1,080	-	3,913	3,913	-	-	-	-	16,733	16,733	-	-	-	
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040	Prior period adjustments, equity transfers, and correction of errors	(55,058)	(55,058)	-	5,398	17,169	(11,771)	1,080	1,080	-	3,913	259,713	(255,800)	-	-	-	16,733	344,948	(328,215)	-	-	-
11170-001	Administrative Fee Equity- Beginning Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11170-010	Administrative Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11170-080	Total Operating Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11170-090	Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11170-100	Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11170-101	Comment for Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11170-110	Total Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11170-002	Net Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11170-003	Administrative Fee Equity- Ending Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11180-010	Housing Assistance Payments Equity - Beginning Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11180-020	Net Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11180-090	Total Housing Assistance Payments Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11180-100	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11180-110	Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11180-120	Other Comments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11180-130	Total Housing Assistance Payments Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11180	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11190	Unit Months Available	1,767	3,767	-	4,915	4,915	-	1,7														

Public Housing Income Statement																						
Line Item No.	Description	AMP 912	Operating Fund Program	Capital Fund Program	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 920	Operating Fund Program	Capital Fund Program	AMP 922	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			344,938	344,938		624,549	624,549		303,421	303,421		255,264	255,264		-		
70400	Tenant revenue - other	-			-			1,305	1,305		555	555		1,424	1,424		300	300		-		
70500	Total Tenant Revenue	-	-	-	-	-	-	346,243	346,243	-	625,104	625,104	-	304,845	304,845	-	255,564	255,564	-	-	-	-
70600-010	Housing assistance payments																					
70600-020	Ongoing administrative fees earned																					
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	-			-			-			-			-			-			-		
70610	Capital grants	-			-			-			-			-			-			-		
70710	Management Fee																					
70720	Asset Management Fee																					
70730	Book-Keeping Fee																					
70740	Front Line Service Fee																					
70750	Other Fees																					
70700	Total Fee Revenue																					
70800	Other government grants	-			-			-			-			-			-			-		
71100-010	Housing Assistance Payment																					
71100-020	Administrative Fee																					
71100	Investment income - unrestricted	-			-			252	252		355	355		812	812		342	342		-	-	-
71200	Mortgage interest income	-			-															-	-	-
71300	Proceeds from disposition of assets held for sale	-			-															-	-	-
71310	Cost of sale of assets	-			-															-	-	-
71400-010	Housing Assistance Payment																					
71400-020	Administrative Fee																					
71400	Fraud recovery	-			-																	
71500	Other revenue	-			-			4,137	4,137		14,746	14,746		34,523	34,523		29,630	29,630		-	-	-
71600	Gain or loss on sale of capital assets	-			-															-	-	-
72000-010	Housing Assistance Payment																					
72000-020	Administrative Fee																					
72000	Investment income - restricted	-			-															-	-	-
70000	Total Revenue	-	-	-	-	-	-	350,632	350,632	-	640,205	640,205	-	340,180	340,180	-	285,536	285,536	-	-	-	-
91100	Administrative salaries	-			-			43,562	43,562		85,521	85,521		94,496	94,496		114,339	114,339		-	-	-
91200	Auditing fees	-			-			1,190	1,190		2,100	2,100		1,248	1,248		1,538	1,538		-	-	-
91300	Management Fee	-			-			142,576	112,438	30,138	251,313	197,703	53,610	147,031	116,325	30,709	181,722	142,873	38,849	-	-	-
91310	Book-keeping Fee	-			-			10,725	10,725		18,915	18,915		11,062	11,062		13,733	13,733		-	-	-
91400	Advertising and Marketing	-			-															-	-	-
91500	Employee benefit contributions - administrative	-			-			15,347	15,347		35,226	35,226		29,908	29,908		45,782	45,782		-	-	-
91600	Office Expenses	-			-			16,315	16,315		22,524	22,524		34,615	34,615		8,440	8,440		-	-	-
91700	Legal Expenses	-			-			4,905	4,905		12,114	12,114		73,427	73,427		10,373	10,373		-	-	-
91800	Travel	-			-			1,150	1,150		161	161					325	325		-	-	-
91810	Allocated Overhead	-			-															-	-	-
91900	Other	-			-			132,846	117,798	15,048	196,122	195,611	511	358,302	177,564	180,738	167,510	148,995	18,515	-	-	-
91000	Total Operating-Administrative	-	-	-	-	-	-	368,616	323,430	45,186	623,996	560,875	54,121	750,089	538,642	211,447	543,762	486,398	87,364	-	-	-
92000	Asset Management Fee	-			-			13,650	13,650		25,320	25,320		15,120	15,120		18,400	18,400		-	-	-
92100	Tenant services - salaries	-			-			22,945			40,746			23,262			29,524			-	-	-
92200	Relocation Costs	-			-						839	839		26,152	26,152		744	744		-	-	-
92300	Employee benefit contributions - tenant services	-			-			9,059		9,059	16,088		16,088	9,185		9,185	11,657			-	-	-
92400	Tenant services - other	-			-			35,803	13,768	22,035	51,945	12,814	39,131	104,673	82,353	22,340	32,223	3,869	28,354	-	-	-
92500	Total Tenant Services	-	-	-	-	-	-	67,807	13,768	54,039	109,618	13,653	95,965	163,272	108,485	54,787	74,148	46,633	69,535	-	-	-
93100	Water	-			-			15,913	15,913		27,004	27,004		64,450	64,450		160,841	160,841		-	-	-
93200	Electricity	-			-			66,074	60,074		139,853	139,923		164,492	164,492		3,838	3,838		-	-	-
93300	Gas	-			-			95,914	95,914		161,683	161,683		35,796	35,796		7,248	7,248		-	-	-
93400	Fuel	-			-															-	-	-
93500	Labor	-			-															-	-	-
93600	Sewer	-			-			20,004	20,004		36,520	36,520		6,568	6,568		126,705	126,705		-	-	-
93700	Employee benefit contributions - utilities	-			-															-	-	-
93750	HAP Portability-In	-			-															-	-	-
93800	Other utilities expense	-			-			4,974	4,974		8,558	8,558		5,018	5,018					-	-	-
93000	Total Utilities	-	-	-	-	-	-	202,879	202,879	-	373,690	373,690	-	276,324	276,324	-	298,632	298,632	-	-	-	-
94100	Ordinary maintenance and operations - labor	-			-			88,729	88,729		78,467	78,467		100,584	100,584		82,069	82,069		-	-	-
94200	Ordinary maintenance and operations - materials and other	-			-			51,466	51,466		106,466	106,466		117,941	117,941		47,048	47,048		-	-	-
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			7,412	7,412		4,788	4,788		772	772		976	976		-	-	-
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			47,442	47,442		81,150	81,150		76,187	76,187		30,055	30,055		-	-	-
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-									4,500	4,500					-	-	-
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			3,523	3,523		3,784	3,784					215	215		-	-	-
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			4,336	4,336		4,792	4,792		116,332	116,332		131,772	131,772		-	-	-
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-									49,216	49,216					-	-	-
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			29,929	29,929		76,889	76,889		75,967	75,967		68,494	68,494		-	-	-
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			60,148	60,148		103,899	103,899		179,937	179,937		118,702	118,702		-	-	-
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			7,846	7,846		13,096	13,096		13,553	13,553		13,532	13,532		-	-	-
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			34,000	34,000											-	-	-
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			27,681	27,681		133,785	133,785		140,730	140,730		76,378	76,378		-	-	-
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			60,110	60,110		102,278	102,278		113,950	113,950		153,004	153,004		-	-	-
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	282,427	282,427	-	524,461	524,461	-	771,144	771,144	-	593,128	593,128	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			39,066	39,066		24,509	24,509		44,704	44,704		26,945	26,945		-	-	-
94000	Total Maintenance	-	-	-	-	-	-	461,688	461,688	-	733,903	733,903	-	1,034,373	1,034,373	-	749,190	749,190	-	-	-	-
95100	Protective services - labor	-			-															-	-	-
95200	Protective services - other contract costs	-			-																	

Public Housing Income Statement																									
Line Item No.	Description	AMP 931	Operating Fund Program	Capital Fund Program	AMP 932	Operating Fund Program	Capital Fund Program	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
96200	Other general expenses	1,973	1,973		836	836		322	322		2,631	2,631		672	672		905	905		199	199		641	641	
96210	Compensated absences	-	-		-	-		176	176		1,154	1,154		-	-		2,745	2,745		614	614		1,130	1,130	
96300	Payments in lieu of taxes	5,034	5,034		3,248	3,248		2,409	2,409		-	-		2,395	2,395		5,758	5,758		3,237	3,237		5,052	5,052	
96400	Bad debt - tenant rents	1,757	1,757		-	-		-	-		-	-		-	-		1,570	1,570		5,758	5,758		1,300	1,300	
96500	Bad debt - mortgages	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
96900	Total Other General Expenses	8,764	8,764	-	4,084	4,084	-	2,907	2,907	-	3,785	3,785	-	3,067	3,067	-	10,978	10,978	-	9,806	9,806	-	8,123	8,123	
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	8,438	8,438		2,448	2,448		-	-		1,896	1,896		2,876	2,876		1,981	1,981		606	606		2,743	2,743	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
96700	Interest expense and Amortization cost	8,438	8,438	-	2,448	2,448	-	-	-	-	1,896	1,896	-	2,876	2,876	-	1,981	1,981	-	606	606	-	2,743	2,743	
96900	Total Operating Expenses	825,397	680,824	144,573	1,728,410	1,488,241	232,369	1,141,421	973,892	167,529	1,955,287	1,636,964	318,323	441,801	335,552	106,249	1,394,085	1,104,910	289,095	739,294	596,102	143,192	1,045,720	586,350	
97000	Excess Revenue Over Operating Expenses	(614,838)	(470,265)	(144,573)	(1,228,533)	(996,164)	(232,369)	(857,044)	(689,515)	(167,529)	(1,686,869)	(1,368,546)	(318,323)	(338,368)	(232,119)	(106,249)	(1,089,810)	(800,715)	(289,095)	(582,218)	(439,026)	(143,192)	(861,832)	(402,462)	
97100	Extraordinary maintenance	81,377	81,377		-	-		-	-		-	-		-	-		-	-		13,789	13,789		32,799	7,625	
97200	Casualty losses-Non-capitalized	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	25,174	
97400	Housing assistance payments	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
97500	Depreciation expense	239,752	239,752		319,583	319,583		581,354	581,354		346,033	346,033		719,748	719,748		263,263	263,263		183,322	183,322		150,188	150,188	
97500	Fraud losses	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
99000	Total Expenses	1,146,526	1,001,953	144,573	2,040,193	1,807,824	232,369	1,722,775	1,555,246	167,529	2,301,320	1,982,997	318,323	1,161,549	1,055,300	106,249	1,657,268	1,368,173	289,095	936,495	793,213	143,192	1,228,717	744,173	
10010	Operating transfer in	881,262	628,436	252,826	1,260,780	1,028,410	232,370	900,733	733,204	167,529	1,681,707	1,363,384	318,323	357,896	251,647	106,249	1,224,387	862,021	362,366	609,655	466,464	143,191	2,849,951	439,309	
10020	Operating transfer out	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
10030	Operating transfers from / to primary government	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
10040	Operating transfers from / to component unit	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
10070	Extraordinary items, net gains/loss	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
10080	Special items, net gains/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)	881,262	628,436	252,826	1,260,780	1,028,410	232,370	900,733	733,204	167,529	1,681,707	1,363,384	318,323	357,896	251,647	106,249	1,224,387	862,021	362,366	609,655	466,464	143,191	2,849,951	439,309	
	Excess (Deficiency) of Revenue Over (Under) Expenses	(54,705)	(162,958)	108,253	(287,336)	(287,337)	1	(537,665)	(537,665)	-	(351,195)	(351,195)	-	(700,220)	(700,220)	-	(128,686)	(301,957)	73,271	(169,874)	(169,673)	(1)	1,805,122	(120,976)	
11020	Required Annual Debt Principal Payments	53,902	53,902		15,638	15,638		-	-		12,111	12,111		18,374	18,374		12,655	12,655		3,871	3,871		17,524	17,524	
11030	Beginning equity	1,700,583	711,227	989,356	1,766,596	1,766,596	-	4,871,430	4,871,430	-	6,327,531	6,224,191	103,340	4,949,458	4,902,636	46,822	1,416,065	1,416,065	-	1,163,681	1,163,681	-	916,544	700,214	
11040-010	Prior period adjustments and correction of errors - Eutable	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
11040-070	Equity Transfers	-	423,216	(423,216)	-	-		-	-		-	-		20,937	(20,937)		-	-		-	-		144,249	(144,249)	
11040-080	Equity Transfers	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
11040-090	Equity Transfers	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
11040-100	Equity Transfers	2,159	2,159		2,159	2,159		1,957	1,957		-	-		1,349	1,349		2,429	2,429		2,024	2,024		1,822	1,822	
11040-110	Equity Transfers	-	-		-	-		-	-		-	-		-	-		-	-		-	-		-	-	
11040	Prior period adjustments, equity transfers, and correction of errors	2,159	425,375	(423,216)	2,159	2,159	-	1,957	1,957	-	-	-		103,341	(103,341)	1,349	22,386	(20,937)	2,429	2,429	-	2,024	2,024	-	1,822
11170-001	Administrative Fee Equity- Beginning Balance																								
11170-010	Administrative Fee Revenue																								
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																								
11170-080	Total Operating Expenses																								
11170-090	Depreciation																								
11170-100	Other Expenses																								
11170-101	Comment for Other Expense																								
11170-110	Total Expenses																								
11170-002	Net Administrative Fee																								
11170-003	Administrative Fee Equity- Ending Balance																								
11170	Administrative Fee Equity																								
11180-010	Housing Assistance Payments Equity - Beginning Balance																								
11180-020	Net Housing Assistance Payments																								
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																								
11180-090	Total Housing Assistance Payments Revenues																								
11180-100	Housing Assistance Payments																								
11180-110	Other Expenses																								
11180-120	Other Comments																								
11180-130	Total Housing Assistance Payments Expenses																								
11180	Housing Assistance Payments																								
11190	Unit Months Available	804	804		1,573	1,573		1,164	1,164		1,541	1,541		360	360		1,248	1,248		720	720		819	819	
11210	Unit Months Leased	771	771		1,539	1,539		1,126	1,126		1,499	1,499		351	351		1,18								

Public Housing Income Statement																			
Line Item No.	Description	AMP 982	Operating Fund Program	Capital Fund Program	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-010	Housing assistance payments																		
70600-020	Ongoing administrative fees earned																		
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	-			-			-			-			-			-		
70610	Capital grants	-			-			-			-			-			-		
70710	Management Fee																		
70720	Asset Management Fee																		
70730	Book-Keeping Fee																		
70740	Front Line Service Fee																		
70750	Other Fees																		
70700	Total Fee Revenue																		
70800	Other government grants	-			-			-			-			-			-		
71100-010	Housing Assistance Payment																		
71100-020	Administrative Fee																		
71100	Investment income - unrestricted	351	351		60	60		58	58		86	86		45	45		23	23	
71200	Mortgage interest income																		
71300	Proceeds from disposition of assets held for sale	-			-			-			-			-			-		
71310	Cost of sale of assets	-	\$	-	-			-			-			-			-		
71400-010	Housing Assistance Payment																		
71400-020	Administrative Fee																		
71400	Fraud recovery	-	-		-			-			-			-			-		
71500	Other revenue	-	-		-			-			-			-			-		
71600	Gain or loss on sale of capital assets	-	-		-			-			-			-			-		
72000-010	Housing Assistance Payment																		
72000-020	Administrative Fee																		
72000	Investment income - restricted	-			-			-			-			-			-		
70000	Total Revenue	351	351	-	60	60	-	58	58	-	86	86	-	45	45	-	23	23	-
91100	Administrative salaries	-			-			-			-			-			-		
91200	Auditing fees																		
91300	Management Fee	81,270	81,270		28,066	28,066		22,362	22,362		40,122	40,122		22,818	22,818		11,409	11,409	
91310	Book-Keeping Fee	16,027	16,027		5,535	5,535		4,410	4,410		7,912	7,912		4,500	4,500		2,250	2,250	
91400	Advertising and Marketing																		
91500	Employee benefit contributions - administrative	-			-			-			-			-			-		
91600	Office Expenses	-			-			-			-			-			-		
91700	Legal Expense	-	-		-			-			-			-			-	181	181
91800	Travel	-			-			-			-			-			-		
91810	Allocated Overhead	-			-			-			-			-			-		
91900	Other	10,962	10,962		3,735	3,735		3,000	3,000		5,450	5,450		2,938	2,938		1,470	1,470	
91000	Total Operating-Administrative	108,259	108,259	-	37,336	37,336	-	29,772	29,772	-	53,484	53,484	-	30,256	30,256	-	15,310	15,310	-
92000	Asset Management Fee	21,640	21,640		7,210	7,210		6,020	6,020		10,660	10,660		6,000	6,000		3,000	3,000	
92100	Tenant services - salaries	-			-			-			-			-			-		
92200	Relocation Costs	-			-			-			-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-			-			-			-		
92400	Tenant services - other	-	-		-			-			-			-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-			-			-			-		
93200	Electricity	-			-			-			-			-			-		
93300	Gas	-			-			-			-			-			-		
93400	Fuel	-			-			-			-			-			-		
93500	Labor	-			-			-			-			-			-		
93600	Sewer	-			-			-			-			-			-		
93700	Employee benefit contributions - utilities	-			-			-			-			-			-		
93750	HAP Portability-In	-			-			-			-			-			-		
93800	Other utilities expense	-			-			-			-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary maintenance and operations - labor	-			-			-			-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-			-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-			-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-			-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-			-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-			-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-			-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-			-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-			-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-			-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-			-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-			-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-			-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-			-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-			-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-			-			-			-		
95200	Protective services - other contract costs	-			-			-			-			-			-		
95300	Protective services - other	-			-			-			-			-			-		
95500	Employee benefit contributions - protective services	-			-			-			-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-			-			-			-		
96120	Liability Insurance	-			-			-			-			-			-		
96130	Workmen's Compensation	-			-			-			-			-			-		
96140	All other Insurance	-			-			-			-			-			-		
96100	Total Insurance Premiums	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Public Housing Income Statement																			
Line Item No.	Description	AMP 982	Operating Fund Program	Capital Fund Program	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program	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	750,348	750,348		278,589	278,589		188,982	188,982		324,312	324,312		182,700	182,700	-	91,356	91,356	-
96210	Compensated absences	-			-			-			-			-			-		
96230	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	750,348	750,348	-	278,589	278,589	-	188,982	188,982	-	324,312	324,312	-	182,700	182,700	-	91,356	91,356	-
96710	Interest of Mortgage (or Bond) Payable	-			-			-			-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-			-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-			-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	880,247	880,247	-	323,135	323,135	-	224,774	224,774	-	388,456	388,456	-	218,956	218,956	-	109,724	109,724	-
97000	Excess Revenue Over Operating Expenses	(879,896)	(879,896)	-	(323,075)	(323,075)	-	(224,716)	(224,716)	-	(388,370)	(388,370)	-	(218,911)	(218,911)	-	(109,701)	(109,701)	-
97100	Extraordinary maintenance	-			-			-			-			-			-		
97200	Casualty losses- Non-capitalized	-			-			-			-			-			-		
97200	Housing assistance payments	-	-		-	-		-	-		-	-		-	-		-	-	
97400	Depreciation expense	-			-			-			-			-			-		
97500	Fraud losses	-			-			-			-			-			-		
97800	Dwelling units rent expense	-			-			-			-			-			-		
98000	Total Expenses	880,247	880,247	-	323,135	323,135	-	224,774	224,774	-	388,456	388,456	-	218,956	218,956	-	109,724	109,724	-
10010	Operating transfer in	882,453	882,453	-	331,074	331,074	-	210,584	210,584	-	381,536	381,536	-	219,061	219,061	-	109,415	109,415	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-			-			-			-			-			-		
10040	Operating transfers from / to component unit	-			-			-			-			-			-		
10070	Extraordinary items, net gains/loss	-			-			-			-			-			-		
10080	Special items, net gains/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)	882,453	882,453	-	331,074	331,074	-	210,584	210,584	-	381,536	381,536	-	219,061	219,061	-	109,415	109,415	-
	Excess (Deficiency) of Revenue Over (Under) Expenses	2,557	2,557	-	7,999	7,999	-	(14,132)	(14,132)	-	(6,834)	(6,834)	-	150	150	-	(286)	(286)	-
10000																			
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	5,148,928	5,148,928	-	493,287	493,287	-	590,809	590,809	-	479,133	479,133	-	362,672	362,672	-	181,758	181,758	-
11040-010	Prior period adjustments and correction of errors -	-			-			-			-			-			-		
11040-070	Equity Transfers	-	-		-	-		-	-		-	-		-	-		-	-	
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-001	Administrative Fee Equity- Beginning Balance																		
11170-010	Administrative Fee Revenue																		
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																		
11170-080	Total Operating Expenses																		
11170-090	Depreciation																		
11170-100	Other Expenses																		
11170-101	Comment for Other Expense																		
11170-110	Total Expenses																		
11170-002	Net Administrative Fee																		
11170-003	Administrative Fee Equity- Ending Balance																		
11170	Administrative Fee Equity																		
11180-010	Housing Assistance Payments Equity - Beginning Balance																		
11180-020	Net Housing Assistance Payments																		
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																		
11180-090	Total Housing Assistance Payments Revenues																		
11180-100	Housing Assistance Payments																		
11180-110	Other Expenses																		
11180-120	Other Comments																		
11180-130	Total Housing Assistance Payments Expenses																		
11180	Housing Assistance Payments																		
11190	Unit Months Available	2,160	2,160		744	744		600	600		1,080	1,080		600	600		300	300	
11210	Unit Months Leased	2,140	2,140		739	739		588	588		1,055	1,055		600	600		300	300	
11270	Excess Cash	220,413	220,413		80,844	80,844	-	56,252	56,252	-	97,200	97,200	-	54,784	54,784	-	27,454	27,454	-
11610	Land Purchases	-			-			-			-			-			-		
11620	Building Purchases	-			-			-			-			-			-		
11630	Furniture & Equipment-Dwelling Purchases	-			-			-			-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-			-			-			-			-		
11650	Leasehold Improvements Purchases	-			-			-			-			-			-		
11660	Infrastructure Purchases	-			-			-			-			-			-		
13510	CFFP Debt Service Payments	-			-			-			-			-			-		
13901	Replacement Housing Factor Funds	-			-			-			-			-			-		

Public Housing Income Statement																		
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP 996	Operating Fund Program	Capital Fund Program	AMP Other	Operating Fund Program	Capital Fund Program	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
70300	Net tenant rental revenue	-	-	-	-	-	-	-	-	-	-	-	-	6,987,616	-	-	-	6,987,616
70400	Tenant revenue - other	-	-	-	-	-	-	-	-	-	-	-	-	28,012	-	-	-	28,012
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-	-	-	-	7,015,628	-	-	-	7,015,628
70600-010	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-020	Ongoing administrative fees earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-030	FNS 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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70610	Capital grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	4,874,540	-	4,874,540	4,874,540
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	510,840	-	510,840	510,840
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	836,483	-	836,483	836,483
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	11,870,039	-	11,870,039	11,870,039
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	18,091,902	-	18,091,902	18,091,902
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	69	69	-	209	209	-	160	160	-	618	618	-	11,804	2,837	-	2,837	14,641
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	44,566	-	-	-	44,566
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Final recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	17,301	17,301	-	-	-	-	-	-	-	16,430	16,430	-	839,835	113,603	-	113,603	953,438
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-	(1,370,835)	-	-	-	(1,370,835)
72000-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	17,370	17,370	-	209	209	-	160	160	-	17,048	17,048	-	6,540,998	18,208,342	-	18,208,342	24,749,340
91100	Administrative salaries	-	-	-	-	-	-	-	-	-	-	-	-	1,142,807	4,912,595	-	4,912,595	6,055,402
91200	Auditing fees	-	-	-	-	-	-	-	-	-	-	-	-	-	30,584	-	30,584	61,167
91300	Management Fee	20,346	20,346	-	9,926	9,926	-	11,865	11,865	-	-	-	-	4,120,604	-	-	-	4,120,604
91310	Book-Keeping Fee	4,012	4,012	-	1,957	1,957	-	2,340	2,340	-	-	-	-	365,271	-	-	-	365,271
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	-	-	-	-	463,911	1,684,946	-	1,684,946	2,148,857
91600	Office Expenses	-	-	-	-	-	-	-	-	-	-	-	-	380,540	1,016,088	-	1,016,088	1,396,628
91700	Legal Expense	17,162	17,162	-	18	18	-	270	270	-	4,972	4,972	-	823,101	340,351	-	340,351	1,163,452
91800	Travel	-	-	-	-	-	-	-	-	-	-	-	-	89,258	-	-	-	89,258
91910	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91920	Other	2,756	2,756	-	1,347	1,347	-	676	676	-	10,000	10,000	-	4,878,941	2,485,672	-	2,485,672	7,364,613
91000	Total Operating-Administrative	44,276	44,276	-	13,248	13,248	-	15,151	15,151	-	15,049	15,049	-	12,218,057	10,690,822	-	10,690,822	22,908,879
92000	Asset Management Fee	9,260	9,260	-	2,650	2,650	-	3,120	3,120	-	-	-	-	510,840	-	-	-	510,840
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-	571,616	-	-	-	571,616
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	358,861	-	-	-	358,861
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-	225,692	-	-	-	225,692
92400	Tenant services - other	75,000	75,000	-	-	-	-	-	-	-	-	-	-	974,104	107,204	-	107,204	1,081,308
92500	Total Tenant Services	75,000	75,000	-	-	-	-	-	-	-	-	-	-	2,030,273	107,204	-	107,204	2,137,477
93100	Water	-	-	-	-	-	-	-	-	-	-	1,119	1,119	1,179,271	-	-	-	1,179,271
93200	Electricity	-	-	-	-	-	-	-	-	-	-	3,193	3,193	2,135,360	-	-	-	2,135,360
93300	Gas	-	-	-	-	-	-	-	-	-	-	-	-	1,663,313	-	-	-	1,663,313
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	819	819	1,320,822	-	-	-	1,320,822
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93750	HAP Portability-In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	99,577	-	-	-	99,577
93000	Total Utilities	-	-	-	-	-	-	-	-	-	-	5,131	5,131	6,398,343	-	-	-	6,398,343
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	-	-	-	1,689,505	4,283,963	-	4,283,963	5,973,468
94200	Ordinary maintenance and operations - materials and other	-	-	-	-	-	-	-	-	-	1,025	1,025	-	1,823,221	151,953	-	151,953	1,975,174
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-	-	-	-	-	-	-	-	-	-	-	59,554	4,363	-	4,363	63,917
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-	-	-	-	-	-	-	-	-	-	-	-	807,332	1,375	-	1,375	808,707
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-	-	-	-	-	-	-	-	-	-	-	30,100	-	-	-	30,100
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-	-	-	-	-	-	-	-	-	-	-	-	51,635	8,107	-	8,107	59,742
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-	-	-	-	-	-	-	-	-	-	-	-	1,062,103	2,162	-	2,162	1,064,265
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-	-	-	-	-	-	-	-	-	-	-	58,124	-	-	-	58,124
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-	-	-	-	-	-	-	-	-	1,995	1,995	-	1,099,572	1,662	-	1,662	1,101,234
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-	-	-	-	-	-	-	-	-	-	-	-	1,872,894	-	-	-	1,872,894
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-	-	-	-	-	-	-	-	-	88	88	-	233,436	-	-	-	233,436
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-	-	-	-	-	-	-	-	-	-	-	96,284	-	-	-	96,284
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-	-	-	-	-	-	-	-	-	-	-	-	1,514,575	-	-	-	1,514,575
94300-120	Ord Maint and Op Contracts - Misc Contracts	-	-	-	-	-	-	-	-	-	6	6	-	2,002,494	104,158	-	104,158	2,106,652
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-	2,089	2,089	-	8,888,183	121,827	-	121,827	9,009,930
94500	Employee benefit contribution - ordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	714,424	1,892,956	-	1,892,956	2,607,380
94000	Total Maintenance	-	-	-	-	-	-	-	-	-	3,114	3,114	-	13,115,253	6,450,699	-	6,450,699	19,565,952
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective services - other contract costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-	2,474,586	-	-	-	2,474,586
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	478,694	-	-	-	478,694
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	2,953,280	-	-	-	2,953,280
96110	Property Insurance	-	-	-	-	-	-	-	-	-	104	104	-	508,531	5,849	-	5,849	514,680
96120	Liability Insurance	-	-	-	-	-	-	-	-	-	333	333	-	144,209	-	-	-	144,209
96130	Workmen's Compensation	-	-	-	-	-	-	-	-	-	54,360	54,360	-	473,789	470,836	-	470,836	944,625
96140	All other Insurance	-	-	-	-	-	-	-	-	-	21,525	21,525	-	141,616	14,660	-	14,660	156,276
96100	Total Insurance Premiums	-	-	-	-	-	-	-	-	-	76,322	76,322	-	1,076,901	635,554	-	635,554	1,706,455

Public Housing Income Statement																		
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP 996	Operating Fund Program	Capital Fund Program	AMP Other	Operating Fund Program	Capital Fund Program	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
96200	Other general expenses	185,315	185,315	-	80,389	80,389	-	95,004	95,004	-	-	-	-	4,879,316	-	-	-	4,879,316
96210	Compensated absences	-	-	-	-	-	-	-	-	-	-	-	-	28,950	101,688	-	101,688	130,638
96300	Payments in lieu of taxes	-	-	-	-	-	-	-	-	-	-	-	-	58,098	-	-	-	58,098
96400	Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-	-	-	192,257	-	-	-	192,257
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total Other General Expenses	185,315	185,315	-	80,389	80,389	-	95,004	95,004	-	-	-	-	5,159,221	101,688	-	101,688	5,260,909
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	358,910	-	-	-	358,910
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-	-	-	-	358,910	-	-	-	358,910
96900	Total Operating Expenses	313,851	313,851	-	96,287	96,287	-	113,275	113,275	-	99,616	99,616	-	43,815,078	17,985,967	-	17,985,967	61,801,045
97000	Excess Revenue Over Operating Expenses	(296,481)	(296,481)	-	(96,078)	(96,078)	-	(113,115)	(113,115)	-	(82,568)	(82,568)	-	(37,274,080)	222,375	-	222,375	(37,051,705)
97100	Extraordinary maintenance	-	-	-	-	-	-	187,368	187,368	-	-	-	-	1,224,876	-	-	-	1,224,876
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	350,676	-	-	-	350,676
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	-	-	-	-	-	-	-	-	-	-	10,544,639	177,027	-	177,027	10,721,666
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
99000	Total Expenses	313,851	313,851	-	96,287	96,287	-	300,643	300,643	-	99,616	99,616	-	55,935,269	18,162,994	-	18,162,994	74,098,263
10010	Operating transfer in	1,010,634	1,010,634	-	-	-	-	131,643	131,643	-	83,186	83,186	-	51,042,379	-	-	-	51,042,379
10020	Operating transfer out	-	-	-	-	-	-	-	-	-	-	-	-	(1,239,597)	-	-	-	(1,239,597)
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)	1,010,634	1,010,634	-	-	-	-	131,643	131,643	-	83,186	83,186	-	47,802,782	-	-	-	47,802,782
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	714,153	714,153	-	(96,078)	(96,078)	-	(168,840)	(168,840)	-	618	618	-	(1,591,489)	45,348	-	45,348	(1,546,141)
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,292,921
11030	Beginning equity	986,047	986,047	-	391,420	391,420	-	371,199	371,199	-	2,763,368	2,763,368	-	85,234,648	4,201,534	-	4,201,534	89,436,182
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-001	Administrative Fee Equity- Beginning Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-010	Administrative Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-080	Total Operating Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-090	Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-100	Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-101	Comment for Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-110	Total Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-002	Net Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-003	Administrative Fee Equity- Ending Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-010	Housing Assistance Payments Equity - Beginning Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-020	Net Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-090	Total Housing Assistance Payments Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-100	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-110	Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-120	Other Comments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-130	Total Housing Assistance Payments Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	540	540	-	264	264	-	312	312	-	-	-	-	49,094	-	-	-	49,094
11210	Unit Months Leased	536	536	-	262	262	-	312	312	-	-	-	-	47,233	-	-	-	47,233
11270	Excess Cash	825,834	825,834	-	158,437	158,437	-	28,478	28,478	-	743,458	743,458	-	9,562,476	-	-	-	9,562,476
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	259,521	-	-	-	259,521
11620	Building Purchases	-	-	-	-	-	-	-	-	-	-	-	-	7,665,265	-	-	-	7,665,265
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	175,780	-	-	-	175,780
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13510	CFPP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	3,239,597	-	-	-	3,239,597

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED DECEMBER 31, 2014

<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>		
Moving to Work Demonstration Program	14.881	\$ 108,965,845
Resident Opportunity and Supportive Services - Service Coordinators	14.870	198,427
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	12,349
Section 8 Housing Choice Vouchers	14.871	19,175
Choice Neighborhoods Planning Grants	14.892	246,343
Section 8 New Construction and Substantial Rehabilitation	14.182	<u>188,260</u>
Total Expenditures of Federal Awards		<u><u>\$ 109,630,399</u></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, 2014

1. BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards for the year ended December 31, 2014 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
Required by OMB Circular A-133

Year Ended December 31, 2014

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

Board of Commissioners
Housing Authority of the City of Pittsburgh

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of Pittsburgh (Authority), as of and for the year ended December 31, 2014, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated July 15, 2015.

Internal Control over Financial Reporting

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

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

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

Compliance and Other Matters

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

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

Purpose of this Report

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

Mahe Duessel

Pittsburgh, Pennsylvania
July 15, 2015

Independent Auditor's Report on Compliance for its Major Program and on Internal Control over Compliance Required by OMB Circular A-133

Board of Commissioners
Housing Authority of the City of Pittsburgh

Report on Compliance for its Major Federal Program

We have audited the Housing Authority of the City of Pittsburgh's (Authority) compliance with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended December 31, 2014. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for the Authority's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and 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 on compliance for the major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

Opinion on its Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2014.

Report on Internal Control over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with

Board of Commissioners
Housing Authority of the City of Pittsburgh
Independent Auditor's Report on Compliance for its Major Program
and on Internal Control over Compliance

the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on the internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Maher Duessel

Pittsburgh, Pennsylvania
July 15, 2015

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED DECEMBER 31, 2014

I. Summary of Audit Results

1. Type of auditor's report issued: Unmodified

2. Internal control over financial reporting:

Material weakness(es) identified? ☐ yes ☒ no

Significant deficiencies identified that are not considered to be material weakness(es)?

☐ yes ☒ none reported

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

4. Internal control over major programs:

Material weakness(es) identified? ☐ yes ☒ no

Significant deficiencies identified that are not considered to be material weakness(es)?

☐ yes ☒ none reported

5. Type of auditor's report issued on compliance for major programs: Unmodified for 14.881
Moving to Work Demonstration Program

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:

CFDA Number(s)

14.881

Name of Federal Program or Cluster

Moving to Work Demonstration Program

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

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

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

No matters were reported.

III. Findings and questioned costs for federal awards.

No matters were reported.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FOR THE YEAR ENDED DECEMBER 31, 2014

NO FINDINGS IN THE PRIOR YEAR.

NO UNRESOLVED FINDINGS FROM PAST AUDITS.

Housing Authority of the City of Pittsburgh

Single Audit

December 31, 2015

MaherDuessel
Certified Public Accountants

Pittsburgh | Harrisburg | Butler

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HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SINGLE AUDIT

DECEMBER 31, 2015

DIRECTORY

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**Housing Authority of the
City of Pittsburgh**

Financial Statements and
Required Supplementary and
Supplementary Information

For the Years Ended
December 31, 2015 and 2014

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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Independent Auditor's Report

Board of Commissioners
Housing Authority of the City of Pittsburgh

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the City of Pittsburgh (Authority), as of and for the years ended December 31, 2015 and 2014, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of December 31, 2015 and 2014, and the changes in financial

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

Other Matters

Required Supplementary Information

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

Other Information

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

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 21, 2016 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal

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

Maher Duessel

Pittsburgh, Pennsylvania
July 21, 2016

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

Management's Discussion and Analysis

The management of the Housing Authority of the City of Pittsburgh (Authority), Pennsylvania offers the readers of the Authority's financial statements this narrative overview and analysis of the Authority's financial performance during the year ended December 31, 2015.

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

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

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

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

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

Overview of the Financial Reports

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

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

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

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

Authority Program Overview

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

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

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

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

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

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

Business Activities - The Authority utilizes various methods to construct new public housing communities. One method used by the Authority, referred to as "Mixed Finance Development," employs funds from traditional public housing sources such as the Capital Fund Program and uses capital generated from the sale of low-income housing tax credits. For purposes of this Management's Discussion and Analysis, the non-profit Allies & Ross Management Development Corporation (ARMDC) blended component unit is included as a business activity in Table III on page vii. This is done for ease of view. ARMDC is listed in its own column within the supplementary information beginning on page 28.

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

Financial Analysis of the Authority

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

Table I

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

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

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

Financial Analysis of the Authority (continued)

Financial Statements

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

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

Noncurrent Liabilities fell in 2015 by \$2,776,716 to \$21,476,500, a reduction of 11.4%. Again, several smaller items contributed to the overall change, including a small increase in the Authority's estimate of accrued sick and vacation liability by 7%. But the overall decrease in long-term liability is mostly attributable to a \$2,813,435 reduction in the \$15,790,160 Energy Performance Contract Mortgage principal that we anticipate repaying in 2016. Of this amount, \$405,867 will be prepayment of the total outstanding balance for two AMPs converting to RAD funding, as mandated by the terms of that program.

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

Financial Analysis of the Authority (continued)

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

Table II

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

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

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

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

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

Financial Analysis of the Authority (continued)

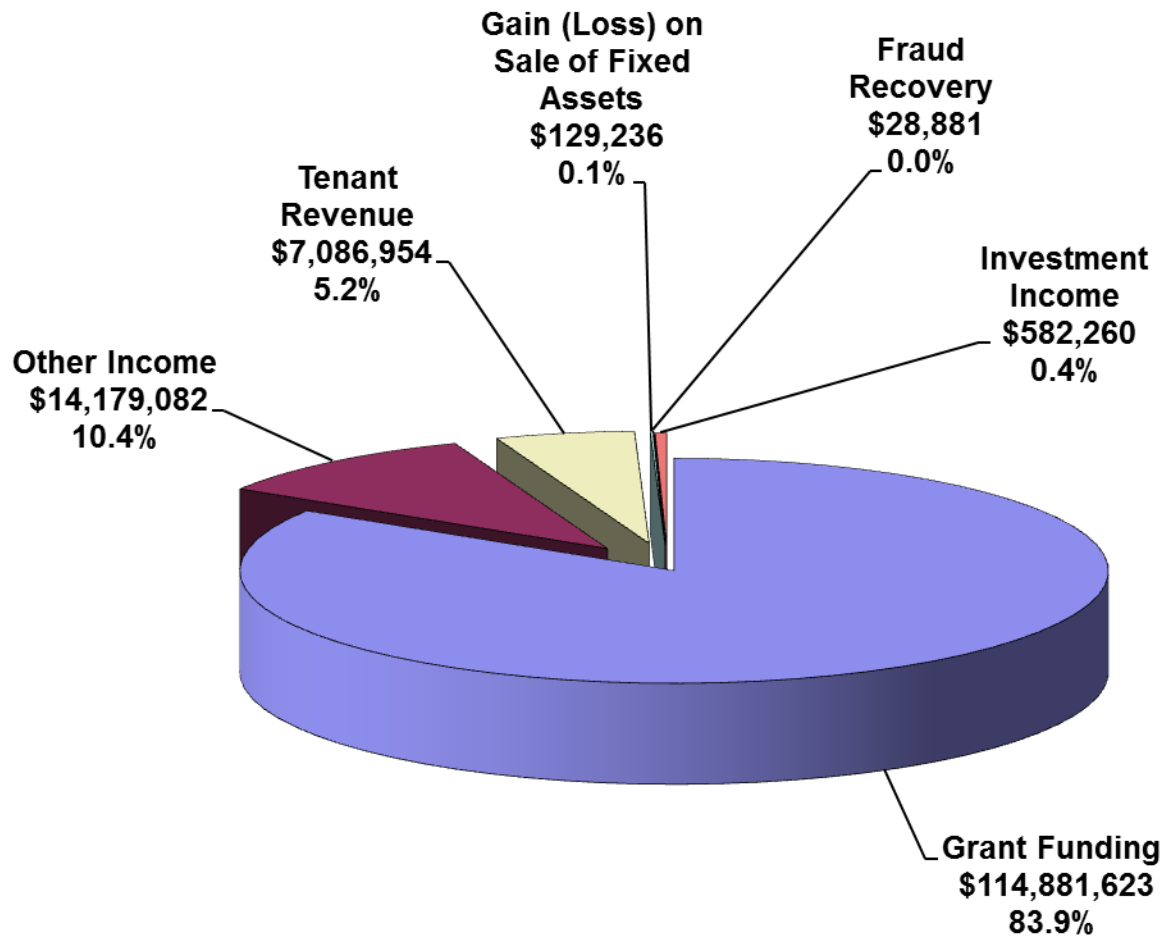
The following commentary is designed to discuss significant operating trends or events occurring in fiscal year 2015 relating to Revenues and Expenses that have been illustrated by the Statements of Revenues, Expenses, and Changes in Net Position.

Revenues

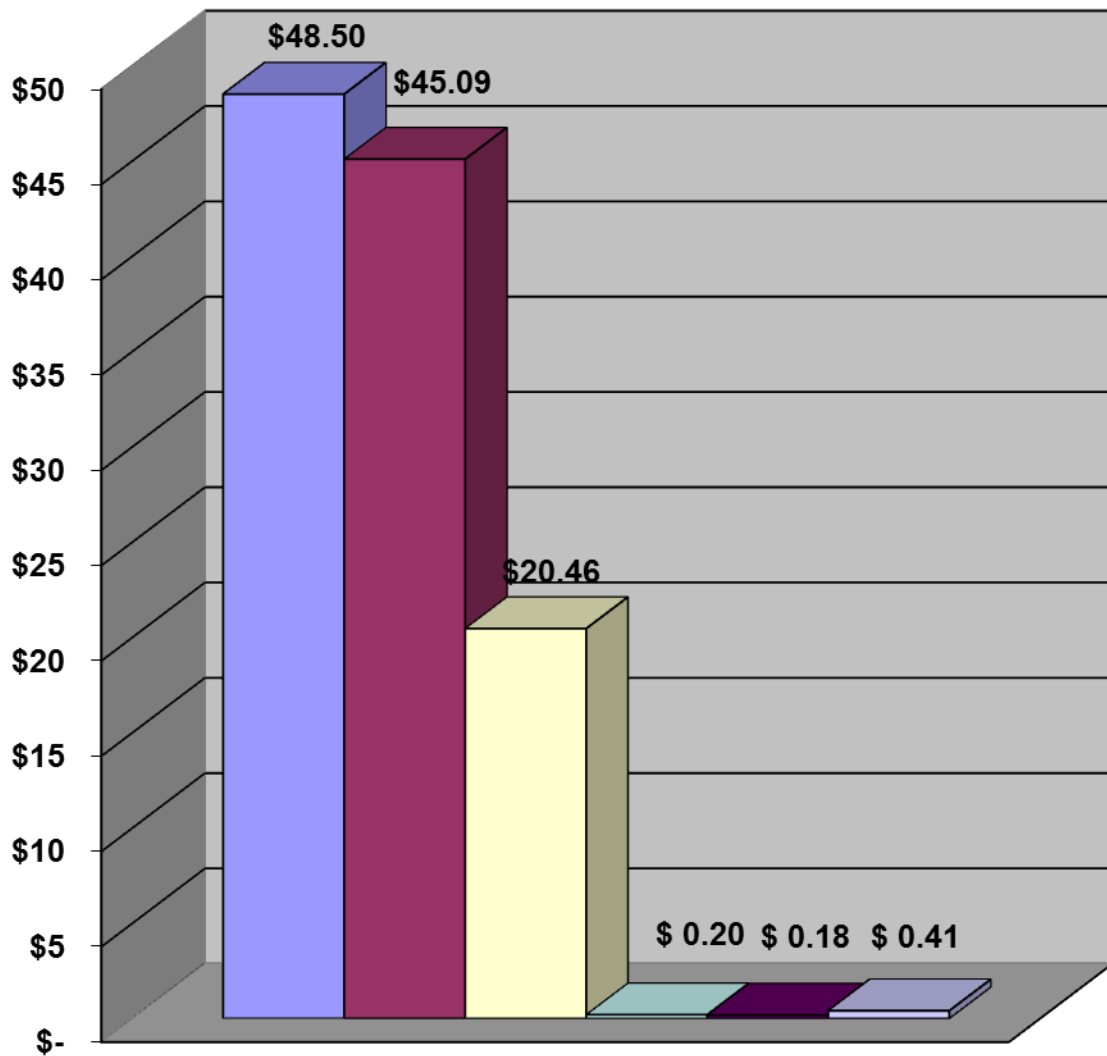
Grants and subsidy payments from HUD are the Authority's main source of funds. The Authority has a very high reliance on HUD and therefore, the federal appropriations process. This creates a certain level of both volatility, in the amount of funds we receive, and the security, that once funds are committed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

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

2015 Total Revenue



2015 Grant Funding Rounded to Nearest Million



■ Housing Choice Vouchers

■ Low Income Public Housing

■ Capital Fund Grant

■ Section 8 New Construction

■ Ross Grants

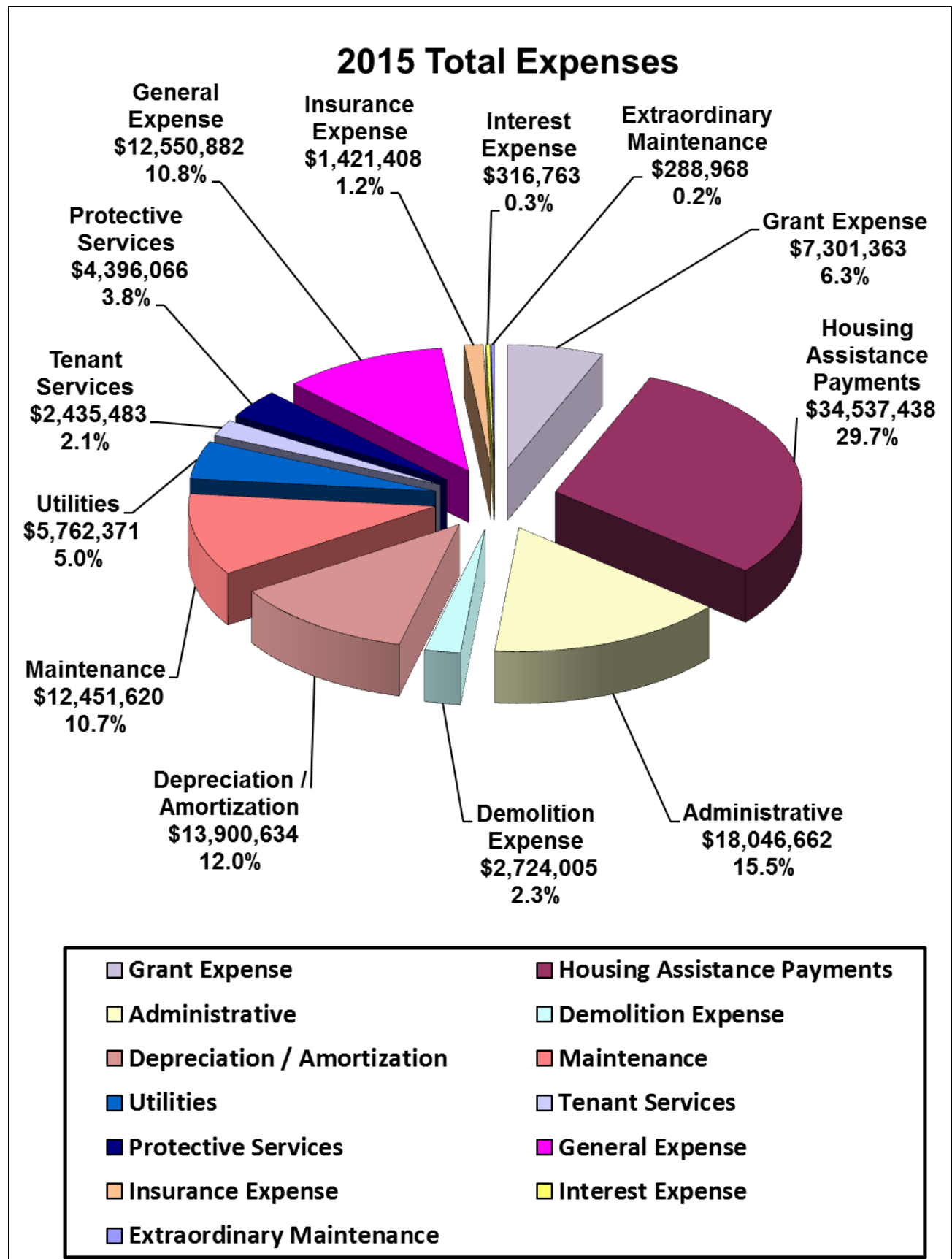
■ Section 8 Mod Rehab

Financial Analysis of the Authority (continued)

Expenses

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

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



Financial Analysis of the Authority (continued)

Capital Assets

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

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

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

Financial Analysis of the Authority (continued)

Mixed Finance Development Activities

The Authority provides grants, short-term financing, and long-term investment from its MTW funding sources to leverage low-income housing tax credits and other private sector sources to finance the development of new communities. Short-term and long-term Mixed-Finance investments grew \$97,585 (12.8%) and \$18,340,876 (13.7%), respectively, in 2015. While these increases were substantial, the effect of closing both Addison Phase II, which added \$15,621,917 and Larimer Phase I, which added \$5,624,933, in the same year seems modest with respect to the \$135 million total Mixed Finance investment with which we ended 2014.

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

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

Financial Analysis of the Authority (continued)

Long-Term Liabilities and Related Commitments

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

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

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

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

Financial Analysis of the Authority (continued)

Economic Factors and Events Affecting Operations

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

- ◆ The Authority participates in the U.S. Department of Housing and Urban Development demonstration program entitled “Moving-To-Work” (MTW). Subsequent to the close of 2015, the Authority received an extension of the program agreement through December 31, 2028. This extension gives the Authority the opportunity to continue to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families by allowing exemptions from existing public housing and tenant-based Housing Choice Voucher rules.
- ◆ The Authority receives federal funding from HUD as authorized by the U.S. Congress. In recent years, public housing authorities nationwide have experienced reduced funding. Whether that reduction takes the form of redesigning a program to limit its scope or a proration of funding, the result is the same, less funding for authorities. The fiscal year 2015 public housing funding proration was 85.36%, a decrease from the prior year where the Authority received 88.79% of total subsidy requested and approved. A proration of 87% is anticipated for fiscal year 2016.
- ◆ In fiscal year 2008, HUD required Authorities to move to a site-based management method of accounting, funding and operations. With the successful submission of our audited financials to HUD for fiscal year 2008, the Authority has completed the transition to the site-based management method. The management and staff of the Authority have worked diligently to implement all required procedural and structural changes and have achieved full compliance with all of the site-based changes required by HUD. Although the transition to the site-based method has been challenging, the benefits of these changes are a more detailed view of how the Authority operates at the project level. We continue to refine our site-based structures and methodology.

Conclusions

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

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION

DECEMBER 31, 2015 AND 2014

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

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION

DECEMBER 31, 2015 AND 2014

(Continued)

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

(Concluded)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014 (Continued)

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

(Concluded)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

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

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

(Continued)

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

(Concluded)

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

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

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

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

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

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

Blended Component Units:

Allies and Ross Management and Development Corporation (ARMDC)

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

Guarantee Corporation

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

Mixed Finance Partnerships

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

Clean Slate E3

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

Basis of Accounting

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

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

Low-Income Public Housing Program: Under the Low-Income Public Housing (LIPH) Program, the Authority rents apartments that it owns to low-income households. The LIPH Program is operated under an Annual Contributions

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Contract (ACC) with HUD and HUD provides Operating Subsidy funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income.

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

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

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

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

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

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

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

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help them better meet the purposes of the demonstration and the needs of the community.

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

Other Programs: Other programs operated by the Authority include:

- Resident Opportunity and Supportive Services (ROSS)
- Community Development Block Grants (CDBG)
- Disaster Housing Assistance Program (DHAP)
- Clean Slate E3 (blended component unit)

Operating and Non-Operating Revenues

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

Classification of Net Position

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

- Net Investment in Capital Assets – This component of net position consists of capital assets net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of these assets.
- Restricted – This component of net position consists of constraints placed on use of assets through external restrictions. A portion of the Authority's restricted net position is restricted in accordance with the mixed financing activities as discussed in Note 3, for the Guarantee Corporation as described previously, for the Oak Hill and Allegheny Dwellings housing sites, for workers' compensation claims, and for housing assistance payments within the Section 8 Housing Choice Voucher Program.

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- Unrestricted – The component of net position consists of amounts that do not meet the definition of “restricted” or “net investment in capital assets.”

Use of Restricted and Unrestricted Resources

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

Budgets

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

Statements of Cash Flows

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

Accounts Receivable

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

Investments

The Authority's investments are stated at fair value.

Capital Assets

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

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Compensated Absences

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

Conduit Debt Transactions

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

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

Estimates

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

Pending Pronouncements

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

GASB Statement No. 72, "*Fair Value Measurement and Application*," effective for fiscal years beginning after June 15, 2015 (the Authority's financial statements for

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

GASB Statement No. 76, "*Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*," effective for fiscal years beginning after June 15, 2015 (the Authority's financial statements for the year ending December 31, 2016). This Statement identifies the hierarchy of generally accepted accounting principles (GAAP), reduces this hierarchy to two categories of authoritative GAAP, and addresses the use of authoritative and non-authoritative literature in the event that the accounting treatment for a transaction or other event is not specified within a source of authoritative GAAP. This Statement supersedes Statement No. 55.

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

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

2. CASH AND INVESTMENTS

Cash

Statutes allow the Authority to invest in direct obligations of the federal government backed by the full faith and credit of the United States of America, obligations of federal government agencies, securities of government-sponsored agencies, and demand and savings deposits. The Authority's depositories are required by statute to continuously and fully secure all deposits in excess of the amounts insured under federal or state plans by the deposit or setting aside of collateral of the types, and in the manner as is prescribed by state law for the security of public funds. Such

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collateral shall at all times be of a market value at least equal to the amount of deposits so secured.

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

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

As of December 31, 2015, \$1,404,583 of the Authority's \$114,908,803 bank balance (with a carrying amount of \$110,244,785 as of December 31, 2015) was insured by the Federal Deposit Insurance Corporation. The remaining bank balance was exposed to custodial credit risk, but is collateralized both in accordance with the Authority's investment policy, and in accordance with Act 72 of the Pennsylvania state legislature, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution's name.

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

As of December 31, 2014, \$1,480,217 of the Authority's \$98,403,125 bank balance (with a carrying amount of \$96,280,301 as of December 31, 2015) was insured by the Federal Deposit Insurance Corporation. The remaining bank balance was exposed to custodial credit risk, but is collateralized both in accordance with the Authority's investment policy, and in accordance with Act 72 of the Pennsylvania state legislature, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution's name.

Included in the 2014 deposit amounts in the preceding paragraph are \$737,149 of certificates of deposit classified as investments on the statements of net position. Bank balance approximates book value for all of these investments.

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Restricted Cash

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

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

Investments

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

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

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

Investments consisted of the following at December 31, 2014:

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

As of December 31, 2014, deposits of \$737,149 discussed in more detail in the “cash” section above are considered to be investments for presentation on the statements of net position.

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

Credit Risk – The risk that an issuer or other counterparty to an investment will not fulfill its obligations is called credit risk. The Authority’s investment policy does not limit its investment choices based on credit ratings by nationally recognized statistical rating organizations; however, it does require the investment company to provide a statement of potential default and risk. As of December 31, 2015 and 2014, all investments in U.S. government agency obligations received an AA+ rating from Standard & Poor’s. Investments in money market funds were rated AAA, and mutual funds were unrated.

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

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not exposed to custodial credit risk, as the investments are held by the trustee in the name of the Authority.

Interest Rate Risk – Per the Authority’s investment policy, investments are scheduled to mature when funds are needed, and the Authority may invest in securities with a maturity of up to five years; however, the average duration of the portfolio should not exceed two years. As of December 31, 2015 and 2014, no investment maturities exceeded five years, and the aggregate investments had an average maturity of less than two years.

Restricted Investments

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

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

3. MIXED FINANCE DEVELOPMENT ACTIVITIES PROGRAM

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

The Authority’s Investment in Mixed Finance Development Activities is in the form of bridge loans, long-term notes receivable, and long-term financing. Bridge loans are short-term financing provided to the development until the construction is completed and permanent financing is put in place. These bridge loans are normally paid back to the Authority within five years of the loan being drawn. All outstanding

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

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

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

Mixed Finance Development Activities (Dollars in Millions)

As of December 31, 2015:

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

As of December 31, 2014:

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

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4. PENSION PLAN

The Authority sponsors and acts as the trustee for a defined contribution, contributory pension plan, the "Housing Authority of the City of Pittsburgh Pension Plan" (Plan) covering all eligible employees, which qualifies under Section 401(a) of the Internal Revenue Code. At December 31, 2015, there were approximately 340 Plan participants and at December 31, 2014, there were approximately 340 Plan participants. The Authority's contribution is 6% of the first \$4,800 earned by the participating employee and 8% of the employee's earnings in excess of \$4,800. The employee's contribution is 4% of the first \$4,800 and 6% of the employee's earnings in excess of \$4,800. As of January 1, 2008, participants begin to vest in employer contributions after a participant has met a service requirement of one year. Participants continue to vest ratably in employer contributions during their years of service until they reach 100% vesting at five years of service. Plan provisions and contribution requirements are established and may be amended by the Authority.

The Authority deposits the total contribution with a trustee for investment and administration. The contributions made by the Authority and employees for the year ended December 31, 2015 were approximately \$1,081,000 and \$820,000, respectively, and for the year ended December 31, 2014 were approximately \$998,000 and \$756,000, respectively.

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5. CAPITAL ASSETS/ACCUMULATED DEPRECIATION

A summary of changes in capital assets is as follows:

	December 31, 2014	Increases	Decreases	December 31, 2015
Capital assets, not being depreciated:				
Land	\$ 21,530,620	\$ 747,662	\$ (5,690)	\$ 22,272,592
Construction in progress	8,018,366	1,710,828	(7,116,640)	2,612,554
Total capital assets not being depreciated	29,548,986	2,458,490	(7,122,330)	24,885,146
Capital assets being depreciated:				
Buildings	264,165,682	10,134,988	(43,816)	274,256,854
Furniture, equipment, and machinery - administration	9,738,902	768,827	(482,013)	10,025,716
Total capital assets, being depreciated	273,904,584	10,903,815	(525,829)	284,282,570
Less accumulated depreciation for:				
Buildings	(211,632,005)	(9,880,771)	43,816	(221,468,960)
Furniture, equipment, and machinery - administration	(5,139,477)	(1,356,444)	482,013	(6,013,908)
Total accumulated depreciation	(216,771,482)	(11,237,215)	525,829	(227,482,868)
Total capital assets being depreciated, net	57,133,102	(333,400)	-	56,799,702
Total capital assets	\$ 86,682,088	\$ 2,125,090	\$ (7,122,330)	\$ 81,684,848

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

6. LONG -TERM LIABILITIES

Capital Lease

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

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renegotiated lease were approximately \$217,000 in 2015 and increase over the life of the lease to approximately \$254,000 a month by the end of the lease term in 2021.

Yearly payment amounts are as follows:

Year Ending December 31,	Principal Payment	Interest Payment
2016	\$ 2,813,436	\$ 276,118
2017	2,526,438	229,861
2018	2,649,382	181,337
2019	2,776,685	130,464
2020	2,908,324	77,163
2021	2,115,897	21,764
	\$ 15,790,162	\$ 916,707

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

Changes in Long-Term Liabilities

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

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

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

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

7. RISK MANAGEMENT

Commercial Property

The Authority carries commercial insurance for property losses.

Workers' Compensation

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

Self-Insurance

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

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

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

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

Accrued Claims Liability:

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

Other Risks

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

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8. CONTINGENCIES AND COMMITMENTS

Contingencies

The Authority is currently involved in pending litigation concerning construction contracts for modernization projects, as well as other employment and workers' compensation matters. While it is not feasible to predict or determine the outcome of these cases, it is management's opinion that the Authority's defenses are meritorious in these cases, and that exposure to loss, if any, cannot be reasonably estimated, or has been deemed immaterial, as of the date of the financial statements. Therefore, no accrual has been made as of December 31, 2015 and 2014.

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

Commitments

Construction commitments related to the rehabilitation and/or construction of public housing neighborhoods at December 31, 2015 and 2014 amounted to approximately \$35 million and \$37 million, respectively. The Authority is also responsible for providing operating subsidy to the owners/managers of 1,204 apartments, which are dedicated for use by residents of the Authority's Conventional Low-Income Public Housing Program. Related operating subsidy payments for the years ended December 31, 2015 and 2014 amounted to approximately \$4.8 million and \$4.8 million, respectively.

9. CONDUIT DEBT

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

In December 2013, in conjunction with the Addison Terrace I mixed financing project, the Authority issued a Revenue Bond, Series of 2013 (Bond) in the amount of \$31,300,000. The Bond bears interest at a variable rate of Daily LIBOR plus 2.25%, with a maturity date of June 23, 2016. Interest is due monthly, and principal is not due until maturity. The Bond is secured by collateral held by Addison Terrace Phase 1 L.P. (Addison I) that was granted by the Authority, as well as all revenues and proceeds from the below discussed loan agreement.

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

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

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

The above-described transactions and balances are not reflected in the Authority financial statements, as they are considered a conduit debt transaction, and the Authority has no obligation for repayment of these debts from other resources. At December 31, 2015 and 2014, the outstanding conduit debt for the Authority relating to Bonds was \$46,050,000 and \$31,300,000, respectively.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

10. ECONOMIC DEPENDENCY

The Authority is economically dependent on receiving operating subsidies and grant funding from HUD. The Authority's ability to maintain or improve operations would be severely impacted by a material reduction in HUD funds. Reductions in operating subsidies could occur in fiscal year 2016, but any such reductions are not currently expected to have a material adverse impact to the Authority.

Supplementary Information

**Financial Data Schedule –
Entity-Wide**

Line Item No.	Description	TOTAL LIPH	CNIG	ROSS Total	903 CDBG	Section 8 NC	Mod Rehab - Total	210 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881
111	Cash-unrestricted	26,944,592		-	-	13,766	90,132	-	8,722,014	20,775,760	29,497,774
112	Cash-restricted-modernization and development	-		-	-	-	-				-
113	Cash-other restricted	2,008,960		-	-	-	-	505,668	397,172	-	397,172
114	Cash-tenant security deposits	233,097		-	-	-	-				-
115	Cash - Restricted for payment of current liability	-		-	-	-	-				-
100	Total Cash	29,186,649	-	-	-	13,766	90,132	505,668	9,119,186	20,775,760	29,894,946
121	Accounts receivable - PHA projects	-		-	-	-	-		35,563		35,563
122	Accounts receivable - HUD other projects	15,484,442	2,586,347	10,284	-	-	18,236	8,290	7,058,281	-	7,058,281
124	Account receivable - other government	-		-	-	-	-				-
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	14,824	2,070	16,894
126	Accounts receivable - tenants	369,922		-	-	-	-				-
126.1	Allowance for doubtful accounts - tenants	(144,415)		-	-	-	-				-
126.2	Allowance for doubtful accounts - other	-		-	-	-	-				-
127	Notes, Loans, & Mortgages Receivable - Current	-		-	-	-	-				-
128	Fraud recovery	3,671		-	-	-	-		47,755		47,755
128.1	Allowance for doubtful accounts - fraud	(3,671)		-	-	-	-		(47,755)		(47,755)
129	Accrued interest receivable	5,985		-	-	-	-		632	15,405	16,037
120	Total receivables, net of allowance for doubtful accounts	15,715,934	2,586,347	10,284	-	-	18,236	8,290	7,109,300	17,475	7,126,775
131	Investments - unrestricted	-		-	-	-	-		3,746,502	8,228,844	11,975,346
132	Investments - restricted	-		-	-	-	-			728,711	728,711
135	Investments - restricted for payment of current liability	-		-	-	-	-			-	-
142	Prepaid expenses and other assets	697		-	-	-	-		1,251	54,845	56,096
143	Inventories	571,199		-	-	-	-			-	-
143.1	Allowance for obsolete inventories	(419,750)		-	-	-	-				-
144	Inter program - due from	-		-	478	-	-	-	-	17,413,239	17,413,239
145	Assets held for sale	243,433		-	-	-	-				-
150	Total Current Assets	45,298,162	2,586,347	10,284	478	13,766	108,368	513,958	19,976,239	47,218,874	67,195,113
161	Land	22,061,573		-	-	-	-				-
162	Buildings	274,256,854		-	-	-	-				-
163	Furniture, equipment and machinery - dwellings	-		-	-	-	-				-
164	Furniture, equipment and machinery - administration	9,935,247		-	-	-	-		90,469		90,469
165	Leasehold improvements	-		-	-	-	-				-
166	Accumulated depreciation	(227,438,727)		-	-	-	-		(44,141)		(44,141)
167	Construction in progress	2,612,554		-	-	-	-				-
168	Infrastructure	-		-	-	-	-				-
160	Total capital assets, net of accumulated depreciation	81,427,501	-	-	-	-	-	-	46,328	-	46,328
171	Notes, Loans, & mortgages receivable-Non-current	-	-	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable-Non-current-past due	-	-	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current	-		-	-	-	-				-
174	Other assets	298,730	-	-	-	-	-	-	-	575,000	575,000
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-
180	Total Non-current Assets	81,726,231	-	-	-	-	-	-	46,328	575,000	621,328
190	Total Assets	127,024,393	2,586,347	10,284	478	13,766	108,368	513,958	20,022,567	47,793,874	67,816,441

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

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

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

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

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

Line Item No.	Description	14.850 TOTAL LIPH	CNIG	ROSS	CDBG	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881
10010	Operating transfer in	57,516,519		-	-	-	-	-	33,838,885	21,641,281	55,480,166
10020	Operating transfer out	(12,586,671)		-	-	-	-	-	-	(1,000,000)	(1,000,000)
10030	Operating transfers from / to primary government	-		-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	(2,240,284)	-	-	-	-	-	-	1,000,000	1,000,000
10070	Extraordinary items, net gain/loss	-		-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-		-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-		-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-		-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	4,359,275		-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-		-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	49,289,123		-	-	-	-	-	33,838,885	21,641,281	55,480,166
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	1,185,795		-	-	(310)	794	275,669	(3,095,013)	21,936,237	18,841,224
11020	Required Annual Debt Principal Payments	2,985,440				-	-			-	-
11030	Beginning equity	87,890,041		-	-	14,076	107,574	238,289	22,154,318	24,844,867	46,999,185
11040	Prior period adj, equity transfers, and correction of errors	-		-	-	-	-	-	-	-	-
11170-001	Administrative Fee Equity- Beginning Balance	-		-	-	-	-	428	-	-	-
11170-010	Administrative Fee Revenue	-		-	-	-	-	10,347	-	-	-
11170-020	Hard to House Fee Revenue	-		-	-	-	-	-	-	-	-
11170-030	Audit Costs	-		-	-	-	-	-	-	-	-
11170-040	Investment Income	-		-	-	-	-	591	-	-	-
11170-045	Fraud Recovery Revenue	-		-	-	-	-	-	-	-	-
11170-050	Other Revenue	-		-	-	-	-	-	-	-	-
11170-051	Comment for Other Revenue	-		-	-	-	-	-	-	-	-
11170-060	Total Admin Fee Revenues	-		-	-	-	-	10,938	-	-	-
11170-080	Total Operating Expenses	-		-	-	-	-	3,076	-	-	-
11170-090	Depreciation	-		-	-	-	-	-	-	-	-
11170-100	Other Expenses	-		-	-	-	-	-	-	-	-
11170-101	Comment for Other Expense	-		-	-	-	-	-	-	-	-
11170-110	Total Admin Fee Expenses	-		-	-	-	-	3,076	-	-	-
11170-002	Net Administrative Fee	-		-	-	-	-	7,862	-	-	-
11170-003	Administrative Fee Equity- Ending Balance	-		-	-	-	-	8,290	-	-	-
11170	Administrative Fee Equity	-		-	-	-	-	8,290	-	-	-
11180-001	Housing Assistance Payments Equity - Beginning Balance	-		-	-	-	-	237,861	-	-	-
11180-010	Housing Assistance Payments Revenue	-		-	-	189,875	-	387,827	-	-	-
11180-015	Fraud Recovery Revenue	-		-	-	-	-	-	-	-	-
11180-020	Other revenue	-		-	-	-	-	-	-	-	-
11180-021	Comment for other revenue	-		-	-	-	-	-	-	-	-
11180-025	Investment Income	-		-	-	-	-	-	-	-	-
11180-030	Total HAP revenues	-		-	-	-	-	387,827	-	-	-
11180-080	Housing Assistance Payments	-		-	-	189,875	-	120,020	-	-	-
11180-090	Other expense	-		-	-	-	-	-	-	-	-
11180-091	Comment for other expense	-		-	-	-	-	-	-	-	-
11180-100	Total Housing Assistance Payments Expense	-		-	-	-	-	120,020	-	-	-
11180-002	Net Housing Assistance Payments	-		-	-	-	-	-	-	-	-
11180-003	Housing Assistance Payment Equity - Ending Balance	-		-	-	-	-	505,668	-	-	-
11180	Housing Assistance Payments Equity	-		-	-	-	-	505,668	-	-	-
11190	Unit Months Available	47,285		-	-	-	-	261	84,960	-	84,960
11210	Unit Months Leased	45,542		-	-	-	-	261	61,128	-	61,128
11270	Excess Cash	10,235,881		-	-	-	-	-	-	-	-
11610	Land Purchases	-		-	-	-	-	-	-	-	-
11620	Building Purchases	4,287,926		-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-		-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	676,545		-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-		-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-		-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-		-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	12,586,671		-	-	-	-	-	-	-	-

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

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

Line Item No.	Description	606 Allies & Ross (Business Activities)	608 ARMDC Tax Corp (Business Activities)	660 Program Income (Business Activities)	Business Activities Total	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
10010	Operating transfer in			-	-	-	-	-	-	112,996,685	(112,996,685)	-
10020	Operating transfer out			(440,379)	(440,379)	-	(42,006,590)	(16,534,463)	(40,428,582)	(112,996,685)	112,996,685	-
10030	Operating transfers from / to primary government			-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	10,423,688	-	(1,102,620)	9,321,068	-	-	-	(8,080,784)	-	-	-
10070	Extraordinary items, net gain/loss			-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss			-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In			-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out			-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP			-	-	-	-	-	-	4,359,275	(4,359,275)	-
10094	Transfers from AMP to Program			-	-	-	(3,089,693)	(1,269,582)	-	(4,359,275)	4,359,275	-
10100	Total other financing sources (uses)	10,423,688	-	(1,542,999)	8,880,689	-	(45,096,283)	(17,804,045)	(48,509,366)	-	-	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	3,354,096	90,150	(2,910,486)	533,760	(82,559)	-	-	-	20,754,373	-	20,754,373
11020	Required Annual Debt Principal Payments				-	-	-	-	-	2,985,440	-	2,985,440
11030	Beginning equity	122,113,769	5,046,757	79,587,978	206,748,504	230,236	-	-	-	342,227,905	-	342,227,905
11040	Prior period adj. equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-	-	-
11170-001	Administrative Fee Equity- Beginning Balance				-	-	-	-	-	428	-	428
11170-010	Administrative Fee Revenue				-	-	-	-	-	10,347	-	10,347
11170-020	Hard to House Fee Revenue				-	-	-	-	-	-	-	-
11170-030	Audit Costs				-	-	-	-	-	-	-	-
11170-040	Investment Income				-	-	-	-	-	591	-	591
11170-045	Fraud Recovery Revenue				-	-	-	-	-	-	-	-
11170-050	Other Revenue				-	-	-	-	-	-	-	-
11170-051	Comment for Other Revenue				-	-	-	-	-	-	-	-
11170-060	Total Admin Fee Revenues				-	-	-	-	-	10,938	-	10,938
11170-080	Total Operating Expenses				-	-	-	-	-	3,076	-	3,076
11170-090	Depreciation				-	-	-	-	-	-	-	-
11170-100	Other Expenses				-	-	-	-	-	-	-	-
11170-101	Comment for Other Expense				-	-	-	-	-	-	-	-
11170-110	Total Admin Fee Expenses				-	-	-	-	-	3,076	-	3,076
11170-002	Net Administrative Fee				-	-	-	-	-	7,862	-	7,862
11170-003	Administrative Fee Equity- Ending Balance				-	-	-	-	-	8,290	-	8,290
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	8,290	-	8,290
11180-001	Housing Assistance Payments Equity - Beginning Balance				-	-	-	-	-	237,861	-	237,861
11180-010	Housing Assistance Payments Revenue				-	-	-	-	-	577,702	-	577,702
11180-015	Fraud Recovery Revenue				-	-	-	-	-	-	-	-
11180-020	Other revenue				-	-	-	-	-	-	-	-
11180-021	Comment for other revenue				-	-	-	-	-	-	-	-
11180-025	Investment Income				-	-	-	-	-	-	-	-
11180-030	Total HAP revenues				-	-	-	-	-	387,827	-	387,827
11180-080	Housing Assistance Payments				-	-	-	-	-	309,895	-	309,895
11180-090	Other expense				-	-	-	-	-	-	-	-
11180-091	Comment for other expense				-	-	-	-	-	-	-	-
11180-100	Total Housing Assistance Payments Expense				-	-	-	-	-	120,020	-	120,020
11180-002	Net Housing Assistance Payments				-	-	-	-	-	-	-	-
11180-003	Housing Assistance Payment Equity - Ending Balance				-	-	-	-	-	505,668	-	505,668
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	505,668	-	505,668
11190	Unit Months Available				-	-	-	-	-	132,506	-	132,506
11210	Unit Months Leased				-	-	-	-	-	106,931	-	106,931
11270	Excess Cash				-	-	-	-	-	10,235,881	-	10,235,881
11610	Land Purchases	-			-	-	-	-	-	-	-	-
11620	Building Purchases				-	-	-	-	-	4,287,926	-	4,287,926
11630	Furniture & Equipment-Dwelling Purchases				-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases				-	-	-	-	-	676,545	-	676,545
11650	Leasehold Improvements Purchases				-	-	-	-	-	-	-	-
11660	Infrastructure Purchases				-	-	-	-	-	-	-	-
13510	CFPP Debt Service Payments				-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds				-	-	-	-	-	12,586,671	-	12,586,671

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

Public Housing Balance Sheet

Line Item No.	Description	AMP 901	AMP 902	AMP 904	AMP 905	AMP 907	AMP 909	AMP 911
111	Cash-unrestricted	165,017	1,247,721	1,219,514	906,629		4,156,997	-
112	Cash-restricted-modernization and development							
113	Cash-other restricted	-	98,811	33,096	1,017,315		149,041	
114	Cash-tenant security deposits	-	32,354	11,862	24,838		40,429	
115	Cash - Restricted for payment of current liability							
100	Total Cash	165,017	1,378,886	1,264,472	1,948,782	-	4,346,467	-
121	Accounts receivable - PHA projects							
122	Accounts receivable - HUD other projects	12,926,270	594,847	42,958	128,951	-	630,951	-
124	Account receivable - other government							
125	Account receivable - miscellaneous	-	-	-	-	-	-	-
126	Accounts receivable - tenants	-	63,906	14,778	59,187		107,422	
126.1	Allowance for doubtful accounts - tenants	-	(28,810)	(4,223)	(24,756)		(57,011)	
126.2	Allowance for doubtful accounts - other							
127	Notes, Loans, & Mortgages Receivable - Current							
128	Fraud recovery							
128.1	Allowance for doubtful accounts - fraud							
129	Accrued interest receivable	42	292	300	478		838	
120	Total receivables, net of allowance for doubtful accounts	12,926,312	630,235	53,813	163,860	-	682,200	-
131	Investments - unrestricted							
132	Investments - restricted						-	
135	Investments - Restricted for payment of current liability							
142	Prepaid expenses and other assets	-	-	-	-		-	
143	Inventories	-	373	320			722	
143.1	Allowance for obsolete inventories	-	(373)	(320)			(722)	
144	Inter program - due from	-						
145	Assets held for sale							
150	Total Current Assets	13,091,329	2,009,121	1,318,285	2,112,642	-	5,028,667	-
161	Land	2,763,862	512,334	1,337,760	322,464		1,298,950	
162	Buildings	-	41,452,555	16,260,488	17,644,545		65,087,996	
163	Furniture, equipment and machinery - dwellings							
164	Furniture, equipment and machinery - administration	-	739,467	239,447	553,822		1,587,446	
165	Leasehold improvements	-						
166	Accumulated depreciation	-	(36,956,969)	(13,484,295)	(16,919,067)		(47,934,905)	
167	Construction in progress		1,386,137		-		439,741	
168	Infrastructure							
160	Total capital assets, net of accumulated depreciation	2,763,862	7,133,524	4,353,400	1,601,764	-	20,479,228	-
171	Notes, Loans, & mortgages receivable – Non-current	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable – Non-current - past due	-	-	-	-	-	-	-
173	Grants receivable – Non-current							
174	Other assets	-	48,566	17,200	32,630	-	64,375	-
176	Investment in joint venture	-	-	-	-	-	-	-
180	Total Non-current Assets	2,763,862	7,182,090	4,370,600	1,634,394	-	20,543,603	-
190	Total Assets	15,855,191	9,191,211	5,688,885	3,747,036	-	25,572,270	-

Public Housing Balance Sheet

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

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

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

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

Public Housing Balance Sheet

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

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

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

Public Housing Balance Sheet									
Line Item No.	Description	AMP 982	AMP 985	AMP 986	AMP 987	AMP 992	AMP 993	AMP 994	AMP 995
111	Cash-unrestricted	217,569	81,116	56,506	97,562	61,975	23,645	779,986	148,896
112	Cash-restricted-modernization and development			-					
113	Cash-other restricted							600,000	
114	Cash-tenant security deposits								
115	Cash - Restricted for payment of current liability								
100	Total Cash	217,569	81,116	56,506	97,562	61,975	23,645	1,379,986	148,896
121	Accounts receivable - PHA projects								
122	Accounts receivable - HUD other projects	-	-	-	-	-	-	-	-
124	Account receivable - other government								
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants								
126.1	Allowance for doubtful accounts - tenants								
126.2	Allowance for doubtful accounts - other								
127	Notes, Loans, & Mortgages Receivable - Current								
128	Fraud recovery								
128.1	Allowance for doubtful accounts - fraud								
129	Accrued interest receivable	118	21	14	25	16	6	353	38
120	Total receivables, net of allowance for doubtful accounts	118	21	14	25	16	6	353	38
131	Investments - unrestricted							-	-
132	Investments - restricted								
135	Investments - Restricted for payment of current liability								
142	Prepaid expenses and other assets								
143	Inventories								
143.1	Allowance for obsolete inventories								
144	Inter program - due from								
145	Assets held for sale	243,433							
150	Total Current Assets	461,120	81,137	56,520	97,587	61,991	23,651	1,380,339	148,934
161	Land	4,722,415	420,442	520,425	375,099	308,038	154,018	127,064	136,905
162	Buildings								
163	Furniture, equipment and machinery - dwellings				-				
164	Furniture, equipment and machinery - administration				-				
165	Leasehold improvements				-				
166	Accumulated depreciation								
167	Construction in progress								
168	Infrastructure								
160	Total capital assets, net of accumulated depreciation	4,722,415	420,442	520,425	375,099	308,038	154,018	127,064	136,905
171	Notes, Loans, & mortgages receivable – Non-current	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable – Non-current - past due	-	-	-	-	-	-	-	-
173	Grants receivable – Non-current								
174	Other assets	-	-	-	-	-	-	-	-
176	Investment in joint venture	-	-	-	-	-	-	-	-
180	Total Non-current Assets	4,722,415	420,442	520,425	375,099	308,038	154,018	127,064	136,905
190	Total Assets	5,183,535	501,579	576,945	472,686	370,029	177,669	1,507,403	285,839

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

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

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

Public Housing Income Statement										
Line Item No.	Description	AMP 901	Operating Fund Program	Capital Fund Program	AMP 902	Operating Fund Program	Capital Fund Program	AMP 904	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-	-		915,559	915,559		267,273	267,273	
70400	Tenant revenue - other	-	-		4,591	4,591		1,489	1,489	
70500	Total Tenant Revenue	-	-	-	920,150	920,150	-	268,762	268,762	-
70600	HUD PHA operating grants	-	-		-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	712	712		4,942	4,942		5,072	5,072	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-	-		-			-	-	
71500	Other revenue	-	-		170,199	170,199		41,852	41,852	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-	-		-	-		-	-	
70000	Total Revenue	712	712	-	1,095,291	1,095,291	-	315,686	315,686	-
91100	Administrative salaries	-	-	-	119,233	119,233		46,052	46,052	
91200	Auditing fees	-	-	-	4,715	4,715		1,644	1,644	
91300	Management Fee	516,871	516,871	-	588,538	450,136	138,402	255,643	206,626	49,017
91310	Book-Keeping Fee	-	-	-	36,922	36,922		12,780	12,780	
91400	Advertising and Marketing	-	-	-	2,515	2,515		1,955	1,955	
91500	Employee benefit contributions - administrative	-	-	-	49,219	49,219		18,694	18,694	
91600	Office Expenses	-	-	-	39,087	39,087		14,664	14,664	
91700	Legal Expense	-	-	-	103,869	103,869		19,515	19,515	
91800	Travel	-	-	-	1,441	1,441		114	114	
91810	Allocated Overhead	-	-	-	-	-		-	-	
91900	Other	-	-	-	653,321	569,817	83,504	219,887	216,373	3,514
91000	Total Operating-Administrative	516,871	516,871	-	1,598,860	1,376,954	221,906	590,948	538,417	52,531
92000	Asset Management Fee	-	-		49,320	49,320		17,160	17,160	
92100	Tenant services - salaries	-	-	-	112,817	112,817	-	38,948	38,948	-
92200	Relocation Costs	-	-		-	-		-	-	
92300	Employee benefit contributions - tenant services	-	-	-	38,881	38,881	-	13,448	13,448	-
92400	Tenant services - other	-	-	-	111,165	110,617	548	48,118	47,881	237
92500	Total Tenant Services	-	-	-	262,863	262,315	548	100,514	100,277	237
93100	Water	-	-	-	124,194	124,194		21,794	21,794	
93200	Electricity	-	-		218,771	218,771		706	706	
93300	Gas	-	-		276,606	276,606		32,643	32,643	
93400	Fuel	-	-		-	-		-	-	
93500	Labor	-	-		-	-		-	-	
93600	Sewer	-	-		188,224	188,224		29,011	29,011	
93700	Employee benefit contributions - utilities	-	-		-	-		-	-	
93750	HAP Portability-In	-	-		-	-		-	-	
93800	Other utilities expense	-	-		16,188	16,188		5,734	5,734	
93000	Total Utilities	-	-	-	823,983	823,983	-	89,888	89,888	-

Public Housing Income Statement										
Line Item No.	Description	AMP 901	Operating Fund Program	Capital Fund Program	AMP 902	Operating Fund Program	Capital Fund Program	AMP 904	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-	-		183,671	183,671		83,683	83,683	
94200	Ordinary maintenance and operations - materials and other	-	-		297,531	297,531		100,682	100,682	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-	-		-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-	-		8,357	8,357		60,200	60,200	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		-	-		-	-	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-	-		3,405	3,405		-	-	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-	-		10,504	10,504		4,084	4,084	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-	-		-	-	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-	-		132,780	132,780		15,272	15,272	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-	-		225,752	225,752		103,826	103,826	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-	-		25,032	25,032		11,503	11,503	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		2,953	2,953		-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-	-		165,758	165,758		103,816	103,816	
94300-120	Ord Maint and Op Contracts - Misc Contracts	-	-		339,018	339,018		155,850	155,850	
94300	Ordinary Maintenance and Operations Contracts	-	-	-	913,559	913,559	-	454,551	454,551	-
94500	Employee benefit contribution - ordinary maintenance	-	-		60,643	60,643		24,111	24,111	
94000	Total Maintenance	-	-	-	1,455,404	1,455,404	-	663,027	663,027	-
95100	Protective services - labor	-	-	-	-	-		-	-	
95200	Protective services - other contract costs	-	-	-	212,141	173,663	38,478	98,898	81,876	17,022
95300	Protective services - other	-	-	-	75,245	41,258	33,987	34,853	16,914	17,939
95500	Employee benefit contributions - protective services	-	-		-	-		-	-	
95000	Total Protective Services	-	-	-	287,386	214,921	72,465	133,751	98,790	34,961
96110	Property Insurance	-	-	-	25,412	25,412		10,260	10,260	
96120	Liability Insurance	-	-	-	26,040	26,040		10,178	10,178	
96130	Workmen's Compensation	-	-	-	26,018	26,018		11,438	11,438	
96140	All other Insurance	-	-	-	11,067	11,067		2,811	2,811	
96100	Total insurance Premiums	-	-	-	88,537	88,537	-	34,687	34,687	-
96200	Other general expenses	-	-	-	7,981	7,981		17,261	17,261	
96210	Compensated absences	-	-	-	-	-		-	-	
96300	Payments in lieu of taxes	-	-	-	6,250	6,250		13,087	13,087	
96400	Bad debt - tenant rents	-	-	-	32,062	32,062		13,243	13,243	
96500	Bad debt - mortgages	-	-	-	-	-		-	-	
96600	Bad debt - other	-	-	-	-	-		-	-	
96800	Severance expense	-	-	-	-	-		-	-	
96000	Total Other General Expenses	-	-	-	46,293	46,293	-	43,591	43,591	-
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	2,576	2,576		61,693	61,693	
96730	Amortization of Bond Issue Costs	-	-	-	-	-		-	-	
96700	Interest expense and Amortization cost	-	-	-	2,576	2,576	-	61,693	61,693	-
96900	Total Operating Expenses	516,871	516,871	-	4,615,222	4,320,303	294,919	1,735,259	1,647,530	87,729
97000	Excess Revenue Over Operating Expenses	(516,159)	(516,159)	-	(3,519,931)	(3,225,012)	(294,919)	(1,419,573)	(1,331,844)	(87,729)
97100	Extraordinary maintenance	-	-		440,040	46,564	393,476	-	-	
97200	Casualty losses- Non-capitalized	-	-		9,705	9,705		-	-	
97300	Housing assistance payments	-	-		-	-		-	-	
97400	Depreciation expense	-	-		1,035,201	1,035,201		722,118	722,118	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	516,871	516,871	-	6,100,168	5,411,773	688,395	2,457,377	2,369,648	87,729

Public Housing Income Statement										
Line Item No.	Description	AMP 901	Operating Fund Program	Capital Fund Program	AMP 902	Operating Fund Program	Capital Fund Program	AMP 904	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	12,685,557	98,886	12,586,671	4,085,954	3,397,560	688,394	1,480,370	1,392,641	87,729
10020	Operating transfer out	(12,586,671)		(12,586,671)	-	-		-	-	
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			588,409	69,144	519,265	-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	98,886	98,886	-	4,674,363	3,466,704	1,207,659	1,480,370	1,392,641	87,729
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(417,273)	(417,273)	-	(330,514)	(849,778)	519,264	(661,321)	(661,321)	-
11020	Required Annual Debt Principal Payments	-	-		33,364	33,364		-	-	
11030	Beginning equity	3,346,194	3,346,194	-	8,480,864	4,417,625	4,063,239	3,114,828	3,114,828	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-020	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-030	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-040	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-050	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-060	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	-	-	-	-	3,196,367	(3,196,367)	-		
11040-080	Equity Transfers	-			-			-		
11040-090	Equity Transfers	-			-			-		
11040-100	Equity Transfers	-	-		-	-		-	-	
11040-110	Equity Transfers	-	-		-			-	-	
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	3,196,367	(3,196,367)	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	-	-		4,923	4,923		1,704	1,704	
11210	Unit Months Leased	-	-		4,752	4,752		1,639	1,639	
11270	Excess Cash	165,059	165,059		724,993	724,993		556,662	556,662	
11610	Land Purchases	-	-		-			-		
11620	Building Purchases	-	-		588,409	69,144	519,265	-		
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-		-	-	-	
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	12,586,671		12,586,671	-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 905	Operating Fund Program	Capital Fund Program	AMP 907	Operating Fund Program	Capital Fund Program	AMP 909	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	529,641	529,641		-	-		1,447,160	1,447,160	
70400	Tenant revenue - other	6,090	6,090		-	-		4,241	4,241	
70500	Total Tenant Revenue	535,731	535,731	-	-	-	-	1,451,401	1,451,401	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	8,077	8,077		-			14,158	14,158	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-	-		-			-	-	
71500	Other revenue	190,691	190,691		-			167,193	167,193	
71600	Gain or loss on sale of capital assets	-	-		-			-	-	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	734,499	734,499	-	-	-	-	1,632,752	1,632,752	-
91100	Administrative salaries	100,312	100,312		-			160,078	160,078	
91200	Auditing fees	3,119	3,119		-			6,190	6,190	
91300	Management Fee	408,481	315,492	92,989	-			1,055,546	872,092	183,454
91310	Book-Keeping Fee	24,120	24,120		-			47,790	47,790	
91400	Advertising and Marketing	3,851	3,851		-			6,241	6,241	
91500	Employee benefit contributions - administrative	44,473	44,473		-			76,266	76,266	
91600	Office Expenses	47,270	47,270		-			101,240	101,240	
91700	Legal Expense	82,863	82,863		-			134,891	134,891	
91800	Travel	1,358	1,358		-			3,434	3,434	
91810	Allocated Overhead	-	-		-			-	-	
91900	Other	422,770	402,122	20,648	-			877,623	810,398	67,225
91000	Total Operating-Administrative	1,138,617	1,024,980	113,637	-	-	-	2,469,299	2,218,620	250,679
92000	Asset Management Fee	32,640	32,640		-			64,560	64,560	
92100	Tenant services - salaries	73,287	73,287	-	-			144,062	144,062	-
92200	Relocation Costs	456	456		-			655	655	
92300	Employee benefit contributions - tenant services	25,221	25,221	-	-			49,671	49,671	-
92400	Tenant services - other	73,904	73,540	364	-			135,757	135,090	667
92500	Total Tenant Services	172,868	172,504	364	-	-	-	330,145	329,478	667
93100	Water	104,054	104,054		-			258,791	258,791	
93200	Electricity	161,984	161,984		-			612,789	612,789	
93300	Gas	147,570	147,570		-			258,927	258,927	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	133,151	133,151		-			390,454	390,454	
93700	Employee benefit contributions - utilities	-			-	-		-	-	
93750	HAP Portability-In	-			-	-		-	-	
93800	Other utilities expense	10,877	10,877		-			21,458	21,458	
93000	Total Utilities	557,636	557,636	-	-	-	-	1,542,419	1,542,419	-

Public Housing Income Statement										
Line Item No.	Description	AMP 905	Operating Fund Program	Capital Fund Program	AMP 907	Operating Fund Program	Capital Fund Program	AMP 909	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	199,741	199,741		-			459,386	459,386	
94200	Ordinary maintenance and operations - materials and other	186,633	186,633		-			443,542	443,542	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-			28,258	28,258	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	51,692	51,692		-			154,084	154,084	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	300	300		-			600	600	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-	-		-			5,356	5,356	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	4,444	4,444		-			15,630	15,630	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-			5,861	5,861	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	78,699	78,699		-			267,564	267,564	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	54,272	54,272		-			329,621	329,621	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	20,753	20,753		-			38,485	38,485	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		-			-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	142,530	142,530		-			413,478	413,478	
94300-120	Ord Maint and Op Contracts - Misc Contracts	156,957	156,957		-			356,617	356,617	
94300	Ordinary Maintenance and Operations Contracts	509,647	509,647	-	-	-	-	1,615,554	1,615,554	-
94500	Employee benefit contribution - ordinary maintenance	66,858	66,858		-			176,258	176,258	
94000	Total Maintenance	962,879	962,879	-	-	-	-	2,694,740	2,694,740	-
95100	Protective services - labor	-	-		-			-	-	
95200	Protective services - other contract costs	99,149	79,310	19,839	-			906,515	713,323	193,192
95300	Protective services - other	448,509	318,504	130,005	-			110,884	54,503	56,381
95500	Employee benefit contributions - protective services	-	-		-			-	-	
95000	Total Protective Services	547,658	397,814	149,844	-	-	-	1,017,399	767,826	249,573
96110	Property Insurance	18,775	18,775		-			106,029	106,029	
96120	Liability Insurance	17,892	17,892		-			35,656	35,656	
96130	Workmen's Compensation	25,576	25,576		-			59,161	59,161	
96140	All other Insurance	5,336	5,336		-			17,349	17,349	
96100	Total insurance Premiums	67,579	67,579	-	-	-	-	218,195	218,195	-
96200	Other general expenses	2,737	2,737		-			40,358	40,358	
96210	Compensated absences	-	-		-			728	728	
96300	Payments in lieu of taxes	-	-		-			-	-	
96400	Bad debt - tenant rents	30,857	30,857		-			65,158	65,158	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	Total Other General Expenses	33,594	33,594	-	-	-	-	106,244	106,244	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-			-	-	
96720	Interest on Notes Payable (Short and Long Term)	4,390	4,390		-			158,674	158,674	
96730	Amortization of Bond Issue Costs	-	-		-			-	-	
96700	Interest expense and Amortization cost	4,390	4,390	-	-	-	-	158,674	158,674	-
96900	Total Operating Expenses	3,517,861	3,254,016	263,845	-	-	-	8,601,675	8,100,756	500,919
97000	Excess Revenue Over Operating Expenses	(2,783,362)	(2,519,517)	(263,845)	-	-	-	(6,968,923)	(6,468,004)	(500,919)
97100	Extraordinary maintenance	-	-	-	-			453,459	36,700	416,759
97200	Casualty losses- Non-capitalized	-	-		-	-		233,786	233,786	
97300	Housing assistance payments	-	-		-			-	-	
97400	Depreciation expense	437,346	437,346		-			3,616,013	3,616,013	
97500	Fraud losses	-	-		-			-	-	
97800	Dwelling units rent expense	-	-		-			-	-	
90000	Total Expenses	3,955,207	3,691,362	263,845	-	-	-	12,904,933	11,987,255	917,678

Public Housing Income Statement										
Line Item No.	Description	AMP 905	Operating Fund Program	Capital Fund Program	AMP 907	Operating Fund Program	Capital Fund Program	AMP 909	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	4,005,514	3,741,669	263,845	-	-	-	9,086,689	8,169,012	917,677
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	-	-	-	601,870	230,373	371,497
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	4,005,514	3,741,669	263,845	-	-	-	9,688,559	8,399,385	1,289,174
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	784,806	784,806	-	-	-	-	(1,583,622)	(1,955,118)	371,496
11020	Required Annual Debt Principal Payments	30,952	30,952	-	-	-	-	107,689	107,689	-
11030	Beginning equity	2,469,747	2,469,747	-	-	-	-	17,434,073	17,142,051	292,022
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	292,021	(292,021)
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	292,021	(292,021)
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	3,216	3,216	-	-	-	-	6,372	6,372	-
11210	Unit Months Leased	3,084	3,084	-	-	-	-	6,137	6,137	-
11270	Excess Cash	550,413	550,413	-	-	-	-	1,364,283	1,364,283	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	583,985	212,488	371,497
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	17,885	17,885	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

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

Public Housing Income Statement										
Line Item No.	Description	AMP 911	Operating Fund Program	Capital Fund Program	AMP 912	Operating Fund Program	Capital Fund Program	AMP 914	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-	-		-	-		-	-	
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-	-		-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-	-		-			-		
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	-			-			-		
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	-	-	-	-	-	-	-	-	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	-	-	-	-	-	-	-	-	-
97000	Excess Revenue Over Operating Expenses	-	-	-	-	-	-	-	-	-
97100	Extraordinary maintenance	-			-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 911	Operating Fund Program	Capital Fund Program	AMP 912	Operating Fund Program	Capital Fund Program	AMP 914	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	-			-	-		-		
10020	Operating transfer out	-	-		-			-		
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			-			-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	-	-	-	-	-	-	-	-	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	-	-	-	-	-	-	-	-	-
11020	Required Annual Debt Principal Payments	-	-		-	-		-	-	
11030	Beginning equity	-			-	-	-	-	-	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-020	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-030	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-040	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-050	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-060	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	-	-	-	-			-	-	-
11040-080	Equity Transfers	-			-			-	-	-
11040-090	Equity Transfers	-			-			-	-	-
11040-100	Equity Transfers	-			-	-		-	-	-
11040-110	Equity Transfers	-			-			-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	-	-		-			-	-	
11210	Unit Months Leased	-	-		-			-	-	
11270	Excess Cash	-	-		-	-		-	-	
11610	Land Purchases	-			-			-		
11620	Building Purchases	-			-			-		
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-		-	-		
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 915	Operating Fund Program	Capital Fund Program	AMP 917	Operating Fund Program	Capital Fund Program	AMP 920	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	360,574	360,574		661,215	661,215		293,962	293,962	
70400	Tenant revenue - other	1,746	1,746		730	730		3,433	3,433	
70500	Total Tenant Revenue	362,320	362,320	-	661,945	661,945	-	297,395	297,395	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-	-	
71100	Investment income - unrestricted	1,554	1,554		2,418	2,418		4,191	4,191	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-			-			404	404	
71500	Other revenue	81,677	81,677		164,053	164,053		121,085	121,085	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	445,551	445,551	-	828,416	828,416	-	423,075	423,075	-
91100	Administrative salaries	38,113	38,113		96,087	96,087		96,223	96,223	
91200	Auditing fees	1,402	1,402		2,478	2,478		1,451	1,451	
91300	Management Fee	182,164	139,634	42,530	306,506	233,340	73,166	231,354	188,464	42,890
91310	Book-Keeping Fee	10,740	10,740		18,990	18,990		11,273	11,273	
91400	Advertising and Marketing	1,542	1,542		2,301	2,301		2,003	2,003	
91500	Employee benefit contributions - administrative	15,383	15,383		41,480	41,480		28,245	28,245	
91600	Office Expenses	27,600	27,600		39,245	39,245		26,495	26,495	
91700	Legal Expense	8,659	8,659		8,209	8,209		63,733	63,733	
91800	Travel	114	114		1,411	1,411		114	114	
91810	Allocated Overhead	-	-		-	-		-	-	
91900	Other	166,675	148,063	18,612	259,167	243,862	15,305	296,965	238,071	58,894
91000	Total Operating-Administrative	452,392	391,250	61,142	775,874	687,403	88,471	757,856	656,072	101,784
92000	Asset Management Fee	14,400	14,400		25,320	25,320		15,120	15,120	
92100	Tenant services - salaries	32,408	32,408	-	58,182	58,182	-	33,520	33,520	-
92200	Relocation Costs	-	-		-	-		-	-	
92300	Employee benefit contributions - tenant services	11,213	11,213	-	20,014	20,014	-	11,476	11,476	-
92400	Tenant services - other	36,189	36,011	178	56,379	56,101	278	50,453	50,204	249
92500	Total Tenant Services	79,810	79,632	178	134,575	134,297	278	95,449	95,200	249
93100	Water	19,719	19,719		31,097	31,097		68,382	68,382	
93200	Electricity	70,216	70,216		141,801	141,801		185,430	185,430	
93300	Gas	71,338	71,338		120,263	120,263		29,278	29,278	
93400	Fuel	-	-		-	-		-	-	
93500	Labor	-	-		-	-		-	-	
93600	Sewer	24,447	24,447		41,352	41,352		5,677	5,677	
93700	Employee benefit contributions - utilities	-	-		-	-		-	-	
93750	HAP Portability-In	-	-		-	-		-	-	
93800	Other utilities expense	4,974	4,974		8,558	8,558		5,017	5,017	
93000	Total Utilities	190,694	190,694	-	343,071	343,071	-	293,784	293,784	-

Public Housing Income Statement										
Line Item No.	Description	AMP 915	Operating Fund Program	Capital Fund Program	AMP 917	Operating Fund Program	Capital Fund Program	AMP 920	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	53,754	53,754		94,195	94,195		149,580	149,580	
94200	Ordinary maintenance and operations - materials and other	80,340	80,340		153,729	153,729		105,728	105,728	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-	-		-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	71,690	71,690		54,328	54,328		88,312	88,312	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		-	-		-	-	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	4,193	4,193		11,702	11,702		-	-	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	4,264	4,264		7,516	7,516		22,354	22,354	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	1,971	1,971		-	-		-	-	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	32,001	32,001		47,300	47,300		71,588	71,588	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	27,247	27,247		95,154	95,154		160,301	160,301	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	6,943	6,943		9,025	9,025		9,373	9,373	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		-	-		-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	30,736	30,736		78,653	78,653		106,185	106,185	
94300-120	Ord Maint and Op Contracts - Misc Contracts	83,607	83,607		127,443	127,443		146,902	146,902	
94300	Ordinary Maintenance and Operations Contracts	262,652	262,652	-	431,121	431,121	-	605,015	605,015	-
94500	Employee benefit contribution - ordinary maintenance	22,331	22,331		29,990	29,990		71,711	71,711	
94000	Total Maintenance	419,077	419,077	-	709,035	709,035	-	932,034	932,034	-
95100	Protective services - labor	-	-		-	-		-	-	
95200	Protective services - other contract costs	175,560	139,798	35,762	191,701	156,055	35,646	141,206	113,306	27,900
95300	Protective services - other	38,404	18,991	19,413	39,804	16,960	22,844	63,478	24,433	39,045
95500	Employee benefit contributions - protective services	-	-		-	-		-	-	
95000	Total Protective Services	213,964	158,789	55,175	231,505	173,015	58,490	204,684	137,739	66,945
96110	Property Insurance	11,597	11,597		9,148	9,148		23,854	23,854	
96120	Liability Insurance	6,343	6,343		11,138	11,138		8,780	8,780	
96130	Workmen's Compensation	8,467	8,467		14,341	14,341		16,964	16,964	
96140	All other Insurance	2,358	2,358		6,161	6,161		3,965	3,965	
96100	Total insurance Premiums	28,765	28,765	-	40,788	40,788	-	53,563	53,563	-
96200	Other general expenses	1,071	1,071		1,184	1,184		14,460	14,460	
96210	Compensated absences	-	-		4,484	4,484		-	-	
96300	Payments in lieu of taxes	13,222	13,222		24,819	24,819		1,259	1,259	
96400	Bad debt - tenant rents	4,602	4,602		2,237	2,237		5,307	5,307	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	Total Other General Expenses	18,895	18,895	-	32,724	32,724	-	21,026	21,026	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	4,072	4,072		3,223	3,223		53,679	53,679	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	4,072	4,072	-	3,223	3,223	-	53,679	53,679	-
96900	Total Operating Expenses	1,422,069	1,305,574	116,495	2,296,115	2,148,876	147,239	2,427,195	2,258,217	168,978
97000	Excess Revenue Over Operating Expenses	(976,518)	(860,023)	(116,495)	(1,467,699)	(1,320,460)	(147,239)	(2,004,120)	(1,835,142)	(168,978)
97100	Extraordinary maintenance	-	-		-	-		269,239	-	269,239
97200	Casualty losses- Non-capitalized	18,554	18,554		-	-		19,839	19,839	
97300	Housing assistance payments	-	-		-	-		-	-	
97400	Depreciation expense	435,107	435,107		261,421	261,421		902,926	902,926	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	1,875,730	1,759,235	116,495	2,557,536	2,410,297	147,239	3,619,199	3,180,982	438,217

Public Housing Income Statement										
Line Item No.	Description	AMP 915	Operating Fund Program	Capital Fund Program	AMP 917	Operating Fund Program	Capital Fund Program	AMP 920	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	1,086,861	970,365	116,496	1,574,237	1,426,998	147,239	2,739,821	2,301,604	438,217
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	81,315	-	81,315	10,920	10,920	-	105,891	-	105,891
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	1,168,176	970,365	197,811	1,585,157	1,437,918	147,239	2,845,712	2,301,604	544,108
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(262,003)	(343,319)	81,316	(143,963)	(143,963)	-	(350,412)	(456,303)	105,891
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	1,892,854	1,892,854	-	1,499,705	1,499,705	-	2,903,236	2,478,270	424,966
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	424,966	(424,966)
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	424,966	(424,966)
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,432	1,432	-	2,532	2,532	-	1,503	1,503	-
11210	Unit Months Leased	1,393	1,393	-	2,497	2,497	-	1,447	1,447	-
11270	Excess Cash	219,150	219,150	-	360,564	360,564	-	380,560	380,560	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	81,315	-	81,315	-	-	-	105,891	-	105,891
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	10,920	10,920	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 922	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program	AMP 931	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	325,990	325,990		-			205,852	205,852	
70400	Tenant revenue - other	100	100	-	-	-		879	879	
70500	Total Tenant Revenue	326,090	326,090	-	-	-	-	206,731	206,731	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	1,786	1,786		-			2,473	2,473	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-	-		-			-	-	
71500	Other revenue	56,059	56,059		-			8,239	8,239	
71600	Gain or loss on sale of capital assets	-	-		-			7,485	7,485	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	383,935	383,935	-	-	-	-	224,928	224,928	-
91100	Administrative salaries	97,740	97,740		-			37,441	37,441	
91200	Auditing fees	1,777	1,777		-			798	798	
91300	Management Fee	205,910	153,288	52,622	-			114,290	90,863	23,427
91310	Book-Keeping Fee	13,680	13,680		-			6,030	6,030	
91400	Advertising and Marketing	2,041	2,041		-			2,502	2,502	
91500	Employee benefit contributions - administrative	37,290	37,290		-			14,112	14,112	
91600	Office Expenses	11,259	11,259		-			14,885	14,885	
91700	Legal Expense	52,551	52,551		-			3,068	3,068	
91800	Travel	114	114		-			364	364	
91810	Allocated Overhead	-	-		-			-		
91900	Other	186,954	186,261	693	-			122,137	122,132	5
91000	Total Operating-Administrative	609,316	556,001	53,315	-	-	-	315,627	292,195	23,432
92000	Asset Management Fee	18,600	18,600		-			8,040	8,040	
92100	Tenant services - salaries	41,598	41,598	-	-			18,164	18,164	-
92200	Relocation Costs	-	-		-			200	200	
92300	Employee benefit contributions - tenant services	14,411	14,411	-	-			6,319	6,319	-
92400	Tenant services - other	34,316	34,147	169	-			33,582	33,417	165
92500	Total Tenant Services	90,325	90,156	169	-	-	-	58,265	58,100	165
93100	Water	177,748	177,748		-			8,122	8,122	
93200	Electricity	8,763	8,763		-			42,619	42,619	
93300	Gas	9,651	9,651		-			21,187	21,187	
93400	Fuel	-	-		-			-		
93500	Labor	-	-		-			-		
93600	Sewer	126,151	126,151		-			10,664	10,664	
93700	Employee benefit contributions - utilities	-	-		-			-	-	
93750	HAP Portability-In	-	-		-			-	-	
93800	Other utilities expense	-	-		-			2,740	2,740	
93000	Total Utilities	322,313	322,313	-	-	-	-	85,332	85,332	-

Public Housing Income Statement										
Line Item No.	Description	AMP 922	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program	AMP 931	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	96,502	96,502		-			44,678	44,678	
94200	Ordinary maintenance and operations - materials and other	54,676	54,676		-			76,463	76,463	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-			-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	14,847	14,847		-			17,054	17,054	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		-			-	-	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	66	66		-			6,515	6,515	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	111,225	111,225		-			3,594	3,594	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-			-	-	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	95,080	95,080		-			14,033	14,033	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	113,427	113,427		-			16,667	16,667	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	6,740	6,740		-			2,550	2,550	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		-			2,570	2,570	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	54,841	54,841		-			28,178	28,178	
94300-120	Ord Maint and Op Contracts - Misc Contracts	93,548	93,548		-			44,456	44,456	
94300	Ordinary Maintenance and Operations Contracts	489,774	489,774	-	-	-	-	135,617	135,617	-
94500	Employee benefit contribution - ordinary maintenance	34,090	34,090		-	-	-	22,856	22,856	
94000	Total Maintenance	675,042	675,042	-	-	-	-	279,614	279,614	-
95100	Protective services - labor	-	-		-			-	-	
95200	Protective services - other contract costs	-	-	-	-			159,909	138,707	21,202
95300	Protective services - other	27	7	20	-			32,436	16,157	16,279
95500	Employee benefit contributions - protective services	-	-		-			-	-	
95000	Total Protective Services	27	7	20	-	-	-	192,345	154,864	37,481
96110	Property Insurance	34,725	34,725		-			5,119	5,119	
96120	Liability Insurance	13,389	13,389		-			4,291	4,291	
96130	Workmen's Compensation	16,152	16,152		-			5,866	5,866	
96140	All other Insurance	3,043	3,043		-			1,339	1,339	
96100	Total insurance Premiums	67,309	67,309	-	-	-	-	16,615	16,615	-
96200	Other general expenses	617	617		-			1,877	1,877	
96210	Compensated absences	3,892	3,892		-			3,985	3,985	
96300	Payments in lieu of taxes	-	-		-			9,409	9,409	
96400	Bad debt - tenant rents	6,786	6,786		-			439	439	
96500	Bad debt - mortgages	-	-		-			-	-	
96600	Bad debt - other	-	-		-			-	-	
96800	Severance expense	-	-		-			-	-	
96000	Total Other General Expenses	11,295	11,295	-	-	-	-	15,710	15,710	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-			-	-	
96720	Interest on Notes Payable (Short and Long Term)	-	-		-			7,447	7,447	
96730	Amortization of Bond Issue Costs	-	-		-			-	-	
96700	Interest expense and Amortization cost	-	-	-	-	-	-	7,447	7,447	-
96900	Total Operating Expenses	1,794,227	1,740,723	53,504	-	-	-	978,995	917,917	61,078
97000	Excess Revenue Over Operating Expenses	(1,410,292)	(1,356,788)	(53,504)	-	-	-	(754,067)	(692,989)	(61,078)
97100	Extraordinary maintenance	-	-	-	-			3,896	3,896	
97200	Casualty losses- Non-capitalized	-	-		-			-	-	
97300	Housing assistance payments	-	-		-			-	-	
97400	Depreciation expense	197,752	197,752		-			311,817	311,817	
97500	Fraud losses	-	-		-			-	-	
97800	Dwelling units rent expense	-	-		-			-	-	
90000	Total Expenses	1,991,979	1,938,475	53,504	-	-	-	1,294,708	1,233,630	61,078

Public Housing Income Statement										
Line Item No.	Description	AMP 922	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program	AMP 931	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	1,436,139	1,382,633	53,506	-	-	-	1,182,768	1,121,686	61,082
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	13,613	-	13,613	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	1,449,752	1,382,633	67,119	-	-	-	1,182,768	1,121,686	61,082
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(158,292)	(171,907)	13,615	-	-	-	112,988	112,984	4
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	2,813,435	2,813,435	-
11030	Beginning equity	4,127,185	4,127,186	(1)	-	-	-	1,648,037	973,644	674,393
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	674,396	(674,396)
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	674,396	(674,396)
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,824	1,824	-	-	-	-	804	804	-
11210	Unit Months Leased	1,780	1,780	-	-	-	-	793	793	-
11270	Excess Cash	290,405	290,405	-	-	-	-	155,458	155,458	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	13,613	-	13,613	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 932	Operating Fund Program	Capital Fund Program	AMP 933	Operating Fund Program	Capital Fund Program	AMP 939	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	408,907	408,907		289,461	289,461		356,351	356,351	
70400	Tenant revenue - other	5,378	5,378		1,107	1,107		599	599	
70500	Total Tenant Revenue	414,285	414,285	-	290,568	290,568	-	356,950	356,950	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	2,634	2,634		1,422	1,422		3,190	3,190	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-	-		-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-	-		-	-		631	631	
71500	Other revenue	36,913	36,913		119,180	119,180		12,646	12,646	
71600	Gain or loss on sale of capital assets	43,816	43,816		-	-		-	-	
72000	Investment income - restricted	-			-	-		-	-	
70000	Total Revenue	497,648	497,648	-	411,170	411,170	-	373,417	373,417	-
91100	Administrative salaries	37,838	37,838		38,198	38,198		37,751	37,751	
91200	Auditing fees	1,511	1,511		1,136	1,136		1,547	1,547	
91300	Management Fee	410,972	364,838	46,134	174,370	139,770	34,600	893,451	849,119	44,332
91310	Book-Keeping Fee	11,753	11,753		8,730	8,730		11,078	11,078	
91400	Advertising and Marketing	996	996		1,893	1,893		2,024	2,024	
91500	Employee benefit contributions - administrative	12,712	12,712		12,710	12,710		15,383	15,383	
91600	Office Expenses	21,385	21,385		7,835	7,835		7,019	7,019	
91700	Legal Expense	104,244	104,244		9,125	9,125		431,198	431,198	
91800	Travel	-	-		1,964	1,964		114	114	
91810	Allocated Overhead	-	-		-	-		-	-	
91900	Other	263,473	223,204	40,269	202,067	195,804	6,263	206,234	206,235	(1)
91000	Total Operating-Administrative	864,884	778,481	86,403	458,028	417,165	40,863	1,605,799	1,561,468	44,331
92000	Asset Management Fee	15,670	15,670		11,640	11,640		16,200	16,200	
92100	Tenant services - salaries	36,837	36,837	-	27,130	27,130	-	36,514	36,514	-
92200	Relocation Costs	-	-		480	480		8,800	8,800	
92300	Employee benefit contributions - tenant services	12,681	12,681	-	9,295	9,295	-	12,564	12,564	-
92400	Tenant services - other	33,047	32,884	163	39,467	39,272	195	30,058	29,910	148
92500	Total Tenant Services	82,565	82,402	163	76,372	76,177	195	87,936	87,788	148
93100	Water	57,562	57,562		17,304	17,304		80,803	80,803	
93200	Electricity	139,936	139,936		88,219	88,219		23,650	23,650	
93300	Gas	102,325	102,325		46,476	46,476		24,040	24,040	
93400	Fuel	-	-		-	-		-	-	
93500	Labor	-	-		-	-		-	-	
93600	Sewer	69,153	69,153		20,539	20,539		107,593	107,593	
93700	Employee benefit contributions - utilities	-	-		-	-		-	-	
93750	HAP Portability-In	-	-		-	-		-	-	
93800	Other utilities expense	5,396	5,396		4,047	4,047		-	-	
93000	Total Utilities	374,372	374,372	-	176,585	176,585	-	236,086	236,086	-

Public Housing Income Statement										
Line Item No.	Description	AMP 932	Operating Fund Program	Capital Fund Program	AMP 933	Operating Fund Program	Capital Fund Program	AMP 939	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	124,725	124,725		43,143	43,143		89,005	89,005	
94200	Ordinary maintenance and operations - materials and other	73,114	73,114		65,068	65,068		81,421	81,421	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-	-		-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	14,358	14,358		16,984	16,984		30,715	30,715	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		-	-		-	-	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	655	655		4,275	4,275		-	-	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	7,198	7,198		800	800		287,822	287,822	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-	-		1,518	1,518	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	71,320	71,320		29,813	29,813		45,209	45,209	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	112,653	112,653		30,094	30,094		80,566	80,566	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	13,067	13,067		8,824	8,824		9,530	9,530	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		-	-		-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	74,421	74,421		72,378	72,378		38,637	38,637	
94300-120	Ord Maint and Op Contracts - Misc Contracts	116,932	116,932		70,875	70,875		126,137	126,137	
94300	Ordinary Maintenance and Operations Contracts	410,604	410,604	-	234,043	234,043	-	620,134	620,134	-
94500	Employee benefit contribution - ordinary maintenance	41,077	41,077		18,917	18,917		40,467	40,467	
94000	Total Maintenance	649,520	649,520	-	361,171	361,171	-	831,027	831,027	-
95100	Protective services - labor	-	-		-	-		-	-	
95200	Protective services - other contract costs	120,509	98,366	22,143	147,992	126,692	21,300	149,137	120,587	28,550
95300	Protective services - other	41,877	19,310	22,567	17,203	10,982	6,221	3,623	2,624	999
95500	Employee benefit contributions - protective services	-	-		-	-		-	-	
95000	Total Protective Services	162,386	117,676	44,710	165,195	137,674	27,521	152,760	123,211	29,549
96110	Property Insurance	11,858	11,858		7,942	7,942		10,802	10,802	
96120	Liability Insurance	8,334	8,334		5,888	5,888		5,751	5,751	
96130	Workmen's Compensation	14,227	14,227		60,203	60,203		21,809	21,809	
96140	All other Insurance	2,592	2,592		1,914	1,914		4,703	4,703	
96100	Total insurance Premiums	37,011	37,011	-	75,947	75,947	-	43,065	43,065	-
96200	Other general expenses	545	545		-	-		422	422	
96210	Compensated absences	10,897	10,897		-	-		-	-	
96300	Payments in lieu of taxes	3,392	3,392		8,545	8,545		9,970	9,970	
96400	Bad debt - tenant rents	1,480	1,480		4,946	4,946		-	-	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	Total Other General Expenses	16,314	16,314	-	13,491	13,491	-	10,392	10,392	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	2,160	2,160		-	-		1,673	1,673	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	2,160	2,160	-	-	-	-	1,673	1,673	-
96900	Total Operating Expenses	2,204,882	2,073,606	131,276	1,338,429	1,269,850	68,579	2,984,938	2,910,910	74,028
97000	Excess Revenue Over Operating Expenses	(1,707,234)	(1,575,958)	(131,276)	(927,259)	(858,680)	(68,579)	(2,611,521)	(2,537,493)	(74,028)
97100	Extraordinary maintenance	348,270	-	348,270	-	-		-	-	
97200	Casualty losses- Non-capitalized	-	-	-	-	-		-	-	
97300	Housing assistance payments	-	-	-	-	-		-	-	
97400	Depreciation expense	320,773	320,773		582,432	582,432		376,892	376,892	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	2,873,925	2,394,379	479,546	1,920,861	1,852,282	68,579	3,361,830	3,287,802	74,028

Public Housing Income Statement										
Line Item No.	Description	AMP 932	Operating Fund Program	Capital Fund Program	AMP 933	Operating Fund Program	Capital Fund Program	AMP 939	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	2,527,217	2,047,671	479,546	1,029,230	960,651	68,579	3,610,736	3,536,708	74,028
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	2,145,035	2,145,035	-	309,595	236,978	72,617	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	4,672,252	4,192,706	479,546	1,338,825	1,197,629	141,196	3,610,736	3,536,708	74,028
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	2,295,975	2,295,975	-	(170,866)	(243,483)	72,617	622,323	622,323	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	1,481,419	1,481,418	1	4,335,722	4,335,722	-	5,976,336	5,976,337	(1)
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,567	1,567	-	1,164	1,164	-	1,477	1,477	-
11210	Unit Months Leased	1,518	1,518	-	1,123	1,123	-	1,451	1,451	-
11270	Excess Cash	346,736	346,736	-	213,063	213,063	-	488,343	488,343	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	2,145,035	2,145,035	-	309,596	236,979	72,617	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 940	Operating Fund Program	Capital Fund Program	AMP 941	Operating Fund Program	Capital Fund Program	AMP 944	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	108,052	108,052		258,635	258,635		155,092	155,092	
70400	Tenant revenue - other	-	-	-	2,120	2,120		335	335	
70500	Total Tenant Revenue	108,052	108,052	-	260,755	260,755	-	155,427	155,427	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	659	659		1,374	1,374		988	988	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-	-		-	-		-	-	
71500	Other revenue	525	525		52,427	52,427		2,851	2,851	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-	-		-	-		-	-	
70000	Total Revenue	109,236	109,236	-	314,556	314,556	-	159,266	159,266	-
91100	Administrative salaries	20,189	20,189		41,194	41,194		27,901	27,901	
91200	Auditing fees	351	351		1,221	1,221		701	701	
91300	Management Fee	57,192	46,740	10,452	147,172	124,465	22,707	111,019	74,977	36,042
91310	Book-Keeping Fee	2,700	2,700		9,360	9,360		5,400	5,400	
91400	Advertising and Marketing	1,556	1,556		1,861	1,861		1,542	1,542	
91500	Employee benefit contributions - administrative	8,217	8,217		16,518	16,518		10,585	10,585	
91600	Office Expenses	3,462	3,462		15,972	15,972		5,487	5,487	
91700	Legal Expense	3,034	3,034		6,505	6,505		2,369	2,369	
91800	Travel	114	114		1,214	1,214		364	364	
91810	Allocated Overhead	-	-		-	-		-	-	
91900	Other	45,382	45,382	-	363,693	169,298	194,395	85,215	85,216	(1)
91000	Total Operating-Administrative	142,197	131,745	10,452	604,710	387,608	217,102	250,583	214,542	36,041
92000	Asset Management Fee	3,600	3,600		12,480	12,480		7,200	7,200	
92100	Tenant services - salaries	8,328	8,328	-	29,177	29,177	-	16,032	16,032	-
92200	Relocation Costs	-	-		-	-		-	-	
92300	Employee benefit contributions - tenant services	2,885	2,885	-	10,038	10,038	-	5,544	5,544	-
92400	Tenant services - other	12,960	12,896	64	41,326	41,122	204	18,139	18,050	89
92500	Total Tenant Services	24,173	24,109	64	80,541	80,337	204	39,715	39,626	89
93100	Water	10,681	10,681		26,378	26,378		12,719	12,719	
93200	Electricity	36,418	36,418		52,440	52,440		25,458	25,458	
93300	Gas	3,271	3,271		24,192	24,192		14,067	14,067	
93400	Fuel	-	-		-	-		-	-	
93500	Labor	-	-		-	-		-	-	
93600	Sewer	2,521	2,521		36,970	36,970		16,121	16,121	
93700	Employee benefit contributions - utilities	-	-		-	-		-	-	
93750	HAP Portability-In	-	-		-	-		-	-	
93800	Other utilities expense	2,656	2,656		4,216	4,216		2,445	2,445	
93000	Total Utilities	55,547	55,547	-	144,196	144,196	-	70,810	70,810	-

Public Housing Income Statement										
Line Item No.	Description	AMP 940	Operating Fund Program	Capital Fund Program	AMP 941	Operating Fund Program	Capital Fund Program	AMP 944	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	2,419	2,419		39,026	39,026		44,535	44,535	
94200	Ordinary maintenance and operations - materials and other	51,268	51,268		39,604	39,604		78,048	78,048	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-	-		-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	1,622	1,622		77,334	77,334		5,792	5,792	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		-	-		-	-	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	4,060	4,060		4,535	4,535		6,079	6,079	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	4,294	4,294		3,944	3,944		3,074	3,074	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-	-		-	-	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	3,036	3,036		40,261	40,261		228,184	228,184	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	6,944	6,944		35,308	35,308		19,619	19,619	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	6,771	6,771		5,149	5,149		2,609	2,609	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	2,470	2,470		-	-		-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	6,822	6,822		68,657	68,657		13,962	13,962	
94300-120	Ord Maint and Op Contracts - Misc Contracts	32,437	32,437		80,255	80,255		43,604	43,604	
94300	Ordinary Maintenance and Operations Contracts	68,456	68,456	-	315,443	315,443	-	322,923	322,923	-
94500	Employee benefit contribution - ordinary maintenance	952	952		21,573	21,573		25,776	25,776	
94000	Total Maintenance	123,095	123,095	-	415,646	415,646	-	471,282	471,282	-
95100	Protective services - labor	-	-		-	-		-	-	
95200	Protective services - other contract costs	151,328	132,057	19,271	153,720	132,480	21,240	148,240	127,001	21,239
95300	Protective services - other	26,422	13,547	12,875	31,227	13,916	17,311	28,920	16,920	12,000
95500	Employee benefit contributions - protective services	-	-		-	-		-	-	
95000	Total Protective Services	177,750	145,604	32,146	184,947	146,396	38,551	177,160	143,921	33,239
96110	Property Insurance	3,420	3,420		7,172	7,172		3,816	3,816	
96120	Liability Insurance	1,530	1,530		5,506	5,506		3,135	3,135	
96130	Workmen's Compensation	2,042	2,042		49,722	49,722		5,287	5,287	
96140	All other Insurance	591	591		2,417	2,417		1,188	1,188	
96100	Total insurance Premiums	7,583	7,583	-	64,817	64,817	-	13,426	13,426	-
96200	Other general expenses	640	640		441	441		135	135	
96210	Compensated absences	-	-		-	-		629	629	
96300	Payments in lieu of taxes	4,200	4,200		8,598	8,598		6,616	6,616	
96400	Bad debt - tenant rents	230	230		6,051	6,051		376	376	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	Total Other General Expenses	5,070	5,070	-	15,090	15,090	-	7,756	7,756	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	2,538	2,538		1,748	1,748		535	535	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	2,538	2,538	-	1,748	1,748	-	535	535	-
96900	Total Operating Expenses	541,553	498,891	42,662	1,524,175	1,268,318	255,857	1,038,467	969,098	69,369
97000	Excess Revenue Over Operating Expenses	(432,317)	(389,655)	(42,662)	(1,209,619)	(953,762)	(255,857)	(879,201)	(809,832)	(69,369)
97100	Extraordinary maintenance	-	-	-	-	-		-	-	
97200	Casualty losses- Non-capitalized	-	-		-	-		-	-	
97300	Housing assistance payments	-	-		-	-		-	-	
97400	Depreciation expense	715,488	715,488		263,322	263,322		176,221	176,221	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	1,257,041	1,214,379	42,662	1,787,497	1,531,640	255,857	1,214,688	1,145,319	69,369

Public Housing Income Statement										
Line Item No.	Description	AMP 940	Operating Fund Program	Capital Fund Program	AMP 941	Operating Fund Program	Capital Fund Program	AMP 944	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	489,345	446,683	42,662	1,263,687	1,007,831	255,856	972,386	903,016	69,370
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	12,455	12,455	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	489,345	446,683	42,662	1,276,142	1,020,286	255,856	972,386	903,016	69,370
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(658,460)	(658,460)	-	(196,799)	(196,798)	(1)	(83,036)	(83,037)	1
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	4,250,587	4,224,702	25,885	1,289,808	1,216,537	73,271	996,031	996,032	(1)
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	25,855	(25,855)	-	46,898	(46,898)	-	-	-
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	25,855	(25,855)	-	46,898	(46,898)	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	360	360		1,248	1,248		720	720	
11210	Unit Months Leased	340	340		1,187	1,187		713	713	
11270	Excess Cash	83,807	83,807		212,760	212,760		162,506	162,506	
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	12,456	12,456	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFEP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 945	Operating Fund Program	Capital Fund Program	AMP 946	Operating Fund Program	Capital Fund Program	AMP 947	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	194,804	194,804		195,517	195,517		79,604	79,604	
70400	Tenant revenue - other	355	355		85	85		27	27	
70500	Total Tenant Revenue	195,159	195,159	-	195,602	195,602	-	79,631	79,631	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	1,034	1,034		914	914		627	627	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-	-		-	-		-	-	
71500	Other revenue	1,172	1,172		19,876	19,876		1,795	1,795	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-	-		-	-		-	-	
70000	Total Revenue	197,365	197,365	-	216,392	216,392	-	82,053	82,053	-
91100	Administrative salaries	27,539	27,539		31,183	31,183		20,188	20,188	
91200	Auditing fees	822	822		786	786		351	351	
91300	Management Fee	144,206	123,302	20,904	111,148	87,000	24,148	56,287	45,835	10,452
91310	Book-Keeping Fee	6,225	6,225		5,940	5,940		2,790	2,790	
91400	Advertising and Marketing	1,737	1,737		1,733	1,733		1,780	1,780	
91500	Employee benefit contributions - administrative	10,586	10,586		12,349	12,349		8,217	8,217	
91600	Office Expenses	5,664	5,664		7,166	7,166		3,018	3,018	
91700	Legal Expense	3,821	3,821		1,797	1,797		901	901	
91800	Travel	364	364		114	114		114	114	
91810	Allocated Overhead	-			-			-		
91900	Other	123,950	119,388	4,562	97,694	91,648	6,046	52,541	45,143	7,398
91000	Total Operating-Administrative	324,914	299,448	25,466	269,910	239,716	30,194	146,187	128,337	17,850
92000	Asset Management Fee	8,400	8,400		7,920	7,920		3,720	3,720	
92100	Tenant services - salaries	19,125	19,125	-	17,755	17,755	-	8,328	8,328	-
92200	Relocation Costs	250	250		-	-		-	-	
92300	Employee benefit contributions - tenant services	6,527	6,527	-	6,170	6,170	-	2,885	2,885	-
92400	Tenant services - other	20,433	20,332	101	39,797	39,601	196	12,219	12,159	60
92500	Total Tenant Services	46,335	46,234	101	63,722	63,526	196	23,432	23,372	60
93100	Water	19,818	19,818		28,854	28,854		9,185	9,185	
93200	Electricity	33,117	33,117		51,219	51,219		18,073	18,073	
93300	Gas	17,016	17,016		19,409	19,409		16,106	16,106	
93400	Fuel	-	-		-	-		-	-	
93500	Labor	-	-		-	-		-	-	
93600	Sewer	22,284	22,284		12,658	12,658		2,624	2,624	
93700	Employee benefit contributions - utilities	-	-		-	-		-	-	
93750	HAP Portability-In	-	-		-	-		-	-	
93800	Other utilities expense	2,825	2,825		1,223	1,223		1,223	1,223	
93000	Total Utilities	95,060	95,060	-	113,363	113,363	-	47,211	47,211	-

Public Housing Income Statement										
Line Item No.	Description	AMP 945	Operating Fund Program	Capital Fund Program	AMP 946	Operating Fund Program	Capital Fund Program	AMP 947	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	51,021	51,021		45,678	45,678		44,982	44,982	
94200	Ordinary maintenance and operations - materials and other	47,029	47,029		41,150	41,150		24,258	24,258	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-	-		-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	8,038	8,038		22,629	22,629		4,067	4,067	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		300	300		300	300	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	4,543	4,543		4,193	4,193		4,193	4,193	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	3,735	3,735		4,014	4,014		3,944	3,944	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-	-		-	-	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	12,947	12,947		9,299	9,299		14,403	14,403	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	22,244	22,244		16,858	16,858		16,379	16,379	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	4,695	4,695		3,861	3,861		4,103	4,103	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	553	553		-	-		-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	11,744	11,744		35,839	35,839		17,375	17,375	
94300-120	Ord Maint and Op Contracts - Misc Contracts	79,023	79,023		63,571	63,571		42,772	42,772	
94300	Ordinary Maintenance and Operations Contracts	147,522	147,522	-	160,564	160,564	-	107,536	107,536	-
94500	Employee benefit contribution - ordinary maintenance	21,906	21,906		13,581	13,581		20,184	20,184	
94000	Total Maintenance	267,478	267,478	-	260,973	260,973	-	196,960	196,960	-
95100	Protective services - labor	-	-		-	-		-	-	
95200	Protective services - other contract costs	148,311	132,600	15,711	159,934	138,726	21,208	147,192	120,562	26,630
95300	Protective services - other	26,803	13,570	13,233	29,986	14,519	15,467	34,923	17,471	17,452
95500	Employee benefit contributions - protective services	-	-		-	-		-	-	
95000	Total Protective Services	175,114	146,170	28,944	189,920	153,245	36,675	182,115	138,033	44,082
96110	Property Insurance	4,620	4,620		3,811	3,811		1,833	1,833	
96120	Liability Insurance	3,658	3,658		3,448	3,448		1,883	1,883	
96130	Workmen's Compensation	5,937	5,937		6,581	6,581		5,106	5,106	
96140	All other Insurance	1,385	1,385		1,311	1,311		597	597	
96100	Total insurance Premiums	15,600	15,600	-	15,151	15,151	-	9,419	9,419	-
96200	Other general expenses	709	709		463	463		172	172	
96210	Compensated absences	2,050	2,050		914	914		1,254	1,254	
96300	Payments in lieu of taxes	7,884	7,884		6,278	6,278		2,526	2,526	
96400	Bad debt - tenant rents	653	653		3,228	3,228		-	-	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	Total Other General Expenses	11,296	11,296	-	10,883	10,883	-	3,952	3,952	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	2,421	2,421		1,472	1,472		681	681	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	2,421	2,421	-	1,472	1,472	-	681	681	-
96900	Total Operating Expenses	946,618	892,107	54,511	933,314	866,249	67,065	613,677	551,685	61,992
97000	Excess Revenue Over Operating Expenses	(749,253)	(694,742)	(54,511)	(716,922)	(649,857)	(67,065)	(531,624)	(469,632)	(61,992)
97100	Extraordinary maintenance	-	-	-	-	-		-	-	
97200	Casualty losses- Non-capitalized	-	-		-	-		-	-	
97300	Housing assistance payments	-	-		-	-		-	-	
97400	Depreciation expense	364,217	364,217		205,582	205,582		171,991	171,991	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	1,310,835	1,256,324	54,511	1,138,896	1,071,831	67,065	785,668	723,676	61,992

Public Housing Income Statement										
Line Item No.	Description	AMP 945	Operating Fund Program	Capital Fund Program	AMP 946	Operating Fund Program	Capital Fund Program	AMP 947	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	932,324	877,815	54,509	746,160	679,095	67,065	591,049	529,057	61,992
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	445,182	354,700	90,482	24,700	24,700	-	20,290	5,388	14,902
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	1,377,506	1,232,515	144,991	770,860	703,795	67,065	611,339	534,445	76,894
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	264,036	173,556	90,480	(151,644)	(151,644)	-	(92,276)	(107,178)	14,902
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	2,723,488	725,309	1,998,179	905,940	905,939	1	1,154,544	688,134	466,410
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	1,989,697	(1,989,697)	-	-	-	-	466,411	(466,411)
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	1,989,697	(1,989,697)	-	-	-	-	466,411	(466,411)
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	830	830	-	792	792	-	372	372	-
11210	Unit Months Leased	819	819	-	781	781	-	358	358	-
11270	Excess Cash	149,719	149,719	-	145,289	145,289	-	92,574	92,574	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	445,181	354,699	90,482	-	-	-	14,901	-	14,901
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	24,700	24,700	-	5,388	5,388	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFEP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 962	Operating Fund Program	Capital Fund Program	AMP 964	Operating Fund Program	Capital Fund Program	AMP 966	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-	-		-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	-			171	171		2,323	2,323	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-			-			-	-	
71500	Other revenue	-			-			-	-	
71600	Gain or loss on sale of capital assets	-			-			-		
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	-	-	-	171	171	-	2,323	2,323	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	-			16,429	16,429		175,090	175,090	
91310	Book-Keeping Fee	-			3,240	3,240		34,530	34,530	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-			-			1,020	1,020	
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	-			3,194	3,194		25,365	25,365	
91000	Total Operating-Administrative	-	-	-	22,863	22,863	-	236,005	236,005	-
92000	Asset Management Fee	-			4,590	4,590		51,180	51,180	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-	-	
93300	Gas	-			-			-	-	
93400	Fuel	-			-			-	-	
93500	Labor	-			-			-	-	
93600	Sewer	-			-			-	-	
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 962	Operating Fund Program	Capital Fund Program	AMP 964	Operating Fund Program	Capital Fund Program	AMP 966	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	-			130,572	130,572		1,856,597	1,856,597	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	-	-	-	130,572	130,572	-	1,856,597	1,856,597	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	-	-	-	158,025	158,025	-	2,143,782	2,143,782	-
97000	Excess Revenue Over Operating Expenses	-	-	-	(157,854)	(157,854)	-	(2,141,459)	(2,141,459)	-
97100	Extraordinary maintenance	-			-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	-	-	-	158,025	158,025	-	2,143,782	2,143,782	-

Public Housing Income Statement										
Line Item No.	Description	AMP 962	Operating Fund Program	Capital Fund Program	AMP 964	Operating Fund Program	Capital Fund Program	AMP 966	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	-			157,663	157,663	-	2,137,894	2,137,894	
10020	Operating transfer out	-	-		-	-	-	-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			-			-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	-	-	-	157,663	157,663	-	2,137,894	2,137,894	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	-	-	-	(191)	(191)	-	(3,565)	(3,565)	-
11020	Required Annual Debt Principal Payments	-	-		-	-		-	-	
11030	Beginning equity	-	-	-	160,659	160,659	-	969,725	969,725	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-020	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-030	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-040	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-050	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-060	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	-	-	-	-	-		-	-	
11040-080	Equity Transfers	-			-			-		
11040-090	Equity Transfers	-			-			-		
11040-100	Equity Transfers	-			-			-		
11040-110	Equity Transfers	-			-			-		
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	-	-		456	456		5,157	5,157	
11210	Unit Months Leased	-	-		432	432		4,604	4,604	
11270	Excess Cash	-	-		39,678	39,678		538,269	538,269	
11610	Land Purchases	-			-			-		
11620	Building Purchases	-			-			-		
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-			-		
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 972	Operating Fund Program	Capital Fund Program	AMP 973	Operating Fund Program	Capital Fund Program	AMP 980	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-			-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	368	368		250	250		380	380	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-			-			-		
71500	Other revenue	-			36,291	36,291		-		
71600	Gain or loss on sale of capital assets	-			-			-		
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	368	368	-	36,541	36,541	-	380	380	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	38,524	38,524		10,877	10,877		33,847	33,847	
91310	Book-Keeping Fee	7,598	7,598		2,145	2,145		6,675	6,675	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	3,760	3,760		-			-		
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	6,622	6,622		2,275	2,275		4,573	4,573	
91000	Total Operating-Administrative	56,504	56,504	-	15,297	15,297	-	45,095	45,095	-
92000	Asset Management Fee	10,400	10,400		3,010	3,010		8,990	8,990	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-		
93300	Gas	-			-			-		
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 972	Operating Fund Program	Capital Fund Program	AMP 973	Operating Fund Program	Capital Fund Program	AMP 980	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	Total Insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	273,027	273,027		55,328	55,328		296,472	296,472	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	273,027	273,027	-	55,328	55,328	-	296,472	296,472	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	339,930	339,930	-	73,635	73,635	-	350,557	350,557	-
97000	Excess Revenue Over Operating Expenses	(339,562)	(339,562)	-	(37,094)	(37,094)	-	(350,177)	(350,177)	-
97100	Extraordinary maintenance	-	-		-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-	-		-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	339,930	339,930	-	73,635	73,635	-	350,557	350,557	-

Public Housing Income Statement										
Line Item No.	Description	AMP 972	Operating Fund Program	Capital Fund Program	AMP 973	Operating Fund Program	Capital Fund Program	AMP 980	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	339,256	339,256	-	77,513	77,513	-	348,858	348,858	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	339,256	339,256	-	77,513	77,513	-	348,858	348,858	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(306)	(306)	-	40,419	40,419	-	(1,319)	(1,319)	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	133,117	133,117	-	48,170	48,170	-	92,962	92,962	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,032	1,032	-	300	300	-	900	900	-
11210	Unit Months Leased	1,013	1,013	-	286	386	-	890	890	-
11270	Excess Cash	85,351	85,351	-	57,933	57,933	-	88,019	88,019	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 982	Operating Fund Program	Capital Fund Program	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-			-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	1,990	1,990		350	350		244	244	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-	-		-			-		
71400	Fraud recovery	-	-		-			-		
71500	Other revenue	-	-		-			-		
71600	Gain or loss on sale of capital assets	34,776	34,776		-			-		
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	36,766	36,766	-	350	350	-	244	244	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	81,726	81,726		27,838	27,838		22,666	22,666	
91310	Book-Keeping Fee	16,118	16,118		5,490	5,490		4,470	4,470	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-	-		-			-		
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	10,792	10,792		3,780	3,780		2,927	2,927	
91000	Total Operating-Administrative	108,636	108,636	-	37,108	37,108	-	30,063	30,063	-
92000	Asset Management Fee	21,670	21,670		7,450	7,450		6,060	6,060	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-	-		-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-		
93300	Gas	-			-			-		
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 982	Operating Fund Program	Capital Fund Program	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	732,480	732,480		278,589	278,589		188,982	188,982	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	732,480	732,480	-	278,589	278,589	-	188,982	188,982	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	862,786	862,786	-	323,147	323,147	-	225,105	225,105	-
97000	Excess Revenue Over Operating Expenses	(826,020)	(826,020)	-	(322,797)	(322,797)	-	(224,861)	(224,861)	-
97100	Extraordinary maintenance	-			-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	862,786	862,786	-	323,147	323,147	-	225,105	225,105	-

Public Housing Income Statement										
Line Item No.	Description	AMP 982	Operating Fund Program	Capital Fund Program	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	858,070	858,070	-	323,090	323,090	-	225,129	225,129	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	858,070	858,070	-	323,090	323,090	-	225,129	225,129	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	32,050	32,050	-	293	293	-	268	268	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	5,151,485	5,151,485	-	501,286	501,286	-	576,677	576,677	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	2,160	2,160		744	744		600	600	
11210	Unit Months Leased	2,149	2,149		732	732		596	596	
11270	Excess Cash	217,687	217,687		81,137	81,137	-	56,520	56,520	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 987	Operating Fund Program	Capital Fund Program	AMP 992	Operating Fund Program	Capital Fund Program	AMP 993	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-			-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	421	421		268	268		102	102	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-			-			-		
71500	Other revenue	-			-			-		
71600	Gain or loss on sale of capital assets	-			-			-		
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	421	421	-	268	268	-	102	102	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	40,388	40,388		22,590	22,590		11,257	11,257	
91310	Book-Keeping Fee	7,965	7,965		4,455	4,455		2,220	2,220	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-			-			644	644	
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	5,366	5,366		3,049	3,049		1,524	1,524	
91000	Total Operating-Administrative	53,719	53,719	-	30,094	30,094	-	15,645	15,645	-
92000	Asset Management Fee	10,850	10,850		5,980	5,980		3,000	3,000	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-		
93300	Gas	-			-			-		
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 987	Operating Fund Program	Capital Fund Program	AMP 992	Operating Fund Program	Capital Fund Program	AMP 993	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	324,096	324,096		161,099	161,099	-	75,550	75,550	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	324,096	324,096	-	161,099	161,099	-	75,550	75,550	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	388,665	388,665	-	197,173	197,173	-	94,196	94,196	-
97000	Excess Revenue Over Operating Expenses	(388,244)	(388,244)	-	(196,905)	(196,905)	-	(94,094)	(94,094)	-
97100	Extraordinary maintenance	-	-		-			-	-	-
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-	-		-	-		-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	388,665	388,665	-	197,173	197,173	-	94,196	94,196	-

Public Housing Income Statement										
Line Item No.	Description	AMP 987	Operating Fund Program	Capital Fund Program	AMP 992	Operating Fund Program	Capital Fund Program	AMP 993	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	388,631	388,631	-	204,112	204,112	-	90,291	90,291	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	388,631	388,631	-	204,112	204,112	-	90,291	90,291	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	387	387	-	7,207	7,207	-	(3,803)	(3,803)	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	472,299	472,299	-	362,822	362,822	-	181,472	181,472	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,080	1,080		600	600		300	300	
11210	Unit Months Leased	1,062	1,062		594	594		296	296	
11270	Excess Cash	97,587	97,587	-	61,992	61,992	-	23,651	23,651	
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP 996	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-			-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	5,957	5,957		643	643		139	139	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-	-		-			-	-	
71500	Other revenue	-	-		-	-		-	-	
71600	Gain or loss on sale of capital assets	-			-			-		
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	5,957	5,957	-	643	643	-	139	139	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	20,004	20,004		9,470	9,470		11,447	11,447	
91310	Book-Keeping Fee	3,945	3,945		1,868	1,868		2,258	2,258	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	3,322	3,322		-	-		-	-	
91800	Travel	-			-			-		
91810	Allocated Overhead	-	-		-			-		
91900	Other	2,683	2,683		1,280	1,280		1,584	1,584	-
91000	Total Operating-Administrative	29,954	29,954	-	12,618	12,618	-	15,289	15,289	-
92000	Asset Management Fee	5,410	5,410		2,640	2,640		3,120	3,120	
92100	Tenant services - salaries	-			-					
92200	Relocation Costs	-			-					
92300	Employee benefit contributions - tenant services	-			-					
92400	Tenant services - other	100,000	100,000		-			-		
92500	Total Tenant Services	100,000	100,000	-	-	-	-	-	-	-
93100	Water	-			-					
93200	Electricity	-			-					
93300	Gas	-			-					
93400	Fuel	-			-					
93500	Labor	-			-					
93600	Sewer	-			-					
93700	Employee benefit contributions - utilities	-			-					
93750	HAP Portability-In	-			-					
93800	Other utilities expense	-			-					
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP 996	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-					
94200	Ordinary maintenance and operations - materials and other	-			-					
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-					
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-					
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-					
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-					
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-	-		-					
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-					
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-					
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-					
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-					
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-					
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-					
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-					
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-					
95200	Protective services - other contract costs	-			-					
95300	Protective services - other	-			-					
95500	Employee benefit contributions - protective services	-			-					
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-					
96120	Liability Insurance	-			-					
96130	Workmen's Compensation	-			-					
96140	All other Insurance	-			-					
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	201,334	201,334		87,803	87,803		97,980	97,980	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	201,334	201,334	-	87,803	87,803	-	97,980	97,980	-
96710	Interest of Mortgage (or Bonds) Payable	-			-					
96720	Interest on Notes Payable (Short and Long Term)	-			-					
96730	Amortization of Bond Issue Costs	-			-					
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	336,698	336,698	-	103,061	103,061	-	116,389	116,389	-
97000	Excess Revenue Over Operating Expenses	(330,741)	(330,741)	-	(102,418)	(102,418)	-	(116,250)	(116,250)	-
97100	Extraordinary maintenance	-			-			-	-	
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	336,698	336,698	-	103,061	103,061	-	116,389	116,389	-

Public Housing Income Statement										
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP 996	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	137,944	137,944	-	92,915	92,915	-	117,220	117,220	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	137,944	137,944	-	92,915	92,915	-	117,220	117,220	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(192,797)	(192,797)	-	(9,503)	(9,503)	-	970	970	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	1,700,200	1,700,200	-	295,342	295,342	-	202,359	202,359	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	540	540		264	264		312	312	
11210	Unit Months Leased	526	526		249	249		301	301	
11270	Excess Cash	780,339	780,339		148,934	148,934		32,197	32,197	
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement									
Line Item No.	Description	AMP Other	Operating Fund Program	Capital Fund Program	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
70300	Net tenant rental revenue	-			7,053,649			-	7,053,649
70400	Tenant revenue - other	-			33,305			-	33,305
70500	Total Tenant Revenue	-	-	-	7,086,954	-	-	-	7,086,954
70600	HUD PHA operating grants	-			-			-	-
70610	Capital grants	-		-	-			-	-
70710	Management Fee				-	7,437,097	-	7,437,097	7,437,097
70720	Asset Management Fee				-	476,340	-	476,340	476,340
70730	Book-Keeping Fee				-	933,645	-	933,645	933,645
70740	Front Line Service Fee				-	12,036,268	-	12,036,268	12,036,268
70750	Other Fees				-			-	-
70700	Total Fee Revenue				-	20,883,350	-	20,883,350	20,883,350
70800	Other government grants	-			-			-	-
71100	Investment income - unrestricted	5,711	5,711		77,542	23,615		23,615	101,157
71200	Mortgage interest income	-			-			-	-
71300	Proceeds from disposition of assets held for sale	-			-			-	-
71310	Cost of sale of assets	-			-			-	-
71400	Fraud recovery	-	-		1,035			-	1,035
71500	Other revenue	189,557	189,557		1,474,281	356,880		356,880	1,831,161
71600	Gain or loss on sale of capital assets	-	-		86,077	8,699		8,699	94,776
72000	Investment income - restricted	-			-			-	-
70000	Total Revenue	195,268	195,268	-	8,725,889	21,272,544	-	21,272,544	29,998,433
91100	Administrative salaries	-			1,073,260	5,242,527		5,242,527	6,315,787
91200	Auditing fees	-			32,000	37,500		37,500	69,500
91300	Management Fee	8,832	8,832		6,502,105			-	6,502,105
91310	Book-Keeping Fee	-			349,278			-	349,278
91400	Advertising and Marketing	-			40,073	73,995		73,995	114,068
91500	Employee benefit contributions - administrative	534	534		432,973	1,769,521		1,769,521	2,202,494
91600	Office Expenses	28,799	28,799		427,552	1,005,758		1,005,758	1,433,310
91700	Legal Expense	190,247	190,247		1,239,345	415,524		415,524	1,654,869
91800	Travel	-			12,826	144,982		144,982	157,808
91810	Allocated Overhead	-			-			-	-
91900	Other	5,111	5,111		4,725,873	2,734,519		2,734,519	7,460,392
91000	Total Operating-Administrative	233,523	233,523	-	14,835,285	11,424,326	-	11,424,326	26,259,611
92000	Asset Management Fee	-	-		476,340			-	476,340
92100	Tenant services - salaries	-			752,212			-	752,212
92200	Relocation Costs	-	-		10,841			-	10,841
92300	Employee benefit contributions - tenant services	-			259,243			-	259,243
92400	Tenant services - other	2,204	2,204		929,513	111,850		111,850	1,041,363
92500	Total Tenant Services	2,204	2,204	-	1,951,809	111,850	-	111,850	2,063,659
93100	Water	44,583	44,583		1,121,788	-	-	-	1,121,788
93200	Electricity	89,660	89,660		2,001,269	7,832		7,832	2,009,101
93300	Gas	-			1,234,365	3,520		3,520	1,237,885
93400	Fuel	-			-			-	-
93500	Labor	-			-			-	-
93600	Sewer	54,129	54,129		1,293,723	-		-	1,293,723
93700	Employee benefit contributions - utilities	-			-	-		-	-
93750	HAP Portability-In	-			-	-		-	-
93800	Other utilities expense	-			99,577			-	99,577
93000	Total Utilities	188,372	188,372	-	5,750,722	11,352	-	11,352	5,762,074

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

Public Housing Income Statement									
Line Item No.	Description	AMP Other	Operating Fund Program	Capital Fund Program	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
10010	Operating transfer in	491,889	491,889		57,516,519	-		-	57,516,519
10020	Operating transfer out	-	-		(12,586,671)	-		-	(12,586,671)
10030-010	Not For Profit	-			-			-	-
10030-020	Partnership	-			-			-	-
10030-030	Joint Venture	-			-			-	-
10030-040	Tax Credit	-			-			-	-
10030-050	Other	-			-			-	-
10030	Operating transfers from / to primary government	-	-		-			-	-
10040	Operating transfers from / to component unit	-			-			-	-
10070	Extraordinary items, net gain/loss	-			-			-	-
10080	Special items, net gain/loss	-			-			-	-
10091	Inter AMP Excess Cash Transfer In	-			-			-	-
10092	Inter AMP Excess Cash Transfer Out	-			-			-	-
10093	Transfers from Program to AMP	-			4,359,275			-	4,359,275
10094	Transfers from AMP to Program	-			-			-	-
10100	Total other financing sources (uses)	491,889	491,889	-	49,289,123	-	-	-	49,289,123
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	183,736	183,736	-	(1,126,507)	2,312,302	-	2,312,302	1,185,795
11020	Required Annual Debt Principal Payments	-	-		2,985,440	-		-	2,985,440
11030	Beginning equity	2,763,986	2,763,986	-	83,643,159	4,246,882		4,246,882	87,890,041
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-	-
11040-020	Prior period adjustments and correction of errors - Editable	-			-			-	-
11040-030	Prior period adjustments and correction of errors - Editable	-			-			-	-
11040-040	Prior period adjustments and correction of errors - Editable	-			-			-	-
11040-050	Prior period adjustments and correction of errors - Editable	-			-			-	-
11040-060	Prior period adjustments and correction of errors - Editable	-			-			-	-
11040-070	Equity Transfers	-	-	-	-	-		-	-
11040-080	Equity Transfers	-			-			-	-
11040-090	Equity Transfers	-			-			-	-
11040-100	Equity Transfers	-	-		-	-		-	-
11040-110	Equity Transfers	-			-			-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity				-				
11180	Housing Assistance Payments				-				
11190	Unit Months Available	-			47,285			-	47,285
11210	Unit Months Leased	-			45,542			-	45,542
11270	Excess Cash	1,264,243	1,264,243		10,235,881			-	10,235,881
11610	Land Purchases	-			-			-	-
11620	Building Purchases	-			4,287,926			-	4,287,926
11630	Furniture & Equipment-Dwelling Purchases	-			-			-	-
11640	Furniture & Equipment-Administrative Purchases	-			71,349	605,196		605,196	676,545
11650	Leasehold Improvements Purchases	-			-			-	-
11660	Infrastructure Purchases	-			-			-	-
13510	CFFP Debt Service Payments	-			-			-	-
13901	Replacement Housing Factor Funds	-			12,586,671			-	12,586,671

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO THE FINANCIAL DATA SCHEDULES

FOR THE YEAR ENDED DECEMBER 31, 2015

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED DECEMBER 31, 2015

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

See accompanying notes to schedule of expenditures of federal awards.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED DECEMBER 31, 2015

1. BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards for the year ended December 31, 2015 includes the federal award activity of the Housing Authority of the City of Pittsburgh (the Authority). The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

**Housing Authority of the
City of Pittsburgh**

Independent Auditor's Reports
Required by the Uniform Guidance

Year Ended December 31, 2015

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

Board of Commissioners
Housing Authority of the City of Pittsburgh

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of Pittsburgh (Authority), as of and for the year ended December 31, 2015, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated July 21, 2016.

Internal Control over Financial Reporting

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

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

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

Compliance and Other Matters

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

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

Purpose of this Report

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

Maheer Duessel

Pittsburgh, Pennsylvania
July 21, 2016

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

Board of Commissioners
Housing Authority of the City of Pittsburgh

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the City of Pittsburgh's (Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal programs for the year ended December 31, 2015. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

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

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

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2015.

Report on Internal Control over Compliance

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

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

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

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

Mahe Duessel

Pittsburgh, Pennsylvania
July 21, 2016

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED DECEMBER 31, 2015

I. Summary of Audit Results

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

2. Internal control over financial reporting:

Material weakness(es) identified? ☐ yes ☒ no

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

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

4. Internal control over major programs:

Material weakness(es) identified? ☐ yes ☒ no

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

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

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

7. Major Programs:

CFDA Number(s)

14.881

14.889

Name of Federal Program or Cluster

Moving to Work Demonstration Program

Choice Neighborhoods Implementation Grants

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

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

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

No matters were reported.

III. Findings and questioned costs for federal awards.

No matters were reported.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FOR THE YEAR ENDED DECEMBER 31, 2015

NO FINDINGS IN THE PRIOR YEAR.

NO UNRESOLVED FINDINGS FROM PAST AUDITS.

Housing Authority of the City of Pittsburgh

Single Audit

December 31, 2016

MaherDuessel
Certified Public Accountants

Pittsburgh | Harrisburg | Butler

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HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SINGLE AUDIT

DECEMBER 31, 2016

DIRECTORY

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**Housing Authority of the
City of Pittsburgh**

Financial Statements and
Required Supplementary and
Supplementary Information

For the Years Ended
December 31, 2016 and 2015

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

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Independent Auditor's Report

Board of Commissioners
Housing Authority of the City of Pittsburgh

Report on the Financial Statements

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

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

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

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

Other Matters

Required Supplementary Information

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

Other Information

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

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

Other Reporting Required by Government Auditing Standards

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

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

Maheer Duessel

Pittsburgh, Pennsylvania
July 26, 2017

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

Management's Discussion and Analysis

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

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

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

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

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

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

Overview of the Financial Reports

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

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

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

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

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

Authority Program Overview

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

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

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

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

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

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

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

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

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

Financial Analysis of the Authority

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

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

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

Table I

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

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

Financial Analysis of the Authority (continued)

Financial Statements

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

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

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

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

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

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

Financial Analysis of the Authority (continued)

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

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

Table II

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

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

Financial Analysis of the Authority (continued)

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

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

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

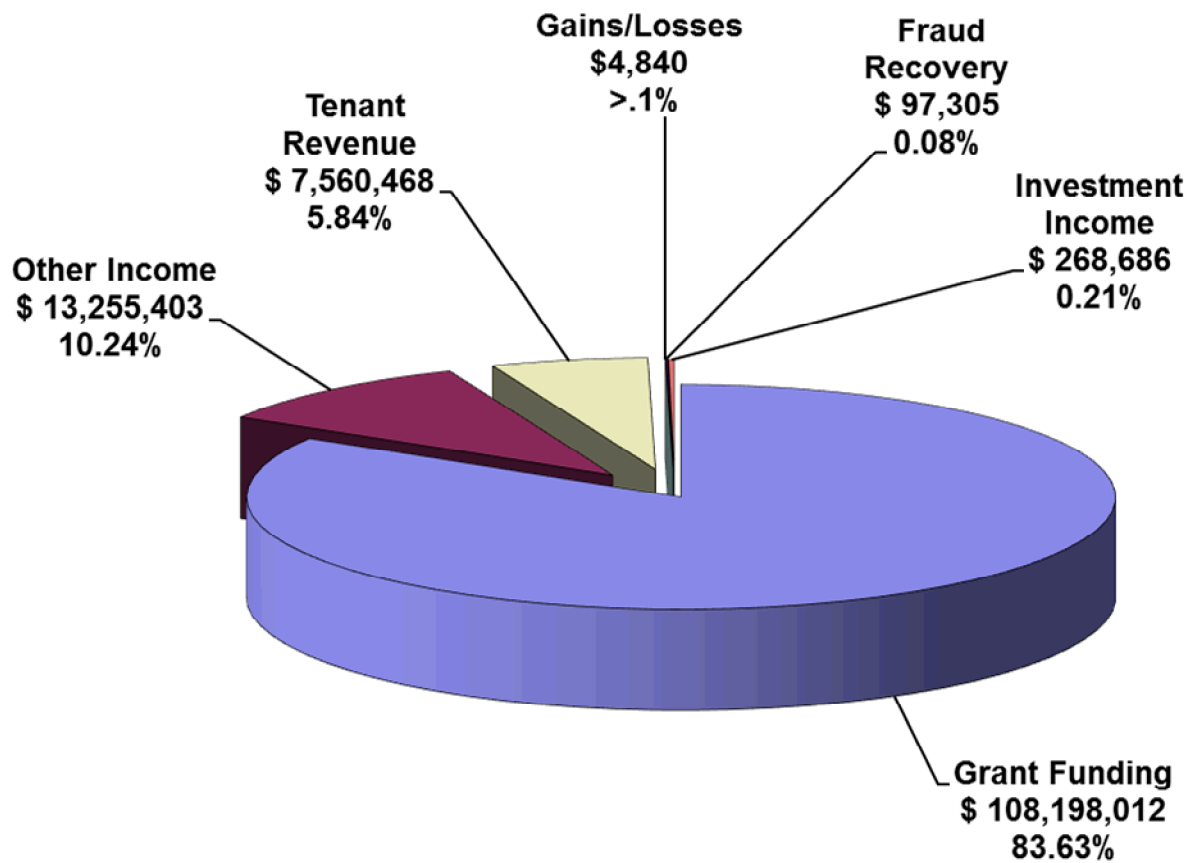
The following commentary is designed to discuss significant operating trends or events occurring in fiscal year 2016 relating to Revenues and Expenses that have been illustrated by the Statements of Revenues, Expenses and Changes in Net Position.

Revenues

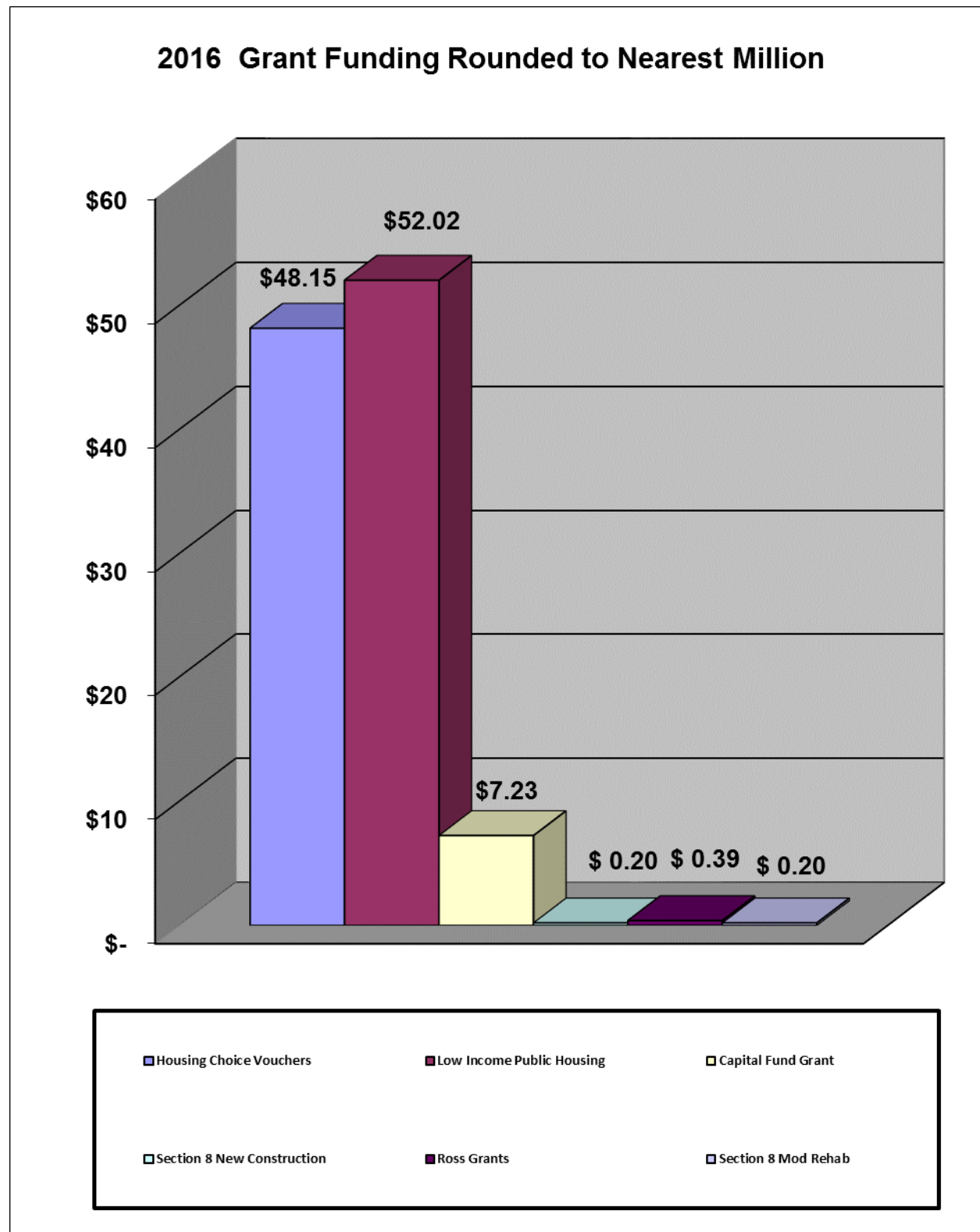
Grants and subsidy payments from HUD are the Authority's main source of funds. The Authority has a very high reliance on HUD and therefore, the federal appropriations process. This creates a certain level of both volatility, in the amount of funds we receive and the security that once funds are committed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

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

2016 Total Revenue



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

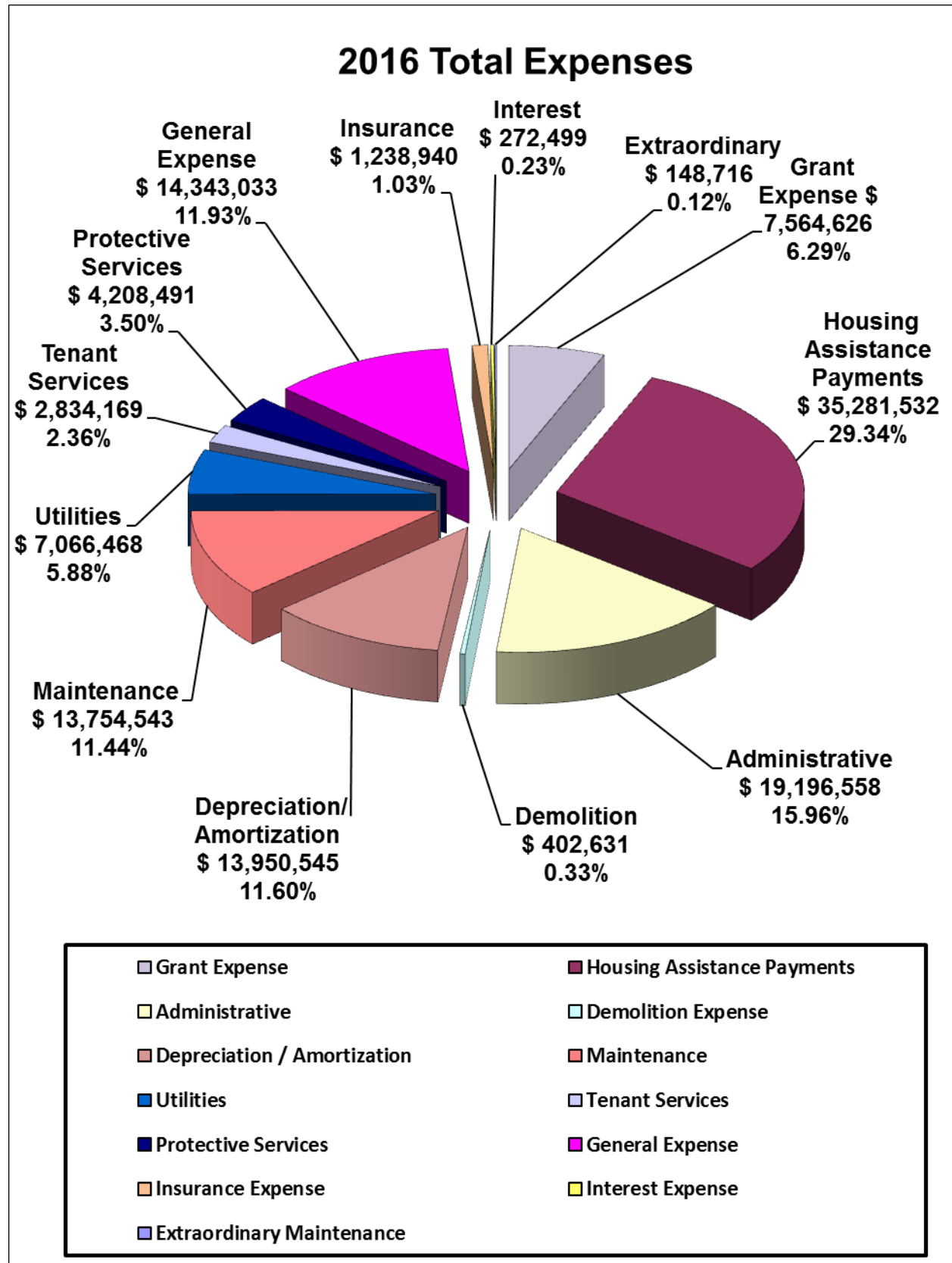


Financial Analysis of the Authority (continued)

Expenses

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

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



Financial Analysis of the Authority (continued)

Capital Assets

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

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

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

Mixed-Finance Development Activities

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

Financial Analysis of the Authority (continued)

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

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

Long-Term Liabilities and Related Commitments

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

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

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

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

Economic Factors and Events Affecting Operations

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

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

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

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

Conclusions

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

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION

DECEMBER 31, 2016 AND 2015

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

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION

DECEMBER 31, 2016 AND 2015

(Continued)

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

(Concluded)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

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

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

See accompanying notes to financial statements.

(Continued)

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

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

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

(Concluded)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

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

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

(Continued)

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

(Concluded)

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

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

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

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

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

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

Blended Component Units:

Allies and Ross Management and Development Corporation (ARMDC)

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

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

Interest in Limited Partnerships

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

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

Manchester Limited Partnerships

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

Clean Slate E3

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

Basis of Accounting

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

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

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

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

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

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

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

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

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

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

Other Programs: Other programs operated by the Authority include:

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

Operating and Non-Operating Revenues (Expenses)

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

Classification of Net Position

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

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

Use of Restricted and Unrestricted Resources

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

Budgets

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

Statements of Cash Flows

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

Accounts Receivable

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

Investments

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

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

Capital Assets

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

Unearned Revenue

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

Compensated Absences

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

Conduit Debt Transactions

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

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

Estimates

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

Adopted Pronouncements

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

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

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

Pending Pronouncements

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

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

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NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

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

Reclassification

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

2. CASH AND INVESTMENTS

Cash

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

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

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

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

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

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

Restricted Cash

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

Investments

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

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

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

Investments consisted of the following at December 31, 2015:

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

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

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

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

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

Restricted Investments

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

3. MIXED FINANCE DEVELOPMENT ACTIVITIES PROGRAM

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

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

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

Mixed Finance Development Activities (Dollars in Millions)

As of December 31, 2016:

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

As of December 31, 2015:

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

4. PENSION PLAN

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

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

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NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

5. CAPITAL ASSETS/ACCUMULATED DEPRECIATION

A summary of changes in capital assets is as follows:

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

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

6. LONG-TERM LIABILITIES

Capital Lease

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

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FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

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

Yearly payment amounts are as follows:

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

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

Notes Payable - Manchester

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

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

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NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

Changes in Long-Term Liabilities

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

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

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

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

7. RISK MANAGEMENT

Commercial Property

The Authority carries commercial insurance for property losses.

Workers' Compensation

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

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

Self-Insurance

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

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

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

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

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FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

Accrued Claims Liability:

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

Other Risks

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

8. CONTINGENCIES AND COMMITMENTS

Contingencies

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

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

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NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

Commitments

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

9. CONDUIT DEBT

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

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

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

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

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

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

10. ECONOMIC DEPENDENCY

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

Supplementary Information

**Financial Data Schedule –
Entity-Wide**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTE TO THE FINANCIAL DATA SCHEDULES

FOR THE YEAR ENDED DECEMBER 31, 2016

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED DECEMBER 31, 2016

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

See accompanying notes to schedule of expenditures of federal awards.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED DECEMBER 31, 2016

1. BASIS OF PRESENTATION

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

**Housing Authority of the
City of Pittsburgh**

Independent Auditor's Reports
Required by the Uniform Guidance

Year Ended December 31, 2016

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

Board of Commissioners
Housing Authority of the City of Pittsburgh

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

Internal Control over Financial Reporting

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

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

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

Compliance and Other Matters

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

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

Purpose of this Report

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

Mahe Duessel

Pittsburgh, Pennsylvania
July 26, 2017

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

Board of Commissioners
Housing Authority of the City of Pittsburgh

Report on Compliance for Each Major Federal Program

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

Management's Responsibility

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

Auditor's Responsibility

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

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

Opinion on Each Major Federal Program

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

Report on Internal Control over Compliance

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

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

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

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

Mahe Duessel

Pittsburgh, Pennsylvania
July 26, 2017

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED DECEMBER 31, 2016

I. Summary of Audit Results

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

2. Internal control over financial reporting:

Material weakness(es) identified? ☐ yes ☒ no

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

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

4. Internal control over major programs:

Material weakness(es) identified? ☐ yes ☒ no

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

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

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

7. Major Program:

CFDA Number(s)
14.881

Name of Federal Program or Cluster
Moving to Work Demonstration Program

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

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

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

No matters were reported.

III. Findings and questioned costs for federal awards.

No matters were reported.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FOR THE YEAR ENDED DECEMBER 31, 2016

NO FINDINGS IN THE PRIOR YEAR.

NO UNRESOLVED FINDINGS FROM PAST AUDITS.

Housing Authority of the City of Pittsburgh

Single Audit

December 31, 2017

MaherDuessel

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HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SINGLE AUDIT

DECEMBER 31, 2017

DIRECTORY

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Housing Authority of the City of Pittsburgh

Financial Statements and
Required Supplementary and
Supplementary Information

For the Years Ended
December 31, 2017 and 2016

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

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Independent Auditor's Report

**Board of Commissioners
Housing Authority of the
City of Pittsburgh**

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the City of Pittsburgh (Authority), as of and for the years ended December 31, 2017 and 2016, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of December 31, 2017 and 2016, and the changes in financial position and cash flows thereof for the years then ended, in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

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

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated July 17, 2018 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Maher Duessel

Pittsburgh, Pennsylvania
July 17, 2018

Housing Authority of the City of Pittsburgh, Pennsylvania Management's Discussion and Analysis Fiscal Year Ended December 31, 2017

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, 2017.

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

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

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

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

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

Overview of the Financial Reports

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

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

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

***Housing Authority of the City of Pittsburgh, Pennsylvania
Management's Discussion and Analysis
Fiscal Year Ended December 31, 2017***

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

Authority Program Overview

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

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

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

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

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

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

Housing Authority of the City of Pittsburgh, Pennsylvania

Management's Discussion and Analysis

Fiscal Year Ended December 31, 2017

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. This is done for ease of view. ARMDC is listed in its own column within the supplementary information beginning on page 29.

Other Programs - The Other Programs operated by the Authority include, but are not limited to, violence protection, homeownership, training and job skills, Resident Opportunity and Supportive Services, the Rental Assistance Demonstration (RAD), Choice Neighborhood Planning (CNPg) and Implementation Grants (CNIG), Community Development Block Grants (CDBG), East Liberty Gardens (ELG), and the Clean Slate E3 Program. For purposes of this Management's Discussion and Analysis, the non-profit Clean Slate E3 blended component unit is shown within the other programs column in Table III. This is done for ease of view. Clean Slate E3 is listed in its own column within the supplementary information beginning on page 29.

Financial Analysis of the Authority

The Authority's Statements of Net Position for the years ending December 31, 2017, 2016, and 2015 are presented in the following Table I.

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

* -These larger variances found to occur between 2016 and 2017 are then explained next.

Table I
Housing Authority of the City of Pittsburgh
Statements of Net Position
As of December 31, 2017, 2016, and 2015

	2017	2016	2015	2015-2016 Total Change	2015-2016 %Change	2016-2017 Total Change	2016-2017 %Change
Current Assets	\$ 152,899,610	\$ 160,525,607	\$ 159,364,625	\$ 1,160,982	0.7%	\$ (7,625,997)	-4.8%
Cap Assets, net of Accumulated							
Depreciation	75,887,643	82,648,822	81,684,847	963,975	1.2%	(6,761,179)	-8.2%
Other Assets * ♦	20,772,309	17,890,399	7,813,866	10,076,533	129.0%	2,881,910	16.1%
Investment in Mixed Finance Development Activity	148,121,019	147,941,551	145,725,252	2,216,299	1.5%	179,468	0.1%
Total Assets	\$ 397,680,581	\$ 409,006,379	\$ 394,588,590	\$ 14,417,789	3.7%	\$ (11,325,798)	-2.8%
Current Liabilities* ♦	\$ 14,032,757	\$ 17,294,525	\$ 10,129,811	\$ 7,164,714	70.7%	\$ (3,261,768)	-18.9%
Noncurrent Liabilities *	16,180,528	19,607,613	21,476,500	(1,868,887)	-8.7%	(3,427,085)	-17.5%
Total Liabilities ♦	30,213,285	36,902,138	31,606,311	5,295,827	16.8%	(6,688,853)	-18.1%
Net investment in Capital Assets	57,698,706	65,391,365	65,894,686	(503,321)	-0.8%	(7,692,659)	-11.8%
Restricted Net Position	208,151,037	214,863,097	209,761,843	5,101,254	2.4%	(6,712,060)	-3.1%
Unrestricted Net Position	101,617,553	91,849,779	87,325,750	4,524,029	5.2%	9,767,774	10.6%
Total Net Position	367,467,296	372,104,241	362,982,279	9,121,962	2.5%	(4,636,945)	-1.2%
Total Liabilities & Net Assets	\$ 397,680,581	\$ 409,006,379	\$ 394,588,590	\$ 14,417,789	3.7%	\$ (11,325,798)	-2.8%

***Housing Authority of the City of Pittsburgh, Pennsylvania
Management's Discussion and Analysis
Fiscal Year Ended December 31, 2017***

Financial Statements

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

The balance sheet category Other Assets had a year-to-year increase from 2015 to 2016 of \$10,076,533, or 129%, net of roughly \$2.8 million of amortization of non-performing loans in mixed finance and a reduction of \$425,000 that resulted from the cashing in of investments used to collateralize workers' compensation risk, during a prior period of self-insurance. The increase results from the issuance of loans for redevelopment and acquisition of existing mixed finance developments. Notable instances include a \$6,000,000 loan to buy into the Crawford Square partnership and a \$4.4 million loan investment in Addison by the ARMDC Guarantee Tax Corporation.

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

The Statements of Net Position indicate year-to-year variances of greater than 10% in Current Liabilities and Noncurrent Liabilities for the reporting period ended December 31, 2017 (*).

The balance sheet category Other Assets had a year-to-year increase from 2016 to 2017 of \$2,881,910, which was the result of amortization of non-performing loans in mixed finance.

Current Liabilities decreased from 2016 to 2017 by \$3,261,768, or 18.9%. The single largest contributor to the variance was a \$2.92 million decrease in unearned revenue, which was primarily the elimination of the HUD HCV Housing Assistance grant payment from the prior year. Lesser contributors include decreases of \$440,555 in contingent legal liabilities, and \$372,218 in accrued compensated absences.

Noncurrent Liabilities decreased from 2016 to 2017 by \$3,427,085, or 17.5%. The primary contributor to the variance was the \$2.65 million decrease to the capital lease liability as the Authority continues to retire the debt on the Energy Performance Contract.

***Housing Authority of the City of Pittsburgh, Pennsylvania
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The Statements of Net Position reflect the financial position of the Authority, while the Statements of Revenues, Expenses, and Changes in Net Position illustrate the Authority's revenues and expenses for the fiscal year ending December 31, 2017. Table II below provides this statement along with a comparison to the previous two fiscal years 2015 and 2016.

Table II

***Housing Authority of the City of Pittsburgh
Statements of Revenues, Expenses and Changes in Net Position
For the Years Ended December 31, 2017, 2016, and 2015***

	<i>2017</i>	<i>2016</i>	<i>2015</i>	<i>2015-2016 Total Change</i>	<i>2015-2016 % Change</i>	<i>2016-2017 Total Change</i>	<i>2016-2017 % Change</i>
Grant Funding (Including Capital Grant)	\$ 106,685,419	\$ 108,198,012	\$ 114,881,623	\$ (6,683,611)	-5.82%	\$ (1,512,593)	-1.40%
Tenant Revenue	8,686,971	7,560,468	7,086,954	473,514	6.68%	1,126,503	14.90%
Other Income	14,678,319	15,335,614	14,207,963	1,127,651	7.94%	(657,295)	-4.29%
Investment Income	127,657	268,686	582,260	(313,574)	-53.85%	(141,029)	-52.49%
Gain (Loss) on Sale of Fixed Assets	25,085	4,840	129,236	(124,396)	-96.25%	20,245	418.29%
<i>Total Revenues</i>	<i>130,203,451</i>	<i>131,367,620</i>	<i>136,888,036</i>	<i>(5,520,416)</i>	<i>-4.03%</i>	<i>(1,164,169)</i>	<i>-0.89%</i>
Grant Expense	8,142,482	7,564,626	7,301,363	263,263	3.61%	577,856	7.64%
Housing Assistance Payments	40,710,600	37,264,438	34,537,438	2,727,000	7.90%	3,446,162	9.25%
Administrative	21,756,678	19,196,558	18,046,661	1,149,897	6.37%	2,560,120	13.34%
Demolition Expense	162,883	402,631	2,724,005	(2,321,374)	-85.22%	(239,748)	-59.55%
Depreciation	11,321,671	11,269,898	11,237,215	32,683	0.29%	51,773	0.46%
Amortization	4,067,638	2,680,647	2,663,419	17,228	0.65%	1,386,991	51.74%
Maintenance	13,424,332	13,754,543	12,451,620	1,302,923	10.46%	(330,211)	-2.40%
Utilities	11,707,759	7,066,468	5,762,371	1,304,097	22.63%	4,641,291	65.68%
Tenant Services	3,407,567	2,834,169	2,435,483	398,686	16.37%	573,398	20.23%
Protective Services	4,219,197	4,208,491	4,396,066	(187,575)	-4.27%	10,706	0.25%
General Expense	14,163,067	14,343,033	12,832,766	1,510,267	11.77%	(179,966)	-1.25%
Insurance Expense	1,330,374	1,238,940	1,421,408	(182,468)	-12.84%	91,434	7.38%
Interest Expense	226,032	272,499	316,763	(44,264)	-13.97%	(46,467)	-17.05%
Extraordinary Maintenance	200,116	148,716	7,084	141,632	1999.32%	51,400	34.56%
<i>Total Expenses</i>	<i>134,840,396</i>	<i>122,245,657</i>	<i>116,133,662</i>	<i>6,111,995</i>	<i>5.26%</i>	<i>12,594,739</i>	<i>10.30%</i>
Change in Net Position	(4,636,945)	9,121,962	20,754,374	(11,632,411)	-56.05%	(13,758,908)	-150.83%
Beginning Net Position	372,104,241	362,982,279	342,227,905	20,754,374	6.06%	9,121,962	2.51%
<i>Ending Net Position</i>	<i>\$ 367,467,296</i>	<i>\$ 372,104,241</i>	<i>\$ 362,982,279</i>	<i>\$ 9,121,963</i>	<i>2.51%</i>	<i>\$ (4,636,946)</i>	<i>-1.25%</i>

***Housing Authority of the City of Pittsburgh, Pennsylvania
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Provided below in Table III is further detail by program of Revenues, Expenses, and Changes in Net Position during fiscal year 2017.

	Low-Income Public Housing	Capital Funds & CNI Grants	Housing Choice Vouchers	Section Eight New Constr.	S8 MR & HCV FSS	Ross Grant	CDBG	Business Activities	Elimination Entries	Total
Grant Funding	\$ 47,912,054	\$ 6,318,785	\$ 48,290,738	\$ 263,443	\$ 17,597	\$ 480,733	\$ 2,500	\$ 3,399,569	\$ -	\$ 106,685,419
Tenant Revenue	7,593,043	-	-	-	-	-	-	1,093,928	-	8,686,971
Other Income	1,632,427	-	3,733,542	-	-	-	12,524	9,208,772	-	14,587,265
Investment Income	57,062	-	-	-	-	-	-	70,595	-	127,657
Fraud Recovery	55,890	-	35,164	-	-	-	-	-	-	91,054
Fee and Front-line Revenue	21,135,424	-	-	-	-	-	-	-	(21,135,424)	-
Gain (Loss) on Sale of Fixed Assets	25,085	-	-	-	-	-	-	-	-	25,085
Total Revenues	78,410,985	6,318,785	52,059,444	263,443	17,597	480,733	15,024	13,772,864	(21,135,424)	130,203,451
Housing Assistance Payments	-	-	40,582,844	112,126	15,630	-	-	-	-	40,710,600
Administrative	22,893,489	246,310	5,057,202	17,812	1,967	-	-	3,575,859	(10,035,961)	21,756,678
Asset Mgmt Fee	329,220	-	-	-	-	-	-	-	(329,220)	-
Depreciation & Amortization	11,145,461	-	8,977	-	-	-	-	167,233	-	11,321,671
Maintenance	23,772,778	-	-	-	-	-	-	241,984	(10,590,430)	13,424,332
Utilities	11,573,337	-	-	-	-	-	-	134,422	-	11,707,759
Tenant Services	1,990,136	606,303	375,193	-	-	480,733	14,217	120,798	(179,813)	3,407,567
Protective Services	4,212,044	-	-	-	-	-	-	7,153	-	4,219,197
General Expense	6,056,629	-	417,394	-	-	-	-	11,717,958	-	18,191,981
Insurance Expense	1,242,336	-	36,676	6	-	-	-	51,322	-	1,330,340
Interest Expense	226,032	-	-	-	-	-	-	-	-	226,032
Casualty Losses	38,758	-	-	-	-	-	-	-	-	38,758
Extraordinary Maintenance	229,458	-	-	-	-	-	-	8,276,023	-	8,505,481
Total Expenses	83,709,678	852,613	46,478,286	129,944	17,597	480,733	14,217	24,292,752	(21,135,424)	134,840,396
Operating Transfers In	100,852,690	-	48,429,913	-	17,597	-	-	-	(149,300,200)	-
Operating Transfers Out	(95,378,719)	(5,466,172)	(48,332,348)	-	-	(3,900)	-	(119,061)	149,300,200	-
Operating Transfers to Comp. Unit In (Out)	(337,897)	-	(5,825,326)	-	-	-	-	6,163,223	-	-
Total Other Financing Sources (Uses)	5,136,074	(5,466,172)	(5,727,761)	-	17,597	(3,900)	-	6,044,162	-	-
Change in Net Position	(162,619)	-	(146,603)	133,499	17,597	(3,900)	807	(4,475,726)	-	(4,636,945)
Beginning Net Position	146,113,733	-	5,245,544	13,766	108,368	-	165,799	220,457,031	-	372,104,241
Transfer of Equity	(7,799)	-	126,033	(13,766)	(108,368)	3,900	-	-	-	-
Prior Period Adjustment	-	-	-	-	-	-	-	-	-	-
Ending Net Position	\$ 145,943,315	\$ -	\$ 5,224,974	\$ 133,499	\$ 17,597	\$ -	\$ 166,606	\$ 215,981,305	\$ -	\$ 367,467,296

***Housing Authority of the City of Pittsburgh, Pennsylvania
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Fiscal Year Ended December 31, 2017***

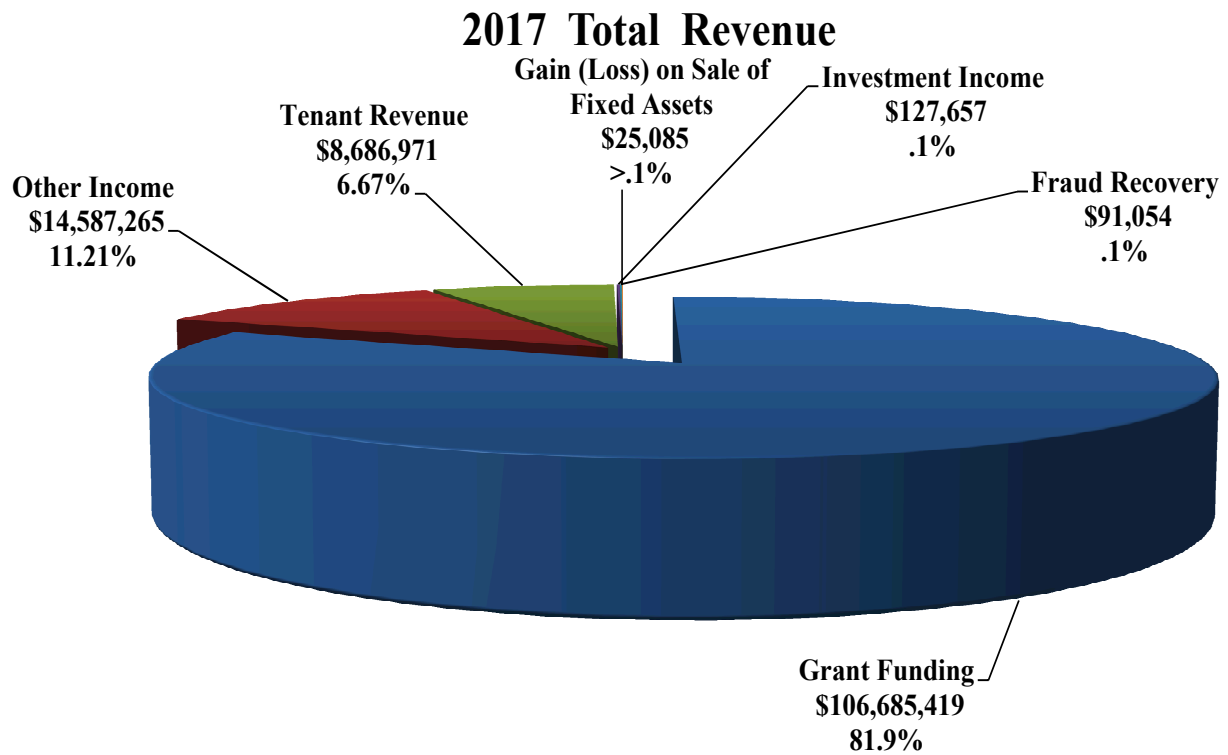
The following commentary is designed to discuss significant operating trends or events occurring in fiscal year 2017 relating to Revenues and Expenses that have been illustrated by the Statements of Revenues, Expenses, and Changes in Net Position.

Revenues

Grants and subsidy payments from HUD are the Authority's main source of funds. The Authority has a very high reliance on HUD and therefore, the federal appropriations process. This creates a certain level of both volatility, in the amount of funds we receive and the security that once funds are committed that they will be received, since they are provided at the discretion of the federal government. Combined, the Authority's 2017 revenues were \$130,203,451 or \$1,164,169 (.89%) less than 2016 revenue of \$131,367,620, and \$5,520,416 less than the 2015 revenue of \$136,888,036.

- ◆ \$106,685,419 (81.9%) of the Authority's revenues were grants or subsidies received from governmental agencies, principally, HUD. This remains very consistent with 2016's grant funding of \$108,198,012 or 83.6% of all revenue. As a whole, these sources suffered a modest decrease of (-1.4%) from the prior year, 2016. The greatest reduction came from Low-Income Public Housing Operating Subsidy, which witnessed a reduction of roughly \$3m from 2016 to 2017. The Capital Fund grants and Housing Choice Voucher administrative fees earned went up slightly to somewhat offset the loss in Public Housing dollars. The breakout of Grant Funding between sources is illustrated by the Grant Funding graph.
- ◆ \$8,686,971 (6.7%) of the Authority's revenue was derived from tenants for dwelling rent and related incurred charges. 2016 Tenant Revenue of \$7,560,468 was just about 14.9% less than that the amount posted in 2017. Tenant revenues grew in each successive year, from 2014 to 2017. The Authority continues to lease units and collect rent at a high level. Furthermore, the Manchester Tax-Credit property was reacquired in late 2016 and its rental income now gets reported within the Authority's income statement.

***Housing Authority of the City of Pittsburgh, Pennsylvania
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■ Grant Funding

■ Other Income

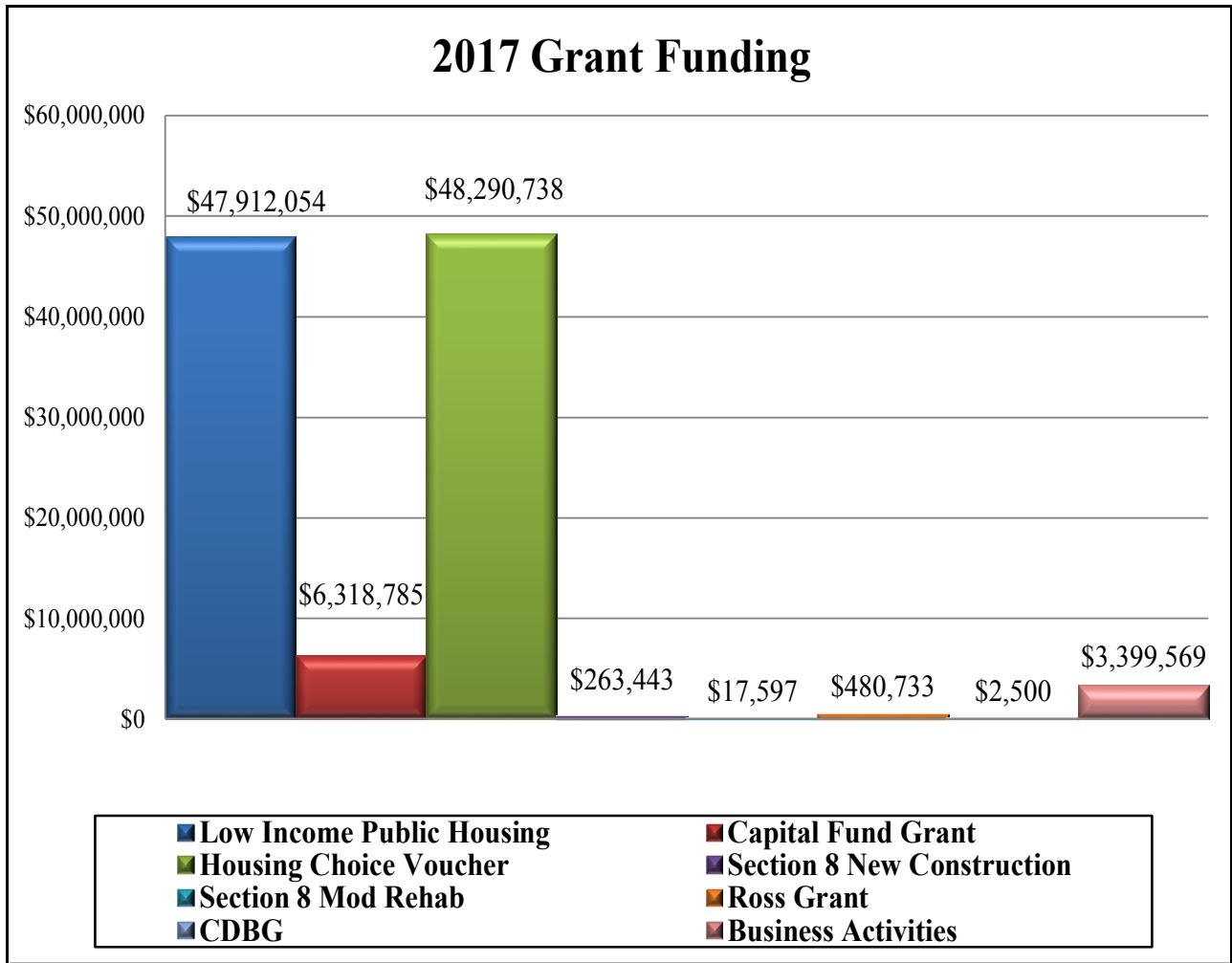
■ Tenant Revenue

■ Investment Income

■ Fraud Recovery

■ Gain (Loss) on Sale of Fixed Assets

***Housing Authority of the City of Pittsburgh, Pennsylvania
Management's Discussion and Analysis
Fiscal Year Ended December 31, 2017***



***Housing Authority of the City of Pittsburgh, Pennsylvania
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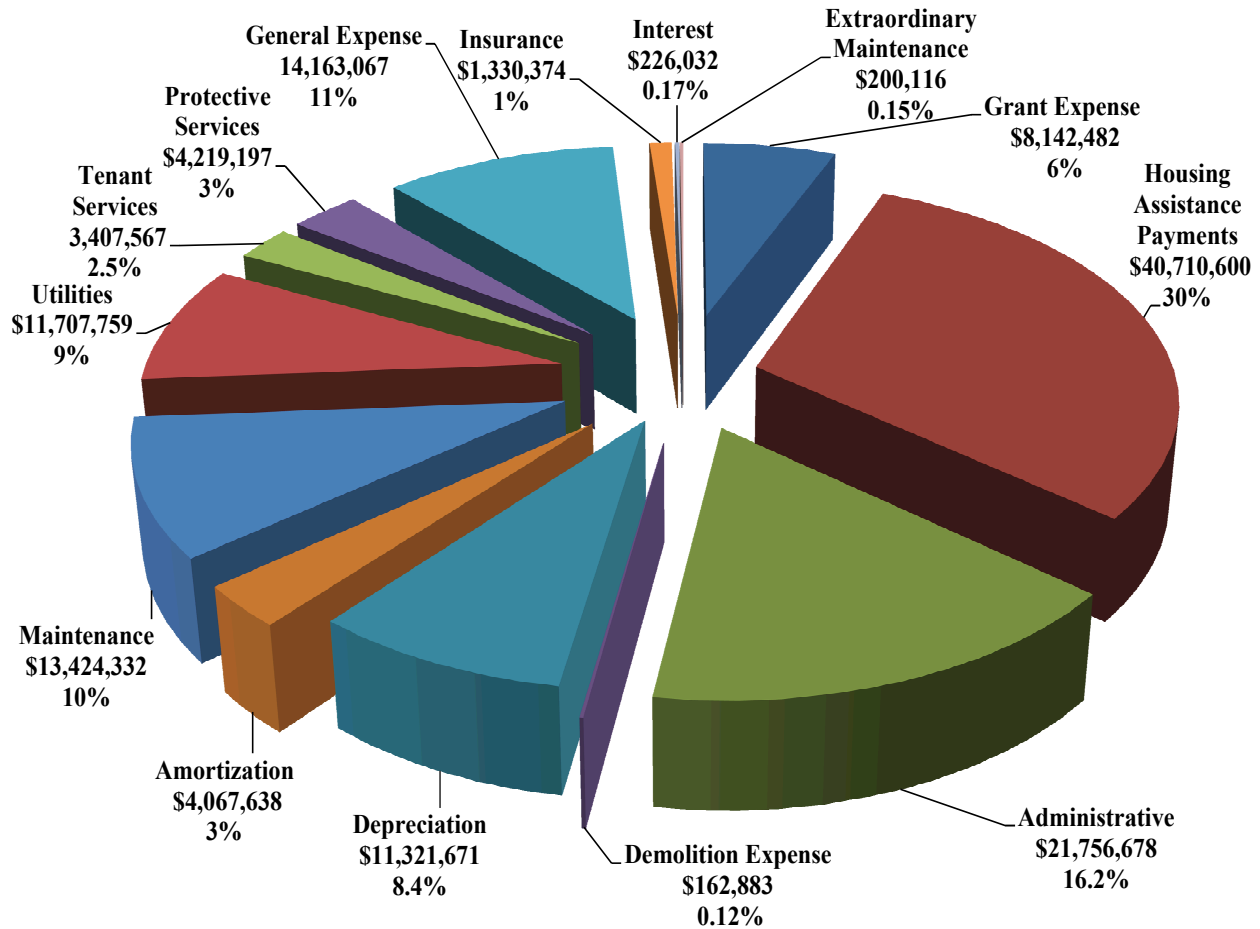
Expenses

Total Expenses for the Authority increased by \$12,594,739 or 10.3% to \$134,840,396 for the year ended December 31, 2017 compared to Total Expenses of \$122,245,657 for the year ended December 31, 2016.

- ◆ Housing Assistance Payments increased \$3,446,162 from 2016 to 2017. The Authority has made concerted efforts to increase leasing numbers within MtW voucher program. This has been realized as leasing increased from 2015 to 2016 and then again from 2016-2017 accordingly.
- ◆ Administrative expense has increased as a result of an uptick in development. The Authority's high volume of development activity has caused this expansion of outside legal fees. Moreover, some of the development initiatives involve transactions that are entirely new to the Authority and therefore necessitate the extra support. These include but are not limited to the Rental Assistance Demonstration (RAD), Project-Based Voucher/Gap Financing, Turnkey, and Self-Development deals. Master Planning costs for Allegheny Phase I and the Northview Mid-Rise account for approximately \$1 million in growth to Administrative outlays.
- ◆ Demolition Expense was down dramatically in 2017 at just \$162,883, or roughly 60% less than the \$402,631 spent in 2016. Demolition Expense, which fluctuates annually, (was \$2.72 million in 2015) is driven by the timing of HUD approvals for demolition of old housing stock approved for redevelopment. The significant decreases in 2016 and 2017 are the result of timing of redevelopment projects along with the decision to explore other opportunities for creating new affordable units. Specifically, the Project-Based Voucher/Gap Financing program combined with two Turnkey Unit contracts have reduced the need for demolition during the past two fiscal years.
- ◆ Utilities expense increased by \$4,641,291 from 2016 to 2017. The Authority decided on a conservative approach and posted additional water and sewage expense as it continues to work with the Pittsburgh Water and Sewer Authority on specific disputed accounts. From 2015 to 2016, the increase amount was much less at only \$1,304,097, which again was also largely attributable to water and sewage cost increases.

***Housing Authority of the City of Pittsburgh, Pennsylvania
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2017 Total Expenses



■ Grant Expense	■ Housing Assistance Payments	■ Administrative
■ Demolition Expense	■ Depreciation	■ Amortization
■ Maintenance	■ Utilities	■ Tenant Services
■ Protective Services	■ General Expense	■ Insurance Expense
■ Interest Expense	■ Extraordinary Maintenance	

***Housing Authority of the City of Pittsburgh, Pennsylvania
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Capital Assets

Capital Assets, Net of Accumulated Depreciation, decreased by \$6,761,179, or 8.18%, to \$75,887,643 as of December 31, 2017 compared to \$82,648,822 in 2016 and \$81,684,847 for December 31, 2015. Construction in Progress (CIP) of \$4,348,150 was 44.9% less than 2016 \$7,891,997, which was five million dollars more than 2015's ending balance of \$2,612,554. The Authority's large investment in housing stock (more than \$285 million) generates sizable reductions in capital asset balances through depreciation. Accumulated Depreciation increased in 2017 by \$11 million, but this reduction is offset by the partnership investments in both Manchester and Crawford.

*Table IV
Housing Authority of the City of Pittsburgh
Capital Assets
As of December 31, 2017, 2016, and 2015*

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2015-2016 Total Change</u>	<u>2015-2016 % Change</u>	<u>2016-2017 Total Change</u>	<u>2016-2017 % Change</u>
Land	\$ 24,967,569	\$ 24,628,108	\$ 22,272,592	\$ 2,355,516	10.58%	\$ 339,461	1.38%
Construction in Progress	4,348,150	7,891,997	2,612,554	5,279,443	202.08%	(3,543,847)	-44.90%
Buildings	285,928,386	278,855,767	274,256,853	4,598,914	1.68%	7,072,619	2.54%
Furniture, Equipment, and Machinery - Admin	10,427,571	10,017,172	10,025,716	(8,544)	-0.09%	410,399	4.10%
Gross Capital Assets	325,671,676	321,393,044	309,167,715	12,225,329	3.95%	4,278,632	1.33%
Accumulated Depreciation	(249,784,033)	(238,744,222)	(227,482,868)	(11,261,354)	4.95%	(11,039,811)	4.62%
Capital Assets - Net	\$ 75,887,643	\$ 82,648,822	\$ 81,684,847	\$ 963,975	1.18%	\$ (6,761,179)	-8.18%

Mixed-Finance Development Activities

The Authority provides grants, short-term financing and long-term investment from its MTW funding sources blended with low-income housing tax credits and other private sector sources to finance the development of new communities. Short-term and long-term Mixed-Finance investments rose to a combined \$171,384,265 in 2017, from \$167,216,717 at December 31, 2016. The 2.4% increase of \$4,167,548 reflects the closings of Allegheny Phase I and Larimer/East Liberty Phase 2.

***Housing Authority of the City of Pittsburgh, Pennsylvania
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***Table V
Housing Authority of the City of Pittsburgh
Mixed Finance Development Activities
(Net of Amortization)
As of December 31, 2017, 2016, and 2015***

	<u>2017</u>	<u>2016</u>	<u>2015</u>
Short-Term Financing Provided To Mixed Finance Development Activities	\$ 2,490,937	\$ 1,893,561	\$ 862,122
Long-Term Investment (Net of Amortization In Mixed Finance Development Activities)	<u>168,893,328</u>	<u>165,323,156</u>	<u>152,763,489</u>
<i>Total Mixed Finance Development Activities</i>	<u>\$ 171,384,265</u>	<u>\$ 167,216,717</u>	<u>\$ 153,625,611</u>

Long-Term Liabilities and Related Commitments

During the year ended December 31, 2017, the Authority had a reduction of 18%, or \$4,073,045 in Long-Term Debt. The only significant change was the reduction of the long-term component of the Capital Lease obligation that funded the Energy Performance Contract. That reduction of \$2,324,812 relates to the Capital Lease Financing of the Energy Performance Contract.

The long-term liability activity for the year ended December 31, 2017 is reflected in Table VI.

***Table VI
Housing Authority of the City of Pittsburgh
Debt Activity
As of December 31, 2017, 2016, and 2015***

	<u>Balance at 12/31/2015</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at 12/31/2016</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at 12/31/2017</u>
Capital Lease	\$ 15,790,162	\$ -	\$ (2,407,570)	\$ 13,382,592	\$ -	\$ (2,526,307)	\$ 10,856,285
Notes Payable - Manchester	-	172,500	(89,742)	82,758	-	(4,980)	77,778
Reserved Escrow Funding	5,387,173	52,770	-	5,439,943	-	(1,381,497)	4,058,446
Compensated Absences	2,688,045	766,814	(542,435)	2,912,424	291,431	(160,261)	3,043,594
Other Long-Term Liabilities	<u>813,006</u>	<u>-</u>	<u>(45,137)</u>	<u>767,869</u>	<u>105,279</u>	<u>-</u>	<u>873,148</u>
<i>Totals</i>	<u>\$ 24,678,386</u>	<u>\$ 992,084</u>	<u>\$ (3,084,884)</u>	<u>\$ 22,585,586</u>	<u>\$ 396,710</u>	<u>\$ (4,073,045)</u>	<u>\$ 18,909,251</u>

Housing Authority of the City of Pittsburgh, Pennsylvania Management's Discussion and Analysis Fiscal Year Ended December 31, 2017

Economic Factors and Events Affecting Operations

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

- ◆ The Authority participates in the U.S. Department of Housing and Urban Development demonstration program entitled “Moving-To-Work” (MTW). Subsequent to the close of 2016, the Agency received an extension of the program agreement through December 31, 2028. This extension gives the agency the opportunity to continue to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families by allowing exemptions from existing public housing and tenant-based Housing Choice Voucher rules.
- ◆ The Authority receives federal funding from HUD as authorized by the U.S. Congress. In recent years, public housing authorities nationwide have experienced reduced funding. Whether that reduction takes the form of redesigning a program to limit its scope or a pro-ration of funding, the result is the same, less funding for authorities. The fiscal year 2017 public housing funding proration was 92.89%, an increase from the prior year where the Authority received 90.21% of total subsidy requested and approved. A proration of 93.5% is anticipated for fiscal year 2018.
- ◆ In fiscal year 2008, HUD required Authorities to move to a site-based management method of accounting, funding and operations. With the successful submission of our audited financials to HUD for fiscal year 2008, the Authority completed the transition to the site-based management method. The management and staff of the Authority have worked diligently to implement all required procedural and structural changes and have achieved full compliance with all of the site-based changes required by HUD. Although the transition to the site-based method has been challenging, the benefits of these changes are a more detailed view of how the Authority operates at the project level. We continue to refine our site-based structures and methodology.

Conclusions

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

***Housing Authority of the City of Pittsburgh, Pennsylvania
Management's Discussion and Analysis
Fiscal Year Ended December 31, 2017***

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. Bernard P. McGinley
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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 POSITION

DECEMBER 31, 2017 AND 2016

Assets	2017	2016
Current assets:		
Cash and cash equivalents:		
Cash:		
Cash - unrestricted	\$ 98,598,791	\$ 91,552,327
Cash - restricted	34,553,425	48,309,750
Total cash	<u>133,152,216</u>	<u>139,862,077</u>
Investments (cash equivalents):		
Investments - unrestricted	1,758,712	1,750,950
Investments - restricted	5,791,134	7,168,367
Total investments (cash equivalents)	<u>7,549,846</u>	<u>8,919,317</u>
Total cash and cash equivalents	<u>140,702,062</u>	<u>148,781,394</u>
Accounts receivable, net of allowances for doubtful accounts:		
Accounts receivable - PHA projects	9,738	-
Accounts receivable - HUD other projects	8,253,859	9,000,507
Accounts receivable - miscellaneous	786,294	148,389
Accounts receivable - tenants - dwelling rents, net of allowance	226,546	239,942
Mixed finance notes receivable - current	2,490,937	1,893,561
Accrued interest receivable	7,611	9,567
Total accounts receivable, net of allowances for doubtful accounts	<u>11,774,985</u>	<u>11,291,966</u>
Prepaid expenses and other assets - current	39,528	46,766
Inventories, net of allowance	139,602	162,048
Assets held for sale	243,433	243,433
Total current assets	<u>152,899,610</u>	<u>160,525,607</u>
Noncurrent assets:		
Capital assets:		
Land	24,967,569	24,628,108
Buildings	285,928,386	278,855,766
Furniture, equipment, and machinery - administration	10,427,571	10,017,172
Accumulated depreciation	(249,784,033)	(238,744,222)
Construction in progress	4,348,150	7,891,997
Total capital assets, net of accumulated depreciation	<u>75,887,643</u>	<u>82,648,821</u>
Prepaid expenses and other assets - noncurrent	249,575	349,152
Mixed finance notes receivable - noncurrent	20,413,937	17,381,605
Other notes receivable - noncurrent	108,797	159,643
Investment in mixed finance development activities, net of accumulated amortization	<u>148,121,019</u>	<u>147,941,551</u>
Total noncurrent assets	<u>244,780,971</u>	<u>248,480,772</u>
Total Assets	<u><u>\$ 397,680,581</u></u>	<u><u>\$ 409,006,379</u></u>

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION

DECEMBER 31, 2017 AND 2016

(Continued)

Liabilities and Net Position	2017	2016
Liabilities:		
Current liabilities:		
Accounts payable and other accrued liabilities	\$ 9,019,342	\$ 8,938,887
Accrued wage/payroll taxes payable	679,497	637,071
Accrued compensated absences - current	79,446	451,664
Accrued contingency liability	390,636	831,191
Accrued interest payable	17,007	20,965
Accounts payable - other government	242,707	33,098
Tenant security deposits	198,010	238,189
Unearned revenue	191,924	3,112,370
Current portion of capital lease liability	2,649,277	2,526,309
Other current liabilities	564,911	504,781
Total current liabilities	14,032,757	17,294,525
Noncurrent liabilities:		
Capital lease liability and notes payable - noncurrent	8,284,786	10,939,041
Accrued compensated absences - noncurrent	2,964,148	2,460,760
Other noncurrent liabilities	4,931,594	6,207,812
Total noncurrent liabilities	16,180,528	19,607,613
Total Liabilities	30,213,285	36,902,138
Net Position:		
Net investment in capital assets	57,698,706	65,391,365
Restricted for:		
Mixed financing activities	201,947,422	207,621,272
Guarantee corporation	5,000,000	5,000,000
Allegheny Dwellings site	-	921,706
Workers' compensation	733,496	729,463
Oak Hill site	400,000	500,000
Housing assistance payments	70,119	90,656
Total restricted net position	208,151,037	214,863,097
Unrestricted net position	101,617,553	91,849,779
Total Net Position	367,467,296	372,104,241
Total Liabilities and Net Position	\$ 397,680,581	\$ 409,006,379

(Concluded)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

	2017	2016
Operating Revenues:		
Tenant revenue:		
Net tenant rental revenue	\$ 8,639,367	\$ 7,487,368
Tenant revenue - other	47,604	73,100
Total tenant revenue	8,686,971	7,560,468
Operating grants	102,731,300	102,496,127
Mixed financing loan interest	8,041,813	8,201,910
Other revenue	6,636,506	7,133,704
Investment income (loss) - unrestricted	117,426	204,869
Investment income (loss) - restricted	10,231	63,817
Total operating revenues	126,224,247	125,660,895
Operating Expenses:		
Housing assistance payments	40,710,600	37,264,438
Grant expense	8,142,482	7,564,626
Administrative:		
Administrative salaries	9,016,567	8,374,978
Employee benefit contributions - administrative	3,344,597	3,186,506
Other operating - administrative	9,395,514	7,635,075
Tenant services:		
Tenant services - salaries	996,636	983,991
Relocation costs	89,788	306,776
Employee benefit contributions - tenant services	409,465	427,806
Tenant services - other	1,911,678	1,115,596
Utilities:		
Water	7,462,044	1,821,770
Electricity	1,891,395	1,828,128
Gas	988,160	869,318
Sewer	1,266,582	2,447,675
Utilities - other	99,578	99,577
Ordinary maintenance and operations:		
Ordinary maintenance and operations - labor	6,505,052	6,325,210
Ordinary maintenance and operations - materials and other	2,206,488	2,154,117
Ordinary maintenance and operations - contract costs	2,067,663	2,684,137
Employee benefit contributions - ordinary maintenance	2,645,129	2,591,079
Protective services:		
Protective services - labor	222,479	205,395
Protective services - other contract costs	3,091,700	3,329,930
Protective services - other	842,180	619,649
Employee benefit contributions - protective services	62,838	53,517
Insurance expense:		
Property insurance	401,784	359,495
Liability insurance	345,426	354,176
Workmen's compensation	525,148	454,590
All other insurance	58,016	70,679
General expense:		
Other general expenses	905,799	701,493
Demolition expense	162,883	402,631
Other payroll related expenses	291,431	290,646
Bad debt expense - mixed financing	7,637,951	8,199,461
Outside management fees	5,289,128	5,138,836
Mixed financing investment amortization	4,067,638	2,680,647
Total operating expenses	123,053,819	110,541,948
Operating Income	3,170,428	15,118,947

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016
(Continued)

	2017	2016
Non-Operating Revenues (Expenses):		
Extraordinary maintenance	(200,116)	(148,716)
Casualty gains/losses - non-capitalized	(38,758)	(12,597)
Interest expense	(226,032)	(272,499)
Gain (loss) on disposition of capital assets	25,085	4,840
Depreciation expense	<u>(11,321,671)</u>	<u>(11,269,898)</u>
Total non-operating revenues (expenses)	<u>(11,761,492)</u>	<u>(11,698,870)</u>
Capital Contributions:		
HUD capital grants	<u>3,954,119</u>	<u>5,701,885</u>
Change in Net Position	(4,636,945)	9,121,962
Net position - beginning	<u>372,104,241</u>	<u>362,982,279</u>
Net position - ending	<u><u>\$ 367,467,296</u></u>	<u><u>\$ 372,104,241</u></u>

(Concluded)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

	2017	2016
Cash Flows From Operating Activities:		
Operating grants received	\$ 103,532,920	\$ 99,813,102
Receipts from tenants	8,660,188	7,551,124
Other receipts	6,453,309	10,009,554
Housing assistance payments	(40,720,338)	(37,228,875)
Payments for goods and services	(40,238,272)	(27,971,530)
Grant expense	(8,142,482)	(7,564,626)
Payments to employees	(23,320,598)	(21,980,557)
Net cash provided by (used in) operating activities	6,224,727	22,628,192
Cash Flows From Non-Capital Financing Activities:		
Cash received from outstanding loans receivable	222,891	524,815
Cash paid out for loans receivable	(820,267)	(1,556,254)
Net cash provided by (used in) non-capital financing activities	(597,376)	(1,031,439)
Cash Flows From Capital and Related Financing Activities:		
Capital grants received for capital assets	978,701	19,951,368
Cash paid out for investment in mixed finance development activities	(7,502,329)	(10,474,444)
Cash received from investment in mixed finance development activities	222,891	(84,197)
Principal payments on debt	(2,531,287)	(2,407,570)
Interest payments	(229,990)	(276,274)
Acquisition and construction of capital assets	(4,774,282)	(12,390,346)
Net cash provided by (used in) capital and related financing activities	(13,836,296)	(5,681,463)
Cash Flows From Investing Activities:		
Interest and dividends on investments	129,613	292,129
Net Increase (Decrease) in Cash and Cash Equivalents	(8,079,332)	16,207,419
Cash and Cash Equivalents:		
Beginning of year	148,781,394	132,573,975
End of year	\$ 140,702,062	\$ 148,781,394
Noncash Items:		
Capital assets acquired through acquisition of mixed financing partnerships	\$ -	\$ 4,598,915
Debt acquired through acquisition of mixed financing partnerships	\$ -	\$ 172,500

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016
(Continued)

	2017	2016
Reconciliation of Operating Income to Net Cash		
Provided by (Used in) Operating Activities:		
Operating income	\$ 3,170,428	\$ 15,118,947
Adjustments to reconcile operating income to net cash and cash equivalents provided by (used in) operating activities:		
Investment (income) loss	(127,657)	(268,686)
Changes in mixed financing items	4,067,638	2,680,647
Change in assets and liabilities:		
Accounts receivable (net)	3,098,486	(2,747,316)
Prepaid expenses and other current assets	129,261	225,276
Accounts payable and accrued liabilities	(1,196,941)	4,651,638
Interest payable	3,958	3,775
Unearned revenue	(2,920,446)	2,963,911
Total adjustments	3,054,299	7,509,245
Net cash and cash equivalents provided by (used in) operating activities	<u>\$ 6,224,727</u>	<u>\$ 22,628,192</u>

(Concluded)

Cash and cash equivalents at end of year:		
Cash - unrestricted	\$ 98,598,791	\$ 91,552,327
Cash - restricted	34,553,425	48,309,750
Investments - unrestricted	1,758,712	1,750,950
Investments - restricted	5,791,134	7,168,367
	<u>\$ 140,702,062</u>	<u>\$ 148,781,394</u>

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

1. Summary of Significant Accounting Policies

Organization

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).

Reporting Entity

In determining how to define the reporting entity, management has considered all potential component units to the Authority. 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). The blended component units do not issue stand-alone financial statements.

Blended Component Units:

Allies and Ross Management and Development Corporation (ARMDC)

The Authority created ARMDC as a separate non-profit organization to provide housing opportunities and housing-related activities. ARMDC is provided grants by the

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

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

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

Interest in Limited Partnerships

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

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

Manchester Limited Partnerships

During 2016, the Authority directly purchased a 99% interest in four limited partnerships, Manchester L.P. I, II, III, and IV (Manchester LPs). The remaining 1% was purchased at the same time by ARMDC-Manchester GP, LLC. This gives the Authority 100% ownership of the entity, while maintaining the partnership structure for the

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

Manchester LPs. The Authority had previously participated in the mixed financing transaction that created the Manchester LPs through the issuance of notes to help fund the revitalization project in the mid-1990s. The Authority had accounted for these notes receivable as investments in mixed financing properties, that were amortized over the life of the note, as discussed further in Note 3. As a result of this purchase, these mixed financing investments have effectively been converted to the equity ownership of the Manchester LPs. The Manchester LPs are reported as blended component units of the Authority, within the ARMDC column within the Financial Data Schedules (FDS).

Clean Slate E3

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

Basis of Accounting

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

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

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

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

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

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

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

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

Activities, employs funds from traditional public housing sources such as the MTW Program and uses capital generated from the sale of low-income housing tax credits.

Other Programs: Other programs operated by the Authority include:

- Resident Opportunity and Supportive Services (ROSS)
- Rental Assistance Demonstration (RAD)
- Community Development Block Grants (CDBG)
- Choice Neighborhoods Planning Grants (CNPg)
- East Liberty Gardens

Operating and Non-Operating Revenues (Expenses)

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

Classification of Net Position

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

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

Use of Restricted and Unrestricted Resources

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

Budgetary Process

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

Cash and Cash Equivalents

The Authority considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

Accounts Receivable

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

Investments

The Authority's investments are stated at fair value. The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles (GAAP). The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Capital Assets

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

Unearned Revenue

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

Compensated Absences

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

Conduit Debt Transactions

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

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

Estimates

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

Adopted Pronouncement

The requirements of the following Governmental Accounting Standards Board (GASB) Statement were adopted for the Authority's 2017 financial statements:

GASB Statement No. 80, *"Blending Requirements for Certain Component Units – An Amendment of GASB Statement No. 14)"*, clarifies the financial statement presentation requirements for the blending of a component unit incorporated as a not-for-profit corporation in which the primary government is the sole corporate member. The provisions of this statement have been adopted and incorporated into these financial statements. The adoption of this pronouncement did not have a significant impact to the Authority's financial statements

Pending Pronouncements

GASB has issued statements that will become effective in future years, including Statement Nos. 75 (OPEB Employer), 82 (Pensions), 83 (Asset Retirement Obligations), 84 (Fiduciary Activities), 85 (Omnibus 2017), 86 (Certain Debt Extinguishment Issues), 87 (Leases), and 88 (Certain Debt Disclosures). Management has not yet determined the impact of these statements on the financial statements.

2. Cash and Investments

Cash

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

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

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

As of December 31, 2017, \$1,401,533 of the Authority's \$135,000,476 bank balance (with a carrying amount of \$133,911,736 as of December 31, 2017) was insured by the Federal Deposit Insurance Corporation. The remaining bank balance was exposed to custodial credit risk, but is collateralized both in accordance with the Authority's investment policy, and in accordance with Act 72 of the Pennsylvania state legislature, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution's name.

Included in the 2017 deposit amounts in the preceding paragraph are \$759,520 of certificates of deposit classified as investments on the statements of net position. Bank balance approximates book value for all of these investments.

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

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

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Restricted Cash

Cash was restricted at December 31, 2017 and 2016 for the following purposes:

	2017	2016
LIPH Family Self Sufficiency Program	\$ 443,978	\$ 450,064
Voucher Family Self Sufficiency Program	429,169	317,805
Total Family Self Sufficiency Program	873,147	767,869
Tenant security deposits	198,009	238,189
ARMDC blended component unit	30,208,589	38,669,042
Program income	2,805,580	4,005,422
Housing assistance payments	68,100	3,037,105
Oak Hill resident activities	400,000	500,000
Allegheny Dwellings site	-	921,706
East Liberty Gardens Multi-Family site	-	170,417
Total	<u>\$ 34,553,425</u>	<u>\$ 48,309,750</u>

Investments

Investments are highly liquid and are classified as cash and cash equivalents for financial statement purposes. Money market funds, mutual funds, and U.S. treasury bills, are valued using prices quoted in active markets for those securities and are included in the Level 1 fair value hierarchy. The fair values of U.S. Government Obligations are priced by third party pricing services using observable market data and are included in the Level 2 fair value hierarchy. Investments consisted of the following at December 31, 2017:

Investment Type	Fair Value	Book Value
Money Market	\$ 1,787,313	\$ 1,787,313
U.S. Treasury Bills	2,271,132	2,271,132
U.S. Government Obligations	1,998,384	1,998,384
Mutual Funds	733,497	733,497
	<u>\$ 6,790,326</u>	<u>\$ 6,790,326</u>

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As of December 31, 2017, deposits of \$759,520 discussed in more detail in the “cash” section above are considered to be investments for presentation on the statements of net position.

Investments consisted of the following at December 31, 2016:

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

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

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

Credit Risk – The risk that an issuer or other counterparty to an investment will not fulfill its obligations is called credit risk. The Authority’s investment policy does not limit its investment choices based on credit ratings by nationally recognized statistical rating organizations; however, it does require the investment company to provide a statement of potential default and risk. As of December 31, 2017 and 2016, all investments in U.S. government agency obligations received an AA+ rating from Standard & Poor’s. Investments in money market funds were rated AAA, and mutual funds were unrated.

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

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agency obligations are not exposed to custodial credit risk, as the investments are held by the trustee in the name of the Authority.

Interest Rate Risk – Per the Authority’s investment policy, investments are scheduled to mature when funds are needed, and the Authority may invest in securities with a maturity of up to five years; however, the average duration of the portfolio should not exceed two years. As of December 31, 2017 and 2016, no investment maturities exceeded five years, and the aggregate investments had an average maturity of less than one year.

Restricted Investments

Investments were restricted at December 31, 2017 and 2016 for the following purposes:

	2017	2016
Contractual agreements with mixed finance development partnerships	\$ 4,058,446	\$ 5,439,943
Workers' compensation self-insurance	733,496	729,463
Capital Fund loan repayments	999,192	998,961
Total	<u>\$ 5,791,134</u>	<u>\$ 7,168,367</u>

3. Mixed Finance Development Activities Program

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

The Authority’s Investment in Mixed Finance Development Activities is in the form of bridge loans, long-term notes receivable, and long-term financing. Bridge loans are short-term financing provided to the development until the construction is completed and permanent financing is put in place. These bridge loans are normally paid back to the Authority within five years of the loan being drawn. Outstanding bridge notes as of December 31, 2017 and 2016 are related to the Addison Terrace, Larimer, and Allegheny Dwellings projects.

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

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

Mixed Finance Development Activities (Dollars in Millions)

As of December 31, 2017:

Bridge loan financing	\$ 2.5
Long-term notes receivable	20.4
Long-term investments (net of amortization)	<u>148.1</u>
Balance	<u>\$ 171.0</u>

As of December 31, 2016:

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

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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, 2017, there were approximately 360 Plan participants and at December 31, 2016, there were approximately 350 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, 2017 were approximately \$1,205,000 and \$909,000, respectively, and for the year ended December 31, 2016 were approximately \$1,046,000 and \$785,000, respectively.

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5. Capital Assets/Accumulated Depreciation

A summary of changes in capital assets is as follows:

	December 31, 2016	Increases	Decreases	December 31, 2017
Capital assets, not being depreciated:				
Land	\$ 24,628,108	\$ 339,461	\$ -	\$ 24,967,569
Construction in progress	7,891,997	2,770,703	(6,314,550)	4,348,150
Total capital assets not being depreciated	32,520,105	3,110,164	(6,314,550)	29,315,719
Capital assets being depreciated:				
Buildings	278,855,766	7,072,620	-	285,928,386
Furniture, equipment, and machinery - administration	10,017,172	692,259	(281,860)	10,427,571
Total capital assets, being depreciated	288,872,938	7,764,879	(281,860)	296,355,957
Less accumulated depreciation for:				
Buildings	(231,302,837)	(9,865,118)	-	(241,167,955)
Furniture, equipment, and machinery - administration	(7,441,385)	(1,456,553)	281,860	(8,616,078)
Total accumulated depreciation	(238,744,222)	(11,321,671)	281,860	(249,784,033)
Total capital assets being depreciated, net	50,128,716	(3,556,792)	-	46,571,924
Total capital assets	\$ 82,648,821	\$ (446,628)	\$ (6,314,550)	\$ 75,887,643

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	December 31, 2015	Increases	Decreases	December 31, 2016
Capital assets, not being depreciated:				
Land	\$ 22,272,592	\$ 2,355,516	\$ -	\$ 24,628,108
Construction in progress	2,612,554	5,720,691	(441,248)	7,891,997
Total capital assets not being depreciated	24,885,146	8,076,207	(441,248)	32,520,105
Capital assets being depreciated:				
Buildings	274,256,853	4,598,913	-	278,855,766
Furniture, equipment, and machinery - administration	10,025,716	-	(8,544)	10,017,172
Total capital assets, being depreciated	284,282,569	4,598,913	(8,544)	288,872,938
Less accumulated depreciation for:				
Buildings	(221,468,960)	(9,833,877)	-	(231,302,837)
Furniture, equipment, and machinery - administration	(6,013,908)	(1,436,021)	8,544	(7,441,385)
Total accumulated depreciation	(227,482,868)	(11,269,898)	8,544	(238,744,222)
Total capital assets being depreciated, net	56,799,701	(6,670,985)	-	50,128,716
Total capital assets	\$ 81,684,847	\$ 1,405,222	\$ (441,248)	\$ 82,648,821

6. Long -Term Liabilities

Capital Lease

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

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rate of 1.9%. Monthly lease payments under the renegotiated lease were approximately \$223,000 in 2016 and increase over the life of the lease to approximately \$254,000 a month by the end of the lease term in 2021.

Yearly payment amounts are as follows:

Year Ending December 31,	Principal Payment	Interest Payment
2018	\$ 2,649,277	\$ 181,337
2019	2,776,685	130,464
2020	2,908,324	77,163
2021	2,521,999	21,764
	<u>\$ 10,856,285</u>	<u>\$ 410,728</u>

As of December 31, 2017 and 2016, approximately \$7.4 million (\$24.5 million, net of \$17.1 million of accumulated depreciation) and \$9.8 million (\$24.5 million, net of \$14.7 million of accumulated depreciation) of the capital assets balance was related to assets acquired or constructed through this lease financing, respectively.

Notes Payable - Manchester

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

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

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Changes in Long-Term Liabilities

Long-term liability activity for the year ended December 31, 2017 was as follows:

	Balance at December 31, 2016	Additions	Reductions	Balance at December 31, 2017	Due Within One Year
Capital lease	\$ 13,382,592	\$ -	\$ (2,526,307)	\$ 10,856,285	\$ 2,649,277
Notes payable - Manchester	82,758	-	(4,980)	77,778	-
Reserved escrow funding	5,439,943	-	(1,381,497)	4,058,446	-
Compensated absences	2,912,424	291,431	(160,261)	3,043,594	79,446
Other long-term liabilities	767,869	105,279	-	873,148	-
Long-term liabilities	<u>\$ 22,585,586</u>	<u>\$ 396,710</u>	<u>\$ (4,073,045)</u>	<u>\$ 18,909,251</u>	<u>\$ 2,728,723</u>

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

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

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7. Risk Management

Commercial Property

The Authority carries commercial insurance for property losses.

Workers' Compensation

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

Self-Insurance

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

Independent actuarial assessments of self-insured workers' compensation were performed as of December 2017 and 2016. The actuarial assessments were revised to indicate the outstanding claims liability balance at December 31, 2017 and 2016, which was \$287,174 and \$439,000, respectively. The rate used to discount the above liability was 2.50% and 2.50% in 2017 and 2016, respectively.

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

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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, 2017	December 31, 2016
Unpaid claims, beginning of fiscal year	\$ 439,000	\$ 586,000
Change in actuarial estimate	(20,557)	(93,493)
Claim payments	<u>(131,269)</u>	<u>(53,507)</u>
Unpaid claims, end of fiscal year	<u>\$ 287,174</u>	<u>\$ 439,000</u>

Other Risks

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

8. Contingencies and Commitments

Contingencies

The Authority is currently involved in pending litigation concerning construction contracts for modernization projects, as well as other employment and workers' compensation matters. While it is not feasible to predict or determine the outcome of these cases, it is management's opinion that the Authority's defenses are meritorious in these cases, and that exposure to loss, if any, cannot be reasonably estimated, or has been deemed immaterial, as of the date of the financial statements. Therefore, an accrual of \$297,000 has been made as of December 31, 2016.

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As of December 31, 2017, the Authority accrued approximately \$6.4 million related to ongoing discussions and negotiations with Pittsburgh Sewer and Water Authority related to billing disputes related to water usage. This expense is reported within water expense on the statement of revenues, expenses, and changes in net position, and the liability is included within accounts payable on the statement of net position.

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 at this time.

Commitments

Construction commitments related to the rehabilitation and/or construction of public housing neighborhoods at December 31, 2017 and 2016 amounted to approximately \$71 million and \$92 million, respectively. The Authority is also responsible for providing operating subsidy to the owners/managers of 1,204 apartments, which are dedicated for use by residents of the Authority's Conventional Low-Income Public Housing Program. Related operating subsidy payments for the years ended December 31, 2017 and 2016 amounted to approximately \$5.3 million and \$5.1 million, respectively.

9. Conduit Debt

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

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

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

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

The above-described transactions and balances are not reflected in the Authority financial statements, as they are considered a conduit debt transaction, and the Authority has no obligation for repayment of these debts from other resources. At December 31, 2017 and 2016, the outstanding conduit debt for the Authority relating to Bonds was \$0 and \$14,750,000, respectively.

10. Economic Dependency

The Authority is economically dependent on receiving operating subsidies and grant funding from HUD. The Authority's ability to maintain or improve operations would be severely impacted by a material reduction in HUD funds. Reductions in operating subsidies could occur in calendar year 2018, but any such reductions are not currently expected to have a material adverse impact to the Authority.

SUPPLEMENTARY INFORMATION

**FINANCIAL DATA SCHEDULE –
ENTITY-WIDE**

Line Item No.	Description	TOTAL LIPH	709 14.892 CNPG	708 14.889 CNIG	ROSS Total	903 CDBG	Section 8 NC	Mod Rehab - Total	210 Housing Choice Voucher Program	260 14.195 East Liberty Gardens Multi-Family	214 MTW - Section 8	MTW LIPH	MTW 14.881
111	Cash-unrestricted	37,724,880	-	-	-	-	133,499	-	10,897	63,264	4,376,007	50,369,750	54,745,757
112	Cash-restricted-modernization and development	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash-other restricted	843,978	-	-	-	-	-	-	68,100	-	429,169	-	429,169
114	Cash-tenant security deposits	191,178	-	-	-	-	-	-	-	-	-	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-
100	Total Cash	38,760,036	-	-	-	-	133,499	-	78,997	63,264	4,805,176	50,369,750	55,174,926
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-	-	9,738	-	9,738
122-010	Accounts receivable - HUD other projects - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
122-020	Accounts receivable - HUD other projects - Capital fund	5,658,644	-	-	-	-	-	-	-	-	-	-	-
122-030	Accounts receivable - HUD other projects - Other	-	230,066	1,028,995	25,903	-	-	17,597	2,019	-	1,290,635	-	1,290,635
122	Accounts receivable - HUD other projects	5,658,644	230,066	1,028,995	25,903	-	-	17,597	2,019	-	1,290,635	-	1,290,635
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	-	-	-	-	-	-	-	-	-	34,225	8,069	42,294
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-	-	34,225	8,069	42,294
126	Accounts receivable - tenants	357,338	-	-	-	-	-	-	-	-	-	-	-
126.1	Allowance for doubtful accounts - tenants	(140,061)	-	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	12,941	-	-	-	-	-	-	-	-	26,723	-	26,723
128.1	Allowance for doubtful accounts - fraud	(12,941)	-	-	-	-	-	-	-	-	(26,723)	-	(26,723)
129	Accrued interest receivable	881	-	-	-	-	-	-	-	-	-	2,925	2,925
120	Total receivables, net of allowance for doubtful accounts	5,876,802	230,066	1,028,995	25,903	-	-	17,597	2,019	-	1,334,598	10,994	1,345,592
131	Investments - unrestricted	-	-	-	-	-	-	-	-	-	-	1,758,712	1,758,712
132	Investments - restricted	-	-	-	-	-	-	-	-	-	-	733,496	733,496
135	Investments - restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	-	-	-	-	-	-	-	-	-	39,528	39,528
143	Inventories	569,551	-	-	-	-	-	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	(429,949)	-	-	-	-	-	-	-	-	-	-	-
144	Inter program - due from	-	-	-	-	-	-	-	-	-	-	6,824,647	6,824,647
145	Assets held for sale	243,433	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	45,019,873	230,066	1,028,995	25,903	-	133,499	17,597	81,016	63,264	6,139,774	59,737,127	65,876,901
161	Land	24,417,089	-	-	-	-	-	-	-	-	-	-	-
162	Buildings	281,329,471	-	-	-	-	-	-	-	-	-	-	-
163	Furniture, equipment and machinery - dwellings	-	-	-	-	-	-	-	-	-	-	-	-
164	Furniture, equipment and machinery - administration	10,337,102	-	-	-	-	-	-	-	-	90,469	-	90,469
165	Leasehold improvements	-	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated depreciation	(249,553,262)	-	-	-	-	-	-	-	-	(63,538)	-	(63,538)
167	Construction in progress	4,348,150	-	-	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-
160	Total capital assets, net of accumulated depreciation	70,878,550	-	-	-	-	-	-	-	-	26,931	-	26,931
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
171-050	Notes, Loans, & mortgages receivable - Non-current - Other	-	-	-	-	-	-	-	-	-	-	-	-
171	Notes, Loans, & mortgages receivable-Non-current	-	-	-	-	-	-	-	-	-	-	-	-
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - NFP	-	-	-	-	-	-	-	-	-	-	-	-
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
172-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
172-050	Notes, Loans, & mortgages receivable - Non-current - Other	-	-	-	-	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable-Non-current-past due	-	-	-	-	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current	-	-	-	-	-	-	-	-	-	-	-	-
174-010	Other assets - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-
174-020	Other assets - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
174-030	Other assets - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
174-040	Other assets - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
174-050	Other assets - Other	99,575	-	-	-	-	-	-	-	-	-	150,000	150,000
174	Other assets	99,575	-	-	-	-	-	-	-	-	-	150,000	150,000
176-010	Investment in joint venture - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-
176-020	Investment in joint venture - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
176-030	Investment in joint venture - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
176-040	Investment in joint venture - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
176-050	Investment in joint venture - Other	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-current Assets	70,978,125	-	-	-	-	-	-	-	-	26,931	150,000	176,931
190	Total Assets	115,997,998	230,066	1,028,995	25,903	-	133,499	17,597	81,016	63,264	6,166,705	59,887,127	66,053,832

Line Item No.	Description	TOTAL LIPH	709 14.892 CNPB	708 14.889 CNIG	ROSS Total	903 CDBG	Section 8 NC	Mod Rehab - Total	210 Housing Choice Voucher Program	260 14.195 East Liberty Gardens Multi-Family	214 MTW - Section 8	MTW LIPH	MTW 14.881
311	Bank overdraft	-	-	-	-	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	1,385,015	-	-	-	-	-	-	-	-	18,091	23,019	41,110
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	-	-	679,497	679,497
322	Accrued compensated absences - current portion	74,529	-	-	-	-	-	-	-	-	4,917	-	4,917
324	Accrued contingency liability	390,580	-	-	-	-	-	-	-	-	56	-	56
325	Accrued interest payable	17,007	-	-	-	-	-	-	-	-	-	-	-
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	242,707	-	-	-	-	-	-	-	-	-	-	-
341	Tenant security deposits	191,179	-	-	-	-	-	-	-	-	-	-	-
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	144,629	-	-	-	-	-	-	-	-	-	-	-
342	Unearned Revenue	144,629	-	-	-	-	-	-	-	-	-	-	-
343-010	CFFP	-	-	-	-	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	2,649,277	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of LTD- capital proj/mortg revenue bonds	2,649,277	-	-	-	-	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	333,424	-	-	-	-	-	-	-	-	231,487	-	231,487
346	Accrued liabilities - other	6,649,196	-	210	-	-	-	-	-	63,264	8,030	337,720	345,750
347	Inter program - due to	5,539,893	230,066	1,028,785	25,903	-	-	-	-	-	-	-	-
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	17,617,436	230,066	1,028,995	25,903	-	-	-	-	63,264	262,581	1,040,236	1,302,817
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue	8,207,008	-	-	-	-	-	-	-	-	-	-	-
351	Capital Projects/ Mortgage Revenue Bonds	8,207,008	-	-	-	-	-	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-
353	Non-current liabilities - other	443,978	-	-	-	-	-	-	-	-	429,170	-	429,170
354	Accrued compensated absences- Non-current	2,633,152	-	-	-	-	-	-	-	-	330,996	-	330,996
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	11,284,138	-	-	-	-	-	-	-	-	760,166	-	760,166
300	Total Liabilities	28,901,574	230,066	1,028,995	25,903	-	-	-	-	63,264	1,022,747	1,040,236	2,062,983
508.4	Net Investment in Capital Assets	60,022,265	-	-	-	-	-	-	-	-	26,931	-	26,931
511.4	Restricted Net Position	400,000	-	-	-	-	-	-	70,119	-	-	733,496	733,496
512.4	Unrestricted Net Position	26,674,159	-	-	-	-	133,499	17,597	10,897	-	5,117,027	58,113,395	63,230,422
513	Total Equity - Net Position	87,096,424	-	-	-	-	133,499	17,597	81,016	-	5,143,958	58,846,891	63,990,849
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Position	115,997,998	230,066	1,028,995	25,903	-	133,499	17,597	81,016	63,264	6,166,705	59,887,127	66,053,832

Line Item No.	Description	606 Allies & Ross	660 Program Income (Business Activities)	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
111	Cash-unrestricted	5,753,888	-	166,606	-	-	-	98,598,791	-	98,598,791
112	Cash-restricted-modernization and development	-	-	-	-	-	-	-	-	-
113	Cash-other restricted	30,208,589	2,805,580	-	-	-	-	34,355,416	-	34,355,416
114	Cash-tenant security deposits	6,831	-	-	-	-	-	198,009	-	198,009
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-
100	Total Cash	35,969,308	2,805,580	166,606	-	-	-	133,152,216	-	133,152,216
121	Accounts receivable - PHA projects	-	-	-	-	-	-	9,738	-	9,738
122-010	Accounts receivable - HUD other projects - Operating Subsidy	-	-	-	-	-	-	-	-	-
122-020	Accounts receivable - HUD other projects - Capital fund	-	-	-	-	-	-	5,658,644	-	5,658,644
122-030	Accounts receivable - HUD other projects - Other	-	-	-	-	-	-	2,595,215	-	2,595,215
122	Accounts receivable - HUD other projects	-	-	-	-	-	-	8,253,859	-	8,253,859
124	Account receivable - other government	-	744,000	-	-	-	-	744,000	-	744,000
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	-	-	-	-	-	-	42,294	-	42,294
125	Account receivable - miscellaneous	-	-	-	-	-	-	42,294	-	42,294
126	Accounts receivable - tenants	18,722	-	-	-	-	-	376,060	-	376,060
126.1	Allowance for doubtful accounts - tenants	(9,453)	-	-	-	-	-	(149,514)	-	(149,514)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	2,490,937	-	-	-	-	-	2,490,937	-	2,490,937
128	Fraud recovery	-	-	-	-	-	-	39,664	-	39,664
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	(39,664)	-	(39,664)
129	Accrued interest receivable	-	3,805	-	-	-	-	7,611	-	7,611
120	Total receivables, net of allowance for doubtful accounts	2,500,206	747,805	-	-	-	-	11,774,985	-	11,774,985
131	Investments - unrestricted	-	-	-	-	-	-	1,758,712	-	1,758,712
132	Investments - restricted	-	5,057,638	-	-	-	-	5,791,134	-	5,791,134
135	Investments - restricted for payment of current liability	-	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	-	-	-	-	-	39,528	-	39,528
143	Inventories	-	-	-	-	-	-	569,551	-	569,551
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	(429,949)	-	(429,949)
144	Inter program - due from	-	-	-	-	-	-	6,824,647	(6,824,647)	-
145	Assets held for sale	-	-	-	-	-	-	243,433	-	243,433
150	Total Current Assets	38,469,514	8,611,023	166,606	-	-	-	159,724,257	(6,824,647)	152,899,610
161	Land	156,457	394,023	-	-	-	-	24,967,569	-	24,967,569
162	Buildings	4,598,915	-	-	-	-	-	285,928,386	-	285,928,386
163	Furniture, equipment and machinery - dwellings	-	-	-	-	-	-	-	-	-
164	Furniture, equipment and machinery - administration	-	-	-	-	-	-	10,427,571	-	10,427,571
165	Leasehold improvements	-	-	-	-	-	-	-	-	-
166	Accumulated depreciation	(167,233)	-	-	-	-	-	(249,784,033)	-	(249,784,033)
167	Construction in progress	-	-	-	-	-	-	4,348,150	-	4,348,150
168	Infrastructure	-	-	-	-	-	-	-	-	-
160	Total capital assets, net of accumulated depreciation	4,588,139	394,023	-	-	-	-	75,887,643	-	75,887,643
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit	20,413,937	-	-	-	-	-	20,413,937	-	20,413,937
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	-	-	-	-	-	-	-	-	-
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	-	-	-	-	-	-	-	-	-
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-
171-050	Notes, Loans, & mortgages receivable - Non-current - Other	-	-	-	-	-	-	-	-	-
171	Notes, Loans, & mortgages receivable-Non-current	20,413,937	-	-	-	-	-	20,413,937	-	20,413,937
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - NFP	-	-	-	-	-	-	-	-	-
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	-	-	-	-	-	-	-	-	-
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	-	-	-	-	-	-	-	-	-
172-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-
172-050	Notes, Loans, & mortgages receivable - Non-current - Other	-	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable-Non-current-past due	-	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current	-	-	-	-	-	-	-	-	-
174-010	Other assets - Not For Profit	-	-	-	-	-	-	-	-	-
174-020	Other assets - Partnership	-	-	-	-	-	-	-	-	-
174-030	Other assets - Joint Venture	-	-	-	-	-	-	-	-	-
174-040	Other assets - Tax Credit	-	-	-	-	-	-	-	-	-
174-050	Other assets - Other	89,639,859	62,217,394	-	-	-	-	152,106,828	(3,627,437)	148,479,391
174	Other assets	89,639,859	62,217,394	-	-	-	-	152,106,828	(3,627,437)	148,479,391
176-010	Investment in Joint venture - Not For Profit	-	-	-	-	-	-	-	-	-
176-020	Investment in Joint venture - Partnership	-	-	-	-	-	-	-	-	-
176-030	Investment in Joint venture - Joint Venture	-	-	-	-	-	-	-	-	-
176-040	Investment in Joint venture - Tax Credit	-	-	-	-	-	-	-	-	-
176-050	Investment in Joint venture - Other	-	-	-	-	-	-	-	-	-
176	Investment in joint venture	-	-	-	-	-	-	-	-	-
180	Total Non-current Assets	114,641,935	62,611,417	-	-	-	-	248,408,408	(3,627,437)	244,780,971
190	Total Assets	153,111,449	71,222,440	166,606	-	-	-	408,132,665	(10,452,084)	397,680,581

Line Item No.	Description	606 Allies & Ross	660 Program Income (Business Activities)	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
311	Bank overdraft			-				-		-
312	Accounts payable <= 90 days	16,741	50,531	-				1,493,397		1,493,397
313	Accounts payable > 90 days past due			-				-		-
321	Accrued wage/payroll taxes payable			-				679,497		679,497
322	Accrued compensated absences - current portion			-				79,446		79,446
324	Accrued contingency liability			-				390,636		390,636
325	Accrued interest payable			-				17,007		17,007
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			-				242,707		242,707
341	Tenant security deposits	6,831						198,010		198,010
342-010	Unearned Revenue - Operating Subsidy							-		-
342-020	Unearned Revenue - Capital fund							-		-
342-030	Unearned Revenue - Other	47,295	-					191,924		191,924
342	Unearned Revenue	47,295	-	-				191,924	-	191,924
343-010	CFPP							-		-
343-020	Capital Projects/ Mortgage Revenue	169,649						2,818,926	(169,649)	2,649,277
343	Current portion of LTD- capital proj/mortg revenue bonds	169,649	-	-				2,818,926	(169,649)	2,649,277
344	Current portion of long-term debt - operating borrowings			-				-		-
345	Other current liabilities	-	-	-				564,911		564,911
346	Accrued liabilities - other	433,122	34,403	-				7,525,945		7,525,945
347	Inter program - due to	-	-					6,824,647	(6,824,647)	-
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	673,638	84,934	-				21,027,053	(6,994,296)	14,032,757
351-010	Long-term debt - CFPP							-		-
351-020	Long-term - Capital Projects/ Mortgage Revenue	3,535,566		-				11,742,574	(3,457,788)	8,284,786
351	Capital Projects/ Mortgage Revenue Bonds	3,535,566	-	-				11,742,574	(3,457,788)	8,284,786
352	Long-term debt, net of current - operating borrowings			-				-		-
353	Non-current liabilities - other		4,058,446	-				4,931,594		4,931,594
354	Accrued compensated absences- Non-current			-				2,964,148		2,964,148
355-010	Loan liability - Non-current - Not For Profit							-		-
355-020	Loan liability - Non-current - Partnership							-		-
355-030	Loan liability - Non-current - Joint Venture							-		-
355-040	Loan liability - Non-current - Tax Credit							-		-
355-050	Loan liability - Non-current - Other							-		-
355	Loan liability - Non-current	-	-	-				-	-	-
356	FASB 5 Liabilities			-				-		-
357	Accrued Pension and OPEB Liability			-				-		-
350	Total Non-Current Liabilities	3,535,566	4,058,446	-				19,638,316	(3,457,788)	16,180,528
300	Total Liabilities	4,209,204	4,143,380	-				40,665,369	(10,452,084)	30,213,285
508.4	Net Investment in Capital Assets	882,924	394,023	-	-	-	-	61,326,143	(3,627,437)	57,698,706
511.4	Restricted Net Position	140,262,385	66,685,037					208,151,037		208,151,037
512.4	Unrestricted Net Position	7,756,936	-	166,606	-	-	-	97,990,116	3,627,437	101,617,553
513	Total Equity - Net Position	148,902,245	67,079,060	166,606	-	-	-	367,467,296	-	367,467,296
600	Total Liabilities,Deferred Inflows of Resources, and Equity - Net Position	153,111,449	71,222,440	166,606	-	-	-	408,132,665	(10,452,084)	397,680,581

Line Item No.	Description	14.850 TOTAL LIPH	709 14.892 CNPg	708 14.889 CNIG	ROSS	CDBG	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	260 14.195 East Liberty Gardens Multi-Family	214 MTW - Section 8	MTW LIPH	MTW 14.881
70300	Net tenant rental revenue	7,545,439	-	-	-	-	-	-	-	-	-	-	-
70400	Tenant revenue - other	47,604	-	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	7,593,043	-	-	-	-	-	-	-	-	-	-	-
70600-010	Housing assistance payments	-	-	-	-	-	231,869	15,630	40,630	-	-	-	-
70600-020	Ongoing administrative fees earned	-	-	-	-	-	31,574	1,967	47,939	-	-	-	-
70600-030	Hard to House Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-
70600-031	FSS Coordinator	-	-	-	-	-	-	-	-	-	-	-	-
70600-040	Actual independent public accountant audit costs	-	-	-	-	-	-	-	-	-	-	-	-
70600-050	Total preliminary fees earned	-	-	-	-	-	-	-	-	-	-	-	-
70600-060	Interest earned on advances	-	-	-	-	-	-	-	-	-	-	-	-
70600-070	Admin fee calculation description	-	-	-	-	-	-	-	-	-	-	-	-
70600-000	HUD PHA operating grants	-	214,126	852,613	480,733	2,500	263,443	17,597	88,569	-	-	-	-
70600	HUD PHA operating grants	-	214,126	852,613	480,733	2,500	263,443	17,597	88,569	-	-	-	-
70610	Capital grants	-	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	4,771,084	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	329,220	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	741,382	-	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	15,293,738	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	21,135,424	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-
71100-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-
71100-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	13,177	-	-	-	-	-	-	-	-	-	43,885	43,885
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-
71400-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-
71400-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	55,890	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	1,628,985	-	-	-	-	-	-	-	34	3,733,508	3,442	3,736,950
71600	Gain or loss on sale of capital assets	50,170	-	-	-	-	-	-	-	-	-	(25,085)	(25,085)
72000-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-
72000-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	30,476,689	214,126	852,613	480,733	2,500	263,443	17,597	88,569	34	3,768,672	22,242	3,790,914
91100	Administrative salaries	7,069,301	-	-	-	-	10,724	996	18,196	-	1,670,089	-	1,670,089
91200	Auditing fees	64,213	-	-	-	-	-	18	354	-	29,628	-	29,628
91300	Management Fee	3,964,684	-	-	-	-	-	-	-	-	806,400	-	806,400
91310	Book-Keeping Fee	237,381	-	-	-	-	-	-	-	-	504,000	-	504,000
91400	Advertising and Marketing	149,904	-	-	-	-	-	2	42	-	3,505	-	3,505
91500	Employee benefit contributions - administrative	2,585,255	-	-	-	-	4,474	399	7,282	-	668,197	-	668,197
91600	Office Expenses	1,467,144	-	-	-	-	561	117	2,368	-	198,229	-	198,229
91700	Legal Expense	967,989	-	151,713	-	-	194	40	799	-	66,952	-	66,952
91800	Travel	134,052	-	1,115	-	-	110	7	159	-	17,815	-	17,815
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	6,253,566	-	210,152	93,482	-	1,749	388	7,842	-	845,193	-	845,193
91000	Total Operating-Administrative	22,893,489	210,152	246,310	-	-	17,812	1,967	37,042	-	4,810,008	-	4,810,008
92000	Asset Management Fee	329,220	-	-	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	694,860	-	-	301,776	-	-	-	-	-	-	-	-
92200	Relocation Costs	19,433	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	258,024	-	-	151,441	-	-	-	-	-	-	-	-
92400	Tenant services - other	1,017,819	3,974	606,303	27,516	2,500	-	-	-	-	371,219	-	371,219
92500	Total Tenant Services	1,990,136	3,974	606,303	480,733	2,500	-	-	-	-	371,219	-	371,219
93100	Water	7,407,514	-	-	-	-	-	-	-	-	-	-	-
93200	Electricity	1,887,181	-	-	-	-	-	-	-	-	-	-	-
93300	Gas	981,832	-	-	-	-	-	-	-	-	-	-	-
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	1,197,232	-	-	-	-	-	-	-	-	-	-	-
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	11,573,337	-	-	-	-	-	-	-	-	-	-	-

Line Item No.	Description	14.850 TOTAL LIPH	709 14.892 CNPB	708 14.889 CNIG	ROSS	CDBG	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	260 14.195 East Liberty Gardens Multi-Family	214 MTW - Section 8	MTW LIPH	MTW 14.881
94100	Ordinary maintenance and operations - labor	6,460,637	-	-	-	-	-	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	2,139,322	-	-	-	-	-	-	-	-	-	-	-
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	87,042	-	-	-	-	-	-	-	-	-	-	-
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	1,540,428	-	-	-	-	-	-	-	-	-	-	-
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	4,350	-	-	-	-	-	-	-	-	-	-	-
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	66,085	-	-	-	-	-	-	-	-	-	-	-
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	584,568	-	-	-	-	-	-	-	-	-	-	-
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	20,574	-	-	-	-	-	-	-	-	-	-	-
94300-070	Ord Maint and Op Contracts - Electrical Contracts	1,950,981	-	-	-	-	-	-	-	-	-	-	-
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	2,649,809	-	-	-	-	-	-	-	-	-	-	-
94300-090	Ord Maint and Op Contracts - Extermination Contracts	235,948	-	-	-	-	-	-	-	-	-	-	-
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	31,884	-	-	-	-	-	-	-	-	-	-	-
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	1,977,564	-	-	-	-	-	-	-	-	-	-	-
94300-120	Ord Maint and Op Contracts - Misc Contracts	3,394,681	-	-	-	-	-	-	-	-	-	-	-
94300	Ordinary Maintenance and Operations Contracts	12,543,914	-	-	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	2,628,905	-	-	-	-	-	-	-	-	-	-	-
94000	Total Maintenance	23,772,778	-	-	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	217,139	-	-	-	-	-	-	-	-	-	-	-
95200	Protective services - other contract costs	3,091,395	-	-	-	-	-	-	-	-	-	-	-
95300	Protective services - other	842,180	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	61,330	-	-	-	-	-	-	-	-	-	-	-
95000	Total Protective Services	4,212,044	-	-	-	-	-	-	-	-	-	-	-
96110	Property Insurance	339,248	-	-	-	-	-	-	-	24,178	219	-	219
96120	Liability Insurance	323,625	-	-	-	-	-	-	-	8,253	720	-	720
96130	Workmen's Compensation	522,445	-	-	-	-	6	-	34	-	2,663	-	2,663
96140	All other Insurance	57,018	-	-	-	-	-	-	-	643	-	-	-
96100	Total Insurance Premiums	1,242,336	-	-	-	-	6	-	34	33,074	3,602	-	3,602
96200	Other general expenses	5,305,046	-	-	-	-	-	-	20,115	77,890	289,474	-	289,474
96210	Compensated absences	286,245	-	-	-	-	-	-	-	-	5,186	-	5,186
96300	Payments in lieu of taxes	242,525	-	-	-	-	-	-	-	8,131	-	-	-
96400	Bad debt - tenant rents	222,813	-	-	-	-	-	-	-	-	-	-	-
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	388	-	16,176	-	16,176
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	6,056,629	-	-	-	-	-	-	20,503	86,021	310,836	-	310,836
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	226,032	-	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	226,032	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	72,296,001	214,126	852,613	480,733	2,500	17,818	1,967	57,579	119,095	5,495,665	-	5,495,665
97000	Excess Revenue Over Operating Expenses	(41,819,312)	-	-	-	-	245,625	15,630	30,990	(119,061)	(1,726,993)	22,242	(1,704,751)
97100	Extraordinary maintenance	229,458	-	-	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	38,758	-	-	-	-	-	-	-	-	-	-	-
97300-010	Mainstream 1 & 5 year	-	-	-	-	-	-	-	-	-	-	-	-
97300-020	Home-Ownership	-	-	-	-	-	-	-	-	-	-	-	-
97300-025	Litigation	-	-	-	-	-	-	-	-	-	-	-	-
97300-030	Hope IV	-	-	-	-	-	-	-	-	-	-	-	-
97300-035	Moving to Work	-	-	-	-	-	-	-	-	-	36,695,008	-	36,695,008
97300-040	Tenant Protection	-	-	-	-	-	-	-	-	-	-	-	-
97300-050	Portability In	-	-	-	-	-	-	-	-	-	-	-	-
97300-060	Enhanced	-	-	-	-	-	-	-	-	-	-	-	-
97300-070	All Other	-	-	-	-	-	112,126	15,630	363,439	-	-	-	-
97300	Total Housing assistance payments	-	-	-	-	-	112,126	15,630	363,439	-	36,695,008	-	36,695,008
93750	HAP Portability-In	-	-	-	-	-	-	-	-	-	3,524,397	-	3,524,397
97400	Depreciation expense	11,145,461	-	-	-	-	-	-	-	-	8,977	-	8,977
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-
90000	Total Expenses	83,709,678	214,126	852,613	480,733	2,500	129,944	17,597	421,018	119,095	45,724,047	-	45,724,047

Line Item No.	Description	14.850 TOTAL LIPH	709 14.892 CNPG	708 14.889 CNIG	ROSS	CDBG	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	260 14.195 East Liberty Gardens Multi-Family	214 MTW - Section 8	MTW LIPH	MTW 14.881
10010	Operating transfer in	47,474,464	-	-	-	-	-	17,597	322,809	119,061	47,988,043	53,378,226	101,366,269
10020	Operating transfer out	-	(3,899)	-	(3,900)	-	-	-	-	-	(340,406)	(47,466,665)	(47,807,071)
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	(337,897)	-	-	-	-	-	-	-	-	(5,825,326)	-	(5,825,326)
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	5,353,397	-	-	-	-	-	-	-	-	-	987	987
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-	-	(5,354,384)	(5,354,384)
10100	Total other financing sources (uses)	52,489,964	(3,899)	-	(3,900)	-	-	17,597	322,809	119,061	41,822,311	558,164	42,380,475
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(743,025)	(3,899)	-	(3,900)	-	133,499	17,597	(9,640)	-	(133,064)	580,406	447,342
11020	Required Annual Debt Principal Payments	2,526,309	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	87,847,248	-	-	-	-	13,766	108,368	90,656	-	5,154,888	58,266,485	63,421,373
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-
11040-080	Equity Transfers	-	-	-	-	-	(13,766)	(108,368)	-	-	122,134	-	122,134
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	(7,799)	3,899	-	3,900	-	-	-	-	-	-	-	-
11040	Prior period adj, equity transfers, and correction of errors	(7,799)	3,899	-	3,900	-	(13,766)	(108,368)	-	-	122,134	-	122,134
11170-001	Administrative Fee Equity- Beginning Balance	-	-	-	-	-	-	-	-	-	-	-	-
11170-010	Administrative Fee Revenue	-	-	-	-	-	-	-	47,939	-	-	-	-
11170-020	Hard to House Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-
11170-030	Audit Costs	-	-	-	-	-	-	-	-	-	-	-	-
11170-040	Investment Income	-	-	-	-	-	-	-	-	-	-	-	-
11170-045	Fraud Recovery Revenue	-	-	-	-	-	-	-	-	-	-	-	-
11170-050	Other Revenue	-	-	-	-	-	-	-	20,537	-	-	-	-
11170-051	Comment for Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-
11170-060	Total Admin Fee Revenues	-	-	-	-	-	-	-	68,476	-	-	-	-
11170-080	Total Operating Expenses	-	-	-	-	-	-	-	57,579	-	-	-	-
11170-090	Depreciation	-	-	-	-	-	-	-	-	-	-	-	-
11170-100	Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-
11170-101	Comment for Other Expense	-	-	-	-	-	-	-	-	-	-	-	-
11170-110	Total Admin Fee Expenses	-	-	-	-	-	-	-	57,579	-	-	-	-
11170-002	Net Administrative Fee	-	-	-	-	-	-	-	10,887	-	-	-	-
11170-003	Administrative Fee Equity- Ending Balance	-	-	-	-	-	-	-	10,887	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	10,897	-	-	-	-
11180-001	Housing Assistance Payments Equity - Beginning Balance	-	-	-	-	-	-	-	90,656	-	-	-	-
11180-010	Housing Assistance Payments Revenue	-	-	-	-	-	-	-	40,630	-	-	-	-
11180-015	Fraud Recovery Revenue	-	-	-	-	-	-	-	-	-	-	-	-
11180-020	Other revenue	-	-	-	-	-	-	-	302,272	-	-	-	-
11180-021	Comment for other revenue	-	-	-	-	-	-	-	-	-	-	-	-
11180-025	Investment Income	-	-	-	-	-	-	-	-	-	-	-	-
11180-030	Total HAP revenues	-	-	-	-	-	-	-	342,902	-	-	-	-
11180-080	Housing Assistance Payments	-	-	-	-	-	-	-	363,439	-	-	-	-
11180-090	Other expense	-	-	-	-	-	-	-	-	-	-	-	-
11180-091	Comment for other expense	-	-	-	-	-	-	-	-	-	-	-	-
11180-100	Total Housing Assistance Payments Expense	-	-	-	-	-	-	-	363,439	-	-	-	-
11180-002	Net Housing Assistance Payments	-	-	-	-	-	-	-	(20,537)	-	-	-	-
11180-003	Housing Assistance Payment Equity - Ending Balance	-	-	-	-	-	-	-	70,119	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	70,119	-	-	-	-
11190	Unit Months Available	44,738	-	-	-	-	1,534	48	1,020	-	85,452	-	85,452
11210	Unit Months Leased	42,948	-	-	-	-	310	48	900	-	66,036	-	66,036
11270	Excess Cash	15,346,205	-	-	-	-	-	-	-	-	-	-	-
11610	Land Purchases	5,500	-	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	3,486,995	-	-	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	123,727	-	-	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	337,897	-	-	-	-	-	-	-	-	-	-	-

Line Item No.	Description	606 Allies & Ross	660 Program Income (Business Activities)	Clean Slate E3	14.OP5	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
70300	Net tenant rental revenue	1,093,928		-	-	-	-	8,639,367	-	8,639,367
70400	Tenant revenue - other			-	-	-	-	47,604	-	47,604
70500	Total Tenant Revenue	1,093,928	-	-	-	-	-	8,686,971	-	8,686,971
70600-010	Housing assistance payments			-	-	-	43,290,165	43,578,294	-	43,578,294
70600-020	Ongoing administrative fees earned			-	-	-	4,697,878	4,779,358	-	4,779,358
70600-030	Hard to House Fee Revenue			-	-	-	-	-	-	-
70600-031	FSS Coordinator			-	-	-	-	-	-	-
70600-040	Actual independent public accountant audit costs			-	-	-	-	-	-	-
70600-050	Total preliminary fees earned			-	-	-	-	-	-	-
70600-060	Interest earned on advances			-	-	-	-	-	-	-
70600-070	Admin fee calculation description			-	-	-	-	-	-	-
70600-000	HUD PHA operating grants			-	45,805,720	3,618,387	-	50,974,079	-	50,974,079
70600	HUD PHA operating grants			-	45,805,720	3,618,387	47,988,043	99,331,731	-	99,331,731
70610	Capital grants			-	3,215,195	738,924	-	3,954,119	-	3,954,119
70710	Management Fee			-	-	-	-	4,771,084	(4,771,084)	-
70720	Asset Management Fee			-	-	-	-	329,220	(329,220)	-
70730	Book-Keeping Fee			-	-	-	-	741,382	(741,382)	-
70740	Front Line Service Fee			-	-	-	-	15,293,738	(15,293,738)	-
70750	Other Fees			-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	21,135,424	(21,135,424)	-
70800	Other government grants	2,655,569	744,000	-	-	-	-	3,399,569	-	3,399,569
71100-010	Housing Assistance Payment			-	-	-	-	-	-	-
71100-020	Administrative Fee			-	-	-	-	-	-	-
71100	Investment income - unrestricted	60,364	-	-	-	-	-	117,426	-	117,426
71200	Mortgage interest income			-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale			-	-	-	-	-	-	-
71310	Cost of sale of assets			-	-	-	-	-	-	-
71400-010	Housing Assistance Payment			-	-	-	-	-	-	-
71400-020	Administrative Fee			-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	91,054	-	91,054
71500	Other revenue	2,246,057	6,962,715	12,524	-	-	-	14,587,265	-	14,587,265
71600	Gain or loss on sale of capital assets			-	-	-	-	25,085	-	25,085
72000-010	Housing Assistance Payment			-	-	-	-	-	-	-
72000-020	Administrative Fee			-	-	-	-	-	-	-
72000	Investment income - restricted	-	10,231	-	-	-	-	10,231	-	10,231
70000	Total Revenue	6,055,918	7,716,946	12,524	49,020,915	4,357,311	47,988,043	151,338,875	(21,135,424)	130,203,451
91100	Administrative salaries	199,124	48,137	-	-	-	-	9,016,567	-	9,016,567
91200	Auditing fees			-	-	-	-	94,213	-	94,213
91300	Management Fee			-	-	-	-	4,771,084	(4,771,084)	-
91310	Book-Keeping Fee			-	-	-	-	741,381	(741,381)	-
91400	Advertising and Marketing	1,695	10,689	-	-	-	-	165,837	-	165,837
91500	Employee benefit contributions - administrative	78,990		-	-	-	-	3,344,597	-	3,344,597
91600	Office Expenses	35,566		-	-	-	-	1,703,985	-	1,703,985
91700	Legal Expense	30,562	874,324	-	-	-	-	2,092,573	(412,929)	1,679,644
91800	Travel	170		-	-	-	-	153,428	-	153,428
91810	Allocated Overhead			-	-	-	-	-	-	-
91900	Other	2,228,555	68,047	-	-	-	-	9,708,974	(4,110,567)	5,598,407
91000	Total Operating-Administrative	2,574,662	1,001,197	-	-	-	-	31,792,639	(10,035,961)	21,756,678
92000	Asset Management Fee			-	-	-	-	329,220	(329,220)	-
92100	Tenant services - salaries			-	-	-	-	996,636	-	996,636
92200	Relocation Costs	6,589	63,766	-	-	-	-	89,788	-	89,788
92300	Employee benefit contributions - tenant services			-	-	-	-	409,465	-	409,465
92400	Tenant services - other	-	50,443	11,717	-	-	-	2,091,491	(179,813)	1,911,678
92500	Total Tenant Services	6,589	114,209	11,717	-	-	-	3,587,380	(179,813)	3,407,567
93100	Water	54,530		-	-	-	-	7,462,044	-	7,462,044
93200	Electricity	4,214		-	-	-	-	1,891,395	-	1,891,395
93300	Gas	6,328		-	-	-	-	988,160	-	988,160
93400	Fuel			-	-	-	-	-	-	-
93500	Labor			-	-	-	-	-	-	-
93600	Sewer	69,350		-	-	-	-	1,266,582	-	1,266,582
93700	Employee benefit contributions - utilities			-	-	-	-	-	-	-
93800	Other utilities expense			-	-	-	-	99,578	-	99,578
93000	Total Utilities	134,422	-	-	-	-	-	11,707,759	-	11,707,759

Line Item No.	Description	606 Allies & Ross	660 Program Income (Business Activities)	Clean Slate E3	14.OP5	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
94100	Ordinary maintenance and operations - labor	44,415		-	-	-	-	6,505,052	-	6,505,052
94200	Ordinary maintenance and operations - materials and other	67,166		-	-	-	-	2,206,488	-	2,206,488
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	9,171		-	-	-	-	96,213	-	96,213
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	1,441		-	-	-	-	1,541,869	(1,477,547)	64,322
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-		-	-	-	-	4,350	-	4,350
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	42,273		-	-	-	-	108,358	-	108,358
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	785		-	-	-	-	585,353	-	585,353
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-		-	-	-	-	20,574	-	20,574
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-		-	-	-	-	1,950,981	(1,877,030)	73,951
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	1,050		-	-	-	-	2,650,859	(2,574,740)	76,119
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-		-	-	-	-	235,948	(235,947)	1
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-		-	-	-	-	31,884	-	31,884
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	6,551		-	-	-	-	1,984,115	(1,927,558)	56,557
94300-120	Ord Maint and Op Contracts - Misc Contracts	52,908		-	-	-	-	3,447,589	(2,497,608)	949,981
94300	Ordinary Maintenance and Operations Contracts	114,179	-	-	-	-	-	12,658,093	(10,590,430)	2,067,663
94500	Employee benefit contribution - ordinary maintenance	16,224		-	-	-	-	2,645,129	-	2,645,129
94000	Total Maintenance	241,984	-	-	-	-	-	24,014,762	(10,590,430)	13,424,332
95100	Protective services - labor	5,340		-	-	-	-	222,479	-	222,479
95200	Protective services - other contract costs	305		-	-	-	-	3,091,700	-	3,091,700
95300	Protective services - other	-		-	-	-	-	842,180	-	842,180
95500	Employee benefit contributions - protective services	1,508		-	-	-	-	62,838	-	62,838
95000	Total Protective Services	7,153	-	-	-	-	-	4,219,197	-	4,219,197
96110	Property Insurance	38,139		-	-	-	-	401,784	-	401,784
96120	Liability Insurance	12,802	26	-	-	-	-	345,426	-	345,426
96130	Workmen's Compensation	-		-	-	-	-	525,148	-	525,148
96140	All other insurance	355		-	-	-	-	58,016	-	58,016
96100	Total Insurance Premiums	51,296	26	-	-	-	-	1,330,374	-	1,330,374
96200	Other general expenses	427		-	-	-	-	5,692,952	-	5,692,952
96210	Compensated absences	-		-	-	-	-	291,431	-	291,431
96300	Payments in lieu of taxes	1,852	182	-	-	-	-	252,690	-	252,690
96400	Bad debt - tenant rents	9,908		-	-	-	-	232,721	-	232,721
96500	Bad debt - mortgages	2,894,111	8,811,478	-	-	-	-	11,705,589	-	11,705,589
96600	Bad debt - other	-		-	-	-	-	16,564	-	16,564
96800	Severance expense	-		-	-	-	-	-	-	-
96000	Total Other General Expenses	2,906,298	8,811,660	-	-	-	-	18,191,947	-	18,191,947
96710	Interest of Mortgage (or Bonds) Payable	-		-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-		-	-	-	-	226,032	-	226,032
96730	Amortization of Bond Issue Costs	-		-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	-	-	-	-	-	-	226,032	-	226,032
96900	Total Operating Expenses	5,922,404	9,927,092	11,717	-	-	-	95,399,310	(21,135,424.00)	74,263,886
97000	Excess Revenue Over Operating Expenses	133,514	(2,210,146)	807	49,020,915	4,357,311	47,988,043	55,939,565	-	55,939,565
97100	Extraordinary maintenance	8,231,144	44,879	-	-	-	-	8,505,481	-	8,505,481
97200	Casualty losses- Non-capitalized	-		-	-	-	-	38,758	-	38,758
97300-010	Mainstream 1 & 5 year	-		-	-	-	-	-	-	-
97300-020	Home-Ownership	-		-	-	-	-	-	-	-
97300-025	Litigation	-		-	-	-	-	-	-	-
97300-030	Hope IV	-		-	-	-	-	-	-	-
97300-035	Moving to Work	-		-	-	-	-	36,695,008	-	36,695,008
97300-040	Tenant Protection	-		-	-	-	-	-	-	-
97300-050	Portability In	-		-	-	-	-	-	-	-
97300-060	Enhanced	-		-	-	-	-	-	-	-
97300-070	All Other	-		-	-	-	-	491,195	-	491,195
97300	Total Housing assistance payments	-	-	-	-	-	-	37,186,203	-	37,186,203
93750	HAP Portability-In	-		-	-	-	-	3,524,397	-	3,524,397
97400	Depreciation expense	167,233		-	-	-	-	11,321,671	-	11,321,671
97500	Fraud losses	-		-	-	-	-	-	-	-
97800	Dwelling units rent expense	-		-	-	-	-	-	-	-
90000	Total Expenses	14,320,781	9,971,971	11,717	-	-	-	155,975,820	(21,135,424)	134,840,396

Line Item No.	Description	606 Allies & Ross	660 Program Income (Business Activities)	Clean Slate E3	14.OP5	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
10010	Operating transfer in		-	-	-	-	-	149,300,200	(149,300,200)	-
10020	Operating transfer out		(119,061)	-	(49,020,915)	(4,357,311)	(47,988,043)	(149,300,200)	149,300,200	-
10030-010	Not For Profit							-	-	-
10030-020	Partnership							-	-	-
10030-030	Joint Venture							-	-	-
10030-040	Tax Credit							-	-	-
10030-050	Other							-	-	-
10030	Operating transfers from / to primary government		-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	6,163,223	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss			-	-	-	-	-	-	-
10080	Special items, net gain/loss			-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In			-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out			-	-	-	-	-	-	-
10093	Transfers from Program to AMP			-	-	-	-	5,354,384	(5,354,384)	-
10094	Transfers from AMP to Program			-	-	-	-	(5,354,384)	5,354,384	-
10100	Total other financing sources (uses)	6,163,223	(119,061)	-	(49,020,915)	(4,357,311)	(47,988,043)	-	-	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(2,101,640)	(2,374,086)	807	-	-	-	(4,636,945)	-	(4,636,945)
11020	Required Annual Debt Principal Payments			-	-	-	-	2,526,309	-	2,526,309
11030	Beginning equity	151,003,885	69,453,146	165,799	-	-	-	372,104,241	-	372,104,241
11040-010	Prior period adjustments and correction of errors - Editable			-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable			-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable			-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable			-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable			-	-	-	-	-	-	-
11040-060	Prior period adjustments and correction of errors - Editable			-	-	-	-	-	-	-
11040-070	Equity Transfers			-	-	-	-	-	-	-
11040-080	Equity Transfers			-	-	-	-	-	-	-
11040-090	Equity Transfers			-	-	-	-	-	-	-
11040-100	Equity Transfers			-	-	-	-	-	-	-
11040-110	Equity Transfers			-	-	-	-	-	-	-
11040	Prior period adj, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170-001	Administrative Fee Equity- Beginning Balance			-	-	-	-	-	-	-
11170-010	Administrative Fee Revenue			-	-	-	-	47,939	-	47,939
11170-020	Hard to House Fee Revenue			-	-	-	-	-	-	-
11170-030	Audit Costs			-	-	-	-	-	-	-
11170-040	Investment Income			-	-	-	-	-	-	-
11170-045	Fraud Recovery Revenue			-	-	-	-	-	-	-
11170-050	Other Revenue			-	-	-	-	20,537	-	20,537
11170-051	Comment for Other Revenue			-	-	-	-	-	-	-
11170-060	Total Admin Fee Revenues			-	-	-	-	68,476	-	68,476
11170-080	Total Operating Expenses			-	-	-	-	57,579	-	57,579
11170-090	Depreciation			-	-	-	-	-	-	-
11170-100	Other Expenses			-	-	-	-	-	-	-
11170-101	Comment for Other Expense			-	-	-	-	-	-	-
11170-110	Total Admin Fee Expenses			-	-	-	-	57,579	-	57,579
11170-002	Net Administrative Fee			-	-	-	-	10,897	-	10,897
11170-003	Administrative Fee Equity- Ending Balance			-	-	-	-	10,897	-	10,897
11170	Administrative Fee Equity	-	-	-	-	-	-	10,897	-	10,897
11180-001	Housing Assistance Payments Equity - Beginning Balance			-	-	-	-	90,656	-	90,656
11180-010	Housing Assistance Payments Revenue			-	-	-	-	40,630	-	40,630
11180-015	Fraud Recovery Revenue			-	-	-	-	-	-	-
11180-020	Other revenue			-	-	-	-	302,272	-	302,272
11180-021	Comment for other revenue			-	-	-	-	-	-	-
11180-025	Investment Income			-	-	-	-	-	-	-
11180-030	Total HAP revenues			-	-	-	-	342,902	-	342,902
11180-080	Housing Assistance Payments			-	-	-	-	363,439	-	363,439
11180-090	Other expense			-	-	-	-	-	-	-
11180-091	Comment for other expense			-	-	-	-	-	-	-
11180-100	Total Housing Assistance Payments Expense			-	-	-	-	363,439	-	363,439
11180-002	Net Housing Assistance Payments			-	-	-	-	(20,537)	-	(20,537)
11180-003	Housing Assistance Payment Equity - Ending Balance			-	-	-	-	70,119	-	70,119
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	70,119	-	70,119
11190	Unit Months Available	1,032		-	-	-	-	133,824	-	133,824
11210	Unit Months Leased	1,032		-	-	-	-	111,274	-	111,274
11270	Excess Cash			-	-	-	-	15,346,205	-	15,346,205
11610	Land Purchases	-		-	-	-	-	5,500	-	5,500
11620	Building Purchases	-		-	-	-	-	3,486,995	-	3,486,995
11630	Furniture & Equipment-Dwelling Purchases			-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases			-	-	-	-	123,727	-	123,727
11650	Leasehold Improvements Purchases			-	-	-	-	-	-	-
11660	Infrastructure Purchases			-	-	-	-	-	-	-
13510	CFFP Debt Service Payments			-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds			-	-	-	-	337,897	-	337,897

**FINANCIAL DATA SCHEDULE –
LOW-INCOME PUBLIC HOUSING**

Public Housing Balance Sheet									
Line Item No.	Description	AMP 901	AMP 902	AMP 904	AMP 905	AMP 907	AMP 909	AMP 911	AMP 912
111	Cash - unrestricted	-	1,543,840	1,247,105	1,380,847	-	9,054,987	-	-
112	Cash - restricted-modernization and development	-	-	-	-	-	-	-	-
113	Cash - other restricted	-	71,946	34,193	12,482	-	164,275	-	-
114	Cash - tenant security deposits	-	30,689	10,719	12,362	-	35,707	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-
100	Total Cash	-	1,646,475	1,292,017	1,405,691	-	9,254,969	-	-
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-
122-010	Accounts receivable - HUD other projects - Operating Subsidy	-	-	-	-	-	-	-	-
122-020	Accounts receivable - HUD other projects - Capital fund	215,655	167,843	51,477	419,084	-	645,791	-	-
122-030	Accounts receivable - HUD other projects - Other	-	-	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	215,655	167,843	51,477	419,084	-	645,791	-	-
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	-	56,343	18,858	26,296	-	105,973	-	-
126.1	Allowance for doubtful accounts - tenants	-	(19,213)	(6,167)	(4,914)	-	(44,433)	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	612	-	9,376	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	(612)	-	(9,376)	-	-
129	Accrued interest receivable	-	41	36	39	-	150	-	-
120	Total receivables, net of allowance for doubtful accounts	215,655	205,014	64,204	440,505	-	707,481	-	-
131	Investments - unrestricted	-	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-	-
135	Investments - Restricted for payment of current liability	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	-	-	-	-	-	-	-
143	Inventories	-	724	1,278	-	-	2,517	-	-
143.1	Allowance for obsolete inventories	-	(724)	(1,278)	-	-	(2,517)	-	-
144	Inter program - due from	-	-	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-	-	-
150	Total Current Assets	215,655	1,851,489	1,356,221	1,846,196	-	9,962,450	-	-
161	Land	-	512,334	1,337,760	359,675	-	1,298,950	-	-
162	Buildings	-	41,509,968	16,521,806	17,644,544	-	68,194,280	-	-
163	Furniture, equipment and machinery - dwellings	-	-	-	-	-	-	-	-
164	Furniture, equipment and machinery - administration	-	767,512	246,280	569,552	-	1,618,640	-	-
165	Leasehold improvements	-	-	-	-	-	-	-	-
166	Accumulated depreciation	-	(38,850,164)	(14,898,809)	(17,630,190)	-	(55,297,430)	-	-
167	Construction in progress	-	1,403,458	23,854	84,890	-	302,576	-	-
168	Infrastructure	-	-	-	-	-	-	-	-
160	Total capital assets, net of accumulated depreciation	-	5,343,108	3,230,891	1,028,471	-	16,117,016	-	-
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	-	14,994	5,485	14,335	-	18,040	-	-
174	Other assets	-	14,994	5,485	14,335	-	18,040	-	-
176	Investment in joint venture	-	-	-	-	-	-	-	-
180	Total Non-current Assets	-	5,358,102	3,236,376	1,042,806	-	16,135,056	-	-
190	Total Assets	215,655	7,209,591	4,592,597	2,889,002	-	26,097,506	-	-

Public Housing Balance Sheet									
Line Item No.	Description	AMP 901	AMP 902	AMP 904	AMP 905	AMP 907	AMP 909	AMP 911	AMP 912
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	56,008	38,944	66,368	-	294,860	-	-
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	-	1,190	676	948	-	2,109	-	-
324	Accrued contingency liability	-	-	82,407	1,127	-	17,454	-	-
325	Accrued interest payable	-	138	3,312	236	-	8,519	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government	-	34,268	1,397	12,230	-	35,940	-	-
341	Tenant security deposits	-	30,689	10,719	12,362	-	35,707	-	-
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	-	18,497	5,273	6,469	-	33,670	-	-
342	Unearned Revenue	-	18,497	5,273	6,469	-	33,670	-	-
343-010	CFFP	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	-	21,542	515,975	36,713	-	1,327,080	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	21,542	515,975	36,713	-	1,327,080	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	-	13,572	13,553	14,465	-	27,747	-	-
346	Accrued liabilities - other	-	264,149	70,416	125,569	-	4,110,836	-	-
347	Inter program - due to	215,655	123,242	16,477	419,084	-	632,876	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-
310	Total Current Liabilities	215,655	563,295	759,149	695,571	-	6,526,798	-	-
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	-	66,740	1,598,548	113,742	-	4,111,444	-	-
351	Capital Projects/ Mortgage Revenue Bonds	-	66,740	1,598,548	113,742	-	4,111,444	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	-	71,946	34,193	12,482	-	164,275	-	-
354	Accrued compensated absences- Non-current - 270010	-	10,080	3,125	11,504	-	58,539	-	-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	-	148,766	1,635,866	137,728	-	4,334,258	-	-
300	Total Liabilities	215,655	712,061	2,395,015	833,299	-	10,861,056	-	-
508.4	Net Investment in Capital Assets	-	5,254,826	1,116,368	878,016	-	10,678,492	-	-
511.4	Restricted Net Position	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	-	1,242,704	1,081,214	1,177,687	-	4,557,958	-	-
513	Total Equity- Net Position	-	6,497,530	2,197,582	2,055,703	-	15,236,450	-	-
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	215,655	7,209,591	4,592,597	2,889,002	-	26,097,506	-	-

Public Housing Balance Sheet									
Line Item No.	Description	AMP 914	AMP 915	AMP 917	AMP 920	AMP 922	AMP 929	AMP 931	AMP 932
111	Cash - unrestricted		562,299	1,088,391	1,069,608	602,936		350,109	532,037
112	Cash - restricted-modernization and development							-	
113	Cash - other restricted		2,310		80,794	34,932			5,023
114	Cash - tenant security deposits		9,362	16,833	8,751	9,733		4,879	7,202
115	Cash - Restricted for payment of current liability								
100	Total Cash	-	573,971	1,105,224	1,159,153	647,601	-	354,988	544,262
121	Accounts receivable - PHA projects								
122-010	Accounts receivable - HUD other projects - Operating Subsidy								
122-020	Accounts receivable - HUD other projects - Capital fund	-	234,812	166,597	31,898	77,383		2,662	104,003
122-030	Accounts receivable - HUD other projects - Other					-			
122	Accounts receivable - HUD other projects	-	234,812	166,597	31,898	77,383	-	2,662	104,003
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		9,525	3,875	29,750	23,388		958	24,581
126.1	Allowance for doubtful accounts - tenants		(3,900)		(10,013)	(10,942)			(11,930)
126.2	Allowance for doubtful accounts - other								
127	Notes, Loans, & Mortgages Receivable - Current								
128	Fraud recovery			-	-	-			2,066
128.1	Allowance for doubtful accounts - fraud			-	-	-			(2,066)
129	Accrued interest receivable		15	28	34	16		8	14
120	Total receivables, net of allowance for doubtful accounts	-	240,452	170,500	51,669	89,845	-	3,628	116,668
131	Investments - unrestricted								
132	Investments - restricted					-			
135	Investments - Restricted for payment of current liability								
142	Prepaid expenses and other assets		-	-	-			-	-
143	Inventories		1,968	354	3,927	-			1,455
143.1	Allowance for obsolete inventories		(1,968)	(354)	(3,927)	-			(1,455)
144	Inter program - due from								
145	Assets held for sale								
150	Total Current Assets	-	814,423	1,275,724	1,210,822	737,446	-	358,616	660,930
161	Land		21,405	65,056	244,325	1,236,869		10,777	317,095
162	Buildings		10,189,671	20,861,963	17,485,464	12,055,880		4,310,141	13,421,364
163	Furniture, equipment and machinery - dwellings								
164	Furniture, equipment and machinery - administration		333,747	381,984	739,945	110,606		218,106	545,281
165	Leasehold improvements			-	-	-		-	
166	Accumulated depreciation		(9,943,256)	(20,637,777)	(15,820,321)	(10,145,035)		(3,547,413)	(11,885,359)
167	Construction in progress		200,035	172,797	35,388	94,781		-	1,000
168	Infrastructure								
160	Total capital assets, net of accumulated depreciation	-	801,602	844,023	2,684,801	3,353,101	-	991,611	2,399,381
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		4,997	8,037	4,699			2,598	5,625
174	Other assets	-	4,997	8,037	4,699	-	-	2,598	5,625
176	Investment in joint venture	-	-	-	-	-	-	-	-
180	Total Non-current Assets	-	806,599	852,060	2,689,500	3,353,101	-	994,209	2,405,006
190	Total Assets	-	1,621,022	2,127,784	3,900,322	4,090,547	-	1,352,825	3,065,936

Public Housing Balance Sheet									
Line Item No.	Description	AMP 914	AMP 915	AMP 917	AMP 920	AMP 922	AMP 929	AMP 931	AMP 932
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	54,867	46,376	16,665	41,007	-	41,198	43,799
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	-	-	2,236	2,296	1,920	-	-	-
324	Accrued contingency liability	-	-	-	872	368	-	142	4,167
325	Accrued interest payable	-	219	173	2,882	-	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government	-	16,908	35,683	7,981	-	-	11,247	10,307
341	Tenant security deposits	-	9,362	16,833	8,751	9,733	-	4,879	7,202
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	-	4,641	9,526	2,234	16,153	-	5,855	3,211
342	Unearned Revenue	-	4,641	9,526	2,234	16,153	-	5,855	3,211
343-010	CFFP	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	-	34,059	26,955	448,951	-	-	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	34,059	26,955	448,951	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	-	31,623	12,713	5,375	29,843	-	4,817	7,450
346	Accrued liabilities - other	-	23,914	100,603	12,495	7,285	-	36,268	221
347	Inter program - due to	-	230,687	166,597	31,898	77,383	-	2,661	104,003
348	Loan liability - current	-	-	-	-	-	-	-	-
310	Total Current Liabilities	-	406,280	417,695	540,400	183,692	-	107,067	180,360
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	-	105,520	83,512	1,390,900	-	-	-	-
351	Capital Projects/ Mortgage Revenue Bonds	-	105,520	83,512	1,390,900	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	-	2,310	-	80,794	34,932	-	-	5,023
354	Accrued compensated absences- Non-current - 270010	-	1,016	36,572	9,691	35,236	-	4,719	65,167
355	Loan liability - Non-current	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	-	108,846	120,084	1,481,385	70,168	-	4,719	70,190
300	Total Liabilities	-	515,126	537,779	2,021,785	253,860	-	111,786	250,550
508.4	Net Investment in Capital Assets	-	662,023	733,556	844,950	3,353,101	-	991,611	2,399,381
511.4	Restricted Net Position	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	-	443,873	856,449	1,033,587	483,586	-	249,428	416,005
513	Total Equity- Net Position	-	1,105,896	1,590,005	1,878,537	3,836,687	-	1,241,039	2,815,386
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	-	1,621,022	2,127,784	3,900,322	4,090,547	-	1,352,825	3,065,936

Public Housing Balance Sheet									
Line Item No.	Description	AMP 933	AMP 939	AMP 940	AMP 941	AMP 944	AMP 945	AMP 946	AMP 947
111	Cash - unrestricted	458,038	2,532,779	225,665	355,341	269,753	412,572	346,801	243,615
112	Cash - restricted-modernization and development								
113	Cash - other restricted	3,690	34,333						
114	Cash - tenant security deposits	6,195	7,723	2,277	9,665	5,477	5,429	5,153	3,022
115	Cash - Restricted for payment of current liability								
100	Total Cash	467,923	2,574,835	227,942	365,006	275,230	418,001	351,954	246,637
121	Accounts receivable - PHA projects								
122-010	Accounts receivable - HUD other projects - Operating Subsidy								
122-020	Accounts receivable - HUD other projects - Capital fund	38,235	12,762	3,956	1,807,784	25,867	11,602	40,163	53,258
122-030	Accounts receivable - HUD other projects - Other		-	-		-			
122	Accounts receivable - HUD other projects	38,235	12,762	3,956	1,807,784	25,867	11,602	40,163	53,258
124	Account receivable - other government								
125-010	Account receivable - miscellaneous - Not For Profit								
125-020	Account receivable - miscellaneous - Partnership								
125-030	Account receivable - miscellaneous - Joint Venture								
125-040	Account receivable - miscellaneous - Tax Credit								
125-050	Account receivable - miscellaneous - Other								
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants	6,910	22,646	20	8,114	11,411	4,852	2,903	935
126.1	Allowance for doubtful accounts - tenants	(2,523)	(10,672)	-	(5,553)	(5,409)	(2,864)	(1,528)	-
126.2	Allowance for doubtful accounts - other								
127	Notes, Loans, & Mortgages Receivable - Current								
128	Fraud recovery		-		887				
128.1	Allowance for doubtful accounts - fraud		-		(887)				
129	Accrued interest receivable	12	27	6	9	6	10	9	5
120	Total receivables, net of allowance for doubtful accounts	42,634	24,763	3,982	1,810,354	31,875	13,600	41,547	54,198
131	Investments - unrestricted								
132	Investments - restricted		-						
135	Investments - Restricted for payment of current liability								
142	Prepaid expenses and other assets	-		-	-	-	-	-	-
143	Inventories		-		1,234	1,067	1,215	1,021	
143.1	Allowance for obsolete inventories		-		(1,234)	(1,067)	(1,215)	(1,021)	
144	Inter program - due from								
145	Assets held for sale								
150	Total Current Assets	510,557	2,599,598	231,924	2,175,360	307,105	431,601	393,501	300,835
161	Land	1,854,006	4,495,232	10,560	16,356	20,507	10,493	12,512	18,239
162	Buildings	11,705,616	6,922,029	8,594,931	10,176,529	4,627,575	7,329,364	5,905,687	3,872,659
163	Furniture, equipment and machinery - dwellings					-			
164	Furniture, equipment and machinery - administration	62,208	129,328	149,099	277,558	190,857	166,910	212,452	163,150
165	Leasehold improvements	-				-		-	-
166	Accumulated depreciation	(11,035,523)	(4,226,438)	(6,608,391)	(7,761,656)	(4,480,583)	(5,450,862)	(5,669,884)	(3,426,320)
167	Construction in progress	109,310	-	-	1,693,047	16,750	98,964	25,970	35,217
168	Infrastructure								
160	Total capital assets, net of accumulated depreciation	2,695,617	7,320,151	2,146,199	4,401,834	375,106	2,154,869	486,737	662,945
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	4,089		5,455	4,207	2,309	2,595	999	1,111
174	Other assets	4,089	-	5,455	4,207	2,309	2,595	999	1,111
176	Investment in joint venture	-	-	-	-	-	-	-	-
180	Total Non-current Assets	2,699,706	7,320,151	2,151,654	4,406,041	377,415	2,157,464	487,736	664,056
190	Total Assets	3,210,263	9,919,749	2,383,578	6,581,401	684,520	2,589,065	881,237	964,891

Public Housing Balance Sheet									
Line Item No.	Description	AMP 933	AMP 939	AMP 940	AMP 941	AMP 944	AMP 945	AMP 946	AMP 947
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	39,074	54,970	31,698	18,032	30,979	49,813	39,272	29,319
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	1,416	923	-	3,458	-	-	4,794	61
324	Accrued contingency liability	-	-	-	-	-	138	840	-
325	Accrued interest payable	-	90	136	94	28	130	79	37
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government	15,017	16,420	4,862	8,870	7,923	11,274	7,729	4,651
341	Tenant security deposits	6,195	7,723	2,277	9,666	5,477	5,429	5,153	3,022
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	4,980	11,784	1,289	9,538	811	4,482	4,177	2,039
342	Unearned Revenue	4,980	11,784	1,289	9,538	811	4,482	4,177	2,039
343-010	CFFP	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	-	13,993	21,230	14,622	4,473	20,248	12,314	5,694
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	13,993	21,230	14,622	4,473	20,248	12,314	5,694
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	5,882	15,212	2,696	7,001	7,082	5,443	2,545	5,680
346	Accrued liabilities - other	34,222	1,608,219	13,548	30,564	2,697	29,794	7,283	8,490
347	Inter program - due to	38,235	12,762	3,956	1,785,675	25,867	11,602	40,163	53,258
348	Loan liability - current	-	-	-	-	-	-	-	-
310	Total Current Liabilities	145,021	1,742,096	81,692	1,887,520	85,337	138,353	124,349	112,251
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	-	43,352	65,607	45,186	13,823	62,573	38,055	17,596
351	Capital Projects/ Mortgage Revenue Bonds	-	43,352	65,607	45,186	13,823	62,573	38,055	17,596
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	3,690	34,333	-	-	-	-	-	-
354	Accrued compensated absences- Non-current - 270010	2,404	11,054	-	27,861	42,224	17,445	21,662	29,319
355	Loan liability - Non-current	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	6,094	88,739	65,607	73,047	56,047	80,018	59,717	46,915
300	Total Liabilities	151,115	1,830,835	147,299	1,960,567	141,384	218,371	184,066	159,166
508.4	Net Investment in Capital Assets	2,695,617	7,262,806	2,059,362	4,342,026	356,810	2,072,048	436,368	639,655
511.4	Restricted Net Position	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	363,531	826,108	176,917	278,808	186,326	298,646	260,803	166,070
513	Total Equity- Net Position	3,059,148	8,088,914	2,236,279	4,620,834	543,136	2,370,694	697,171	805,725
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	3,210,263	9,919,749	2,383,578	6,581,401	684,520	2,589,065	881,237	964,891

Public Housing Balance Sheet									
Line Item No.	Description	AMP 962	AMP 964	AMP 966	AMP 972	AMP 973	AMP 980	AMP 982	AMP 985
111	Cash - unrestricted		48,400	689,877	236,548	60,942	87,444	216,534	79,424
112	Cash - restricted-modernization and development								
113	Cash - other restricted								
114	Cash - tenant security deposits								
115	Cash - Restricted for payment of current liability								
100	Total Cash	-	48,400	689,877	236,548	60,942	87,444	216,534	79,424
121	Accounts receivable - PHA projects								
122-010	Accounts receivable - HUD other projects - Operating Subsidy								
122-020	Accounts receivable - HUD other projects - Capital fund		-	-	-	-	-	-	-
122-030	Accounts receivable - HUD other projects - Other								
122	Accounts receivable - HUD other projects	-	-	-	-	-	-	-	-
124	Account receivable - other government								
125-010	Account receivable - miscellaneous - Not For Profit								
125-020	Account receivable - miscellaneous - Partnership								
125-030	Account receivable - miscellaneous - Joint Venture								
125-040	Account receivable - miscellaneous - Tax Credit								
125-050	Account receivable - miscellaneous - Other								
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants								
126.1	Allowance for doubtful accounts - tenants								
126.2	Allowance for doubtful accounts - other								
127	Notes, Loans, & Mortgages Receivable - Current								
128	Fraud recovery								
128.1	Allowance for doubtful accounts - fraud								
129	Accrued interest receivable	-	1	23	8	2	3	15	3
120	Total receivables, net of allowance for doubtful accounts	-	1	23	8	2	3	15	3
131	Investments - unrestricted								
132	Investments - restricted								
135	Investments - Restricted for payment of current liability								
142	Prepaid expenses and other assets								
143	Inventories								
143.1	Allowance for obsolete inventories								
144	Inter program - due from								
145	Assets held for sale							243,433	
150	Total Current Assets	-	48,401	689,900	236,556	60,944	87,447	459,982	79,427
161	Land		120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
162	Buildings								
163	Furniture, equipment and machinery - dwellings								
164	Furniture, equipment and machinery - administration								
165	Leasehold improvements								
166	Accumulated depreciation								
167	Construction in progress								
168	Infrastructure								
160	Total capital assets, net of accumulated depreciation	-	120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
171	Notes, Loans, & mortgages receivable – Non-current	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable – Non-current - past due	-	-	-	-	-	-	-	-
173	Grants receivable – Non-current								
174-010	Other assets - Not For Profit								
174-020	Other assets - Partnership								
174-030	Other assets - Joint Venture								
174-040	Other assets - Tax Credit								
174-050	Other assets - Other								
174	Other assets	-	-	-	-	-	-	-	-
176	Investment in joint venture	-	-	-	-	-	-	-	-
180	Total Non-current Assets	-	120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
190	Total Assets	-	169,191	1,117,791	284,016	91,600	91,071	5,182,397	499,869

Public Housing Balance Sheet									
Line Item No.	Description	AMP 962	AMP 964	AMP 966	AMP 972	AMP 973	AMP 980	AMP 982	AMP 985
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	10,881	-	-	-	-	-	-
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	-	-	-	-	-	-	-	-
324	Accrued contingency liability	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	-	-	-	-	-
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	-	-	-	-	-	-	-	-
342	Unearned Revenue	-	-	-	-	-	-	-	-
343-010	CFFP	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	-	-	-	-	-	-	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	-
346	Accrued liabilities - other	-	-	-	-	-	-	-	-
347	Inter program - due to	-	-	-	-	-	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-
310	Total Current Liabilities	-	10,881	-	-	-	-	-	-
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	-	-	-	-	-	-	-	-
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	-	-	-	-	-	-	-	-
354	Accrued compensated absences- Non-current - 270010	-	-	-	-	-	-	-	-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	-	-	-	-	-	-	-	-
300	Total Liabilities	-	10,881	-	-	-	-	-	-
508.4	Net Investment in Capital Assets	-	120,790	427,891	47,460	30,656	3,624	4,722,415	420,442
511.4	Restricted Net Position	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	-	37,520	689,900	236,556	60,944	87,447	459,982	79,427
513	Total Equity- Net Position	-	158,310	1,117,791	284,016	91,600	91,071	5,182,397	499,869
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	-	169,191	1,117,791	284,016	91,600	91,071	5,182,397	499,869

Public Housing Balance Sheet									
Line Item No.	Description	AMP 986	AMP 987	AMP 992	AMP 993	AMP 994	AMP 995	AMP 996	AMP Other
111	Cash - unrestricted	59,657	89,819	51,811	26,445	695,233	107,053	30,474	3,383,514
112	Cash - restricted-modernization and development	-	-	-	-	-	-	-	-
113	Cash - other restricted	-	-	-	-	400,000	-	-	-
114	Cash - tenant security deposits	-	-	-	-	-	-	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-
100	Total Cash	59,657	89,819	51,811	26,445	1,095,233	107,053	30,474	3,383,514
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-
122-010	Accounts receivable - HUD other projects - Operating Subsidy	-	-	-	-	-	-	-	-
122-020	Accounts receivable - HUD other projects - Capital fund	-	-	-	-	-	-	-	1,547,812
122-030	Accounts receivable - HUD other projects - Other	-	-	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	-	-	-	-	-	-	-	1,547,812
124	Account receivable - other government	-	-	-	-	-	-	-	-
125-010	Account receivable - miscellaneous - Not For Profit	-	-	-	-	-	-	-	-
125-020	Account receivable - miscellaneous - Partnership	-	-	-	-	-	-	-	-
125-030	Account receivable - miscellaneous - Joint Venture	-	-	-	-	-	-	-	-
125-040	Account receivable - miscellaneous - Tax Credit	-	-	-	-	-	-	-	-
125-050	Account receivable - miscellaneous - Other	-	-	-	-	-	-	-	-
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants	-	-	-	-	-	-	-	-
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-
129	Accrued interest receivable	2	3	2	1	22	4	1	97
120	Total receivables, net of allowance for doubtful accounts	2	3	2	1	22	4	1	1,547,909
131	Investments - unrestricted	-	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-	-
135	Investments - Restricted for payment of current liability	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	-	-	-	-	-	-	-
143	Inventories	-	-	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-
144	Inter program - due from	-	-	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-	-	-
150	Total Current Assets	59,659	89,822	51,813	26,446	1,095,255	107,057	30,475	4,931,423
161	Land	520,425	375,099	308,038	154,018	127,064	136,905	171,132	5,008,979
162	Buildings	-	-	-	-	-	-	-	-
163	Furniture, equipment and machinery - dwellings	-	-	-	-	-	-	-	-
164	Furniture, equipment and machinery - administration	-	-	-	-	-	-	-	73,835
165	Leasehold improvements	-	-	-	-	-	-	-	-
166	Accumulated depreciation	-	-	-	-	-	-	-	(73,835)
167	Construction in progress	-	-	-	-	-	-	-	8,705
168	Infrastructure	-	-	-	-	-	-	-	-
160	Total capital assets, net of accumulated depreciation	520,425	375,099	308,038	154,018	127,064	136,905	171,132	5,017,684
171	Notes, Loans, & mortgages receivable – Non-current	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable – Non-current - past due	-	-	-	-	-	-	-	-
173	Grants receivable – Non-current	-	-	-	-	-	-	-	-
174-010	Other assets - Not For Profit	-	-	-	-	-	-	-	-
174-020	Other assets - Partnership	-	-	-	-	-	-	-	-
174-030	Other assets - Joint Venture	-	-	-	-	-	-	-	-
174-040	Other assets - Tax Credit	-	-	-	-	-	-	-	-
174-050	Other assets - Other	-	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-	-	-
176	Investment in joint venture	-	-	-	-	-	-	-	-
180	Total Non-current Assets	520,425	375,099	308,038	154,018	127,064	136,905	171,132	5,017,684
190	Total Assets	580,084	464,921	359,851	180,464	1,222,319	243,962	201,607	9,949,107

Public Housing Balance Sheet									
Line Item No.	Description	AMP 986	AMP 987	AMP 992	AMP 993	AMP 994	AMP 995	AMP 996	AMP Other
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	-	-	-	-	-	-	160,486
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	-	-	-	-	-	-	-	-
324	Accrued contingency liability	-	-	-	-	-	-	-	118,024
325	Accrued interest payable	-	-	-	-	-	-	-	934
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	-	-	-	-	-
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	-	-	-	-	-	-	-	-
342	Unearned Revenue	-	-	-	-	-	-	-	-
343-010	CFFP	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	-	-	-	-	-	-	-	145,428
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	-	-	-	-	-	-	145,428
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	46,104
346	Accrued liabilities - other	-	-	-	-	25,000	-	-	107,538
347	Inter program - due to	-	-	-	-	-	-	-	1,547,812
348	Loan liability - current	-	-	-	-	-	-	-	-
310	Total Current Liabilities	-	-	-	-	25,000	-	-	2,126,326
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	-	-	-	-	-	-	-	450,410
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-	-	-	-	450,410
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	-	-	-	-	-	-	-	-
354	Accrued compensated absences- Non-current - 270010	-	-	-	-	-	-	-	-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	-	-	-	-	-	-	-	450,410
300	Total Liabilities	-	-	-	-	25,000	-	-	2,576,736
508.4	Net Investment in Capital Assets	520,425	375,099	308,038	154,018	127,064	136,905	171,132	4,421,846
511.4	Restricted Net Positon	-	-	-	-	400,000	-	-	-
512.4	Unrestricted Net Position	59,659	89,822	51,813	26,446	670,255	107,057	30,475	2,950,525
513	Total Equity- Net Position	580,084	464,921	359,851	180,464	1,197,319	243,962	201,607	7,372,371
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	580,084	464,921	359,851	180,464	1,222,319	243,962	201,607	9,949,107

Public Housing Balance Sheet				
Line Item No.	Description	TOTAL AMPs	COCC	TOTAL PUBLIC HOUSING
111	Cash - unrestricted	28,139,898	9,584,982	37,724,880
112	Cash - restricted-modernization and development	-	-	-
113	Cash - other restricted	843,978	-	843,978
114	Cash - tenant security deposits	191,178	-	191,178
115	Cash - Restricted for payment of current liability	-	-	-
100	Total Cash	29,175,054	9,584,982	38,760,036
121	Accounts receivable - PHA projects	-	-	-
122-010	Accounts receivable - HUD other projects - Operating Subsidy	-	-	-
122-020	Accounts receivable - HUD other projects - Capital fund	5,658,644	-	5,658,644
122-030	Accounts receivable - HUD other projects - Other	-	-	-
122	Accounts receivable - HUD other projects	5,658,644	-	5,658,644
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	357,338	-	357,338
126.1	Allowance for doubtful accounts - tenants	(140,061)	-	(140,061)
126.2	Allowance for doubtful accounts - other	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-
128	Fraud recovery	12,941	-	12,941
128.1	Allowance for doubtful accounts - fraud	(12,941)	-	(12,941)
129	Accrued interest receivable	652	229	881
120	Total receivables, net of allowance for doubtful accounts	5,876,573	229	5,876,802
131	Investments - unrestricted	-	-	-
132	Investments - restricted	-	-	-
135	Investments - Restricted for payment of current liability	-	-	-
142	Prepaid expenses and other assets	-	-	-
143	Inventories	16,760	552,791	569,551
143.1	Allowance for obsolete inventories	(16,760)	(413,189)	(429,949)
144	Inter program - due from	-	-	-
145	Assets held for sale	243,433	-	243,433
150	Total Current Assets	35,295,060	9,724,813	45,019,873
161	Land	24,417,089	-	24,417,089
162	Buildings	281,329,471	-	281,329,471
163	Furniture, equipment and machinery - dwellings	-	-	-
164	Furniture, equipment and machinery - administration	6,957,050	3,380,052	10,337,102
165	Leasehold improvements	-	-	-
166	Accumulated depreciation	(247,389,246)	(2,164,016)	(249,553,262)
167	Construction in progress	4,306,742	41,408	4,348,150
168	Infrastructure	-	-	-
160	Total capital assets, net of accumulated depreciation	69,621,106	1,257,444	70,878,550
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	99,575	-	99,575
174	Other assets	99,575	-	99,575
176	Investment in joint venture	-	-	-
180	Total Non-current Assets	69,720,681	1,257,444	70,978,125
190	Total Assets	105,015,741	10,982,257	115,997,998

Public Housing Balance Sheet				
Line Item No.	Description	TOTAL AMPs	COCC	TOTAL PUBLIC HOUSING
311	Bank overdraft	-		-
312	Accounts payable <= 90 days	1,164,616	220,399	1,385,015
313	Accounts payable > 90 days past due	-	-	-
321	Accrued wage/payroll taxes payable	-		-
322	Accrued compensated absences - current portion	22,027	52,502	74,529
324	Accrued contingency liability	225,539	165,041	390,580
325	Accrued interest payable	17,007		17,007
331	Accounts payable - HUD PHA Programs	-	-	-
332	Accounts payable - PHA Projects	-		-
333	Accounts payable - other government	242,707		242,707
341	Tenant security deposits	191,179		191,179
342-010	Unearned Revenue - Operating Subsidy	-		-
342-020	Unearned Revenue - Capital fund	-		-
342-030	Unearned Revenue - Other	144,629		144,629
342	Unearned Revenue	144,629	-	144,629
343-010	CFFP	-		-
343-020	Capital Projects/ Mortgage Revenue	2,649,277		2,649,277
343	Current portion of LTD- capital projects/mortgage revenue bonds	2,649,277		2,649,277
344	Current portion of long-term debt - operating borrowings	-		-
345	Other current liabilities	258,803	74,621	333,424
346	Accrued liabilities - other	6,619,111	30,085	6,649,196
347	Inter program - due to	5,539,893		5,539,893
348	Loan liability - current	-		-
310	Total Current Liabilities	17,074,788	542,648	17,617,436
351-010	Long-term debt - CFFP	-		-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	8,207,008		8,207,008
351	Capital Projects/ Mortgage Revenue Bonds	8,207,008		8,207,008
352	Long-term debt, net of current - operating borrowings	-		-
353	Non-current liabilities - other - 269000	443,978		443,978
354	Accrued compensated absences- Non-current - 270010	387,618	2,245,534	2,633,152
355	Loan liability - Non-current	-		-
356	FASB 5 Liabilities	-		-
357	Accrued Pension and OPEB Liability	-		-
350	Total Non-Current Liabilities	9,038,604	2,245,534	11,284,138
300	Total Liabilities	26,113,392	2,788,182	28,901,574
508.4	Net Investment in Capital Assets	58,764,821	1,257,444	60,022,265
511.4	Restricted Net Position	400,000	-	400,000
512.4	Unrestricted Net Position	19,737,528	6,936,631	26,674,159
513	Total Equity- Net Position	78,902,349	8,194,075	87,096,424
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	105,015,741	10,982,257	115,997,998

Public Housing Income Statement										
Line Item No.	Description	AMP 901	Operating Fund Program	Capital Fund Program	AMP 902	Operating Fund Program	Capital Fund Program	AMP 904	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-	-	-	1,020,584	1,020,584	-	310,488	310,488	-
70400	Tenant revenue - other	-	-	-	7,195	7,195	-	1,864	1,864	-
70500	Total Tenant Revenue	-	-	-	1,027,779	1,027,779	-	312,352	312,352	-
70600	HUD PHA operating grants	-	-	-	-	-	-	-	-	-
70610	Capital grants	-	-	-	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	613	613	-	534	534	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	3,554	3,554	-	-	-	-
71500	Other revenue	-	-	-	267,532	267,532	-	51,648	51,648	-
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-
70000	Total Revenue	-	-	-	1,299,478	1,299,478	-	364,534	364,534	-
91100	Administrative salaries	-	-	-	135,286	135,286	-	39,667	39,667	-
91200	Auditing fees	-	-	-	4,880	4,880	-	1,697	1,697	-
91300	Management Fee	-	-	-	540,762	384,532	156,230	187,304	132,963	54,341
91310	Book-Keeping Fee	-	-	-	36,960	36,960	-	12,780	12,780	-
91400	Advertising and Marketing	-	-	-	2,959	2,959	-	384	384	-
91500	Employee benefit contributions - administrative	-	-	-	55,245	55,245	-	12,840	12,840	-
91600	Office Expenses	-	-	-	39,331	39,331	-	12,733	12,733	-
91700	Legal Expense	-	-	-	45,751	45,751	-	95,384	95,384	-
91800	Travel	-	-	-	1,031	1,031	-	212	212	-
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-
91900	Other	-	-	-	593,394	564,146	29,248	212,267	211,360	907
91000	Total Operating-Administrative	-	-	-	1,455,599	1,270,121	185,478	575,268	520,020	55,248
92000	Asset Management Fee	-	-	-	49,040	49,040	-	17,090	17,090	-
92100	Tenant services - salaries	-	-	-	105,707	105,707	-	36,768	36,768	-
92200	Relocation Costs	-	-	-	1,225	1,225	-	470	470	-
92300	Employee benefit contributions - tenant services	-	-	-	39,348	39,348	-	13,686	13,686	-
92400	Tenant services - other	-	-	-	119,883	119,883	-	41,704	41,704	-
92500	Total Tenant Services	-	-	-	266,163	266,163	-	92,628	92,628	-
93100	Water	-	-	-	338,477	338,477	-	82,888	82,888	-
93200	Electricity	-	-	-	152,505	152,505	-	142,115	142,115	-
93300	Gas	-	-	-	229,137	229,137	-	29,263	29,263	-
93400	Fuel	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	140,673	140,673	-	69,610	69,610	-
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-
93750	HAP Portability-In	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	17,017	17,017	-	5,919	5,919	-
93000	Total Utilities	-	-	-	877,809	877,809	-	329,795	329,795	-

Public Housing Income Statement										
Line Item No.	Description	AMP 901	Operating Fund Program	Capital Fund Program	AMP 902	Operating Fund Program	Capital Fund Program	AMP 904	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-	-		126,411	126,411		89,941	89,941	
94200	Ordinary maintenance and operations - materials and other	-	-		273,874	273,874		117,809	117,809	
94300	Ordinary Maintenance and Operations Contracts	-	-	-	1,534,250	1,534,250	-	855,551	855,551	-
94500	Employee benefit contribution - ordinary maintenance	-	-		41,960	41,960		37,859	37,859	
94000	Total Maintenance	-	-	-	1,976,495	1,976,495	-	1,101,160	1,101,160	-
95100	Protective services - labor	-	-	-	31,147	31,147		11,124	11,124	
95200	Protective services - other contract costs	-	-	-	176,993	176,993	-	47,119	47,119	
95300	Protective services - other	-		-	79,081	79,081	-	35,215	35,215	
95500	Employee benefit contributions - protective services	-			8,797	8,797		3,142	3,142	
95000	Total Protective Services	-	-	-	296,018	296,018	-	96,600	96,600	-
96110	Property Insurance	-	-		26,418	26,418		10,690	10,690	
96120	Liability Insurance	-	-		2,171	2,171		1,432	1,432	
96130	Workmen's Compensation	-	-		13,565	13,565		9,228	9,228	
96140	All other Insurance	-	-		6,657	6,657		2,216	2,216	
96100	Total insurance Premiums	-	-	-	48,811	48,811	-	23,566	23,566	-
96200	Other general expenses	-	-		2,582	2,582		17,525	17,525	
96210	Compensated absences	-	-		-	-		-	-	
96300	Payments in lieu of taxes	-	-		34,268	34,268		1,397	1,397	
96400	Bad debt - tenant rents	-	-		32,553	32,553		5,177	5,177	
96500	Bad debt - mortgages	-			-			-	-	
96600	Bad debt - other	-			-			-	-	
96800	Severance expense	-			-			-	-	
96000	Total Other General Expenses	-	-	-	69,403	69,403	-	24,099	24,099	-
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-			-		
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	1,844	1,844		44,423	44,423	
96730	Amortization of Bond Issue Costs	-	-	-	-			-		
96700	Interest expense and Amortization cost	-	-	-	1,844	1,844	-	44,423	44,423	-
96900	Total Operating Expenses	-	-	-	5,041,182	4,855,704	185,478	2,304,629	2,249,381	55,248
97000	Excess Revenue Over Operating Expenses	-	-	-	(3,741,704)	(3,556,226)	(185,478)	(1,940,095)	(1,884,847)	(55,248)
97100	Extraordinary maintenance	-	-		39,893	-	39,893	17,500		17,500
97200	Casualty losses- Non-capitalized	-			38,758	38,758		-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-	-		851,081	851,081		692,396	692,396	
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	-	-	-	5,970,914	5,745,543	225,371	3,014,525	2,941,777	72,748

Public Housing Income Statement										
Line Item No.	Description	AMP 901	Operating Fund Program	Capital Fund Program	AMP 902	Operating Fund Program	Capital Fund Program	AMP 904	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	-	-		3,839,545	3,614,174	225,371	2,586,757	2,514,009	72,748
10020	Operating transfer out	-			-	-		-	-	
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			160,293	85,420	74,873	17,500	-	17,500
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	-	-	-	3,999,838	3,699,594	300,244	2,604,257	2,514,009	90,248
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	-	-	-	(671,598)	(746,471)	74,873	(45,734)	(63,234)	17,500
11020	Required Annual Debt Principal Payments	-	-		20,542	20,542		492,025	492,025	-
11030	Beginning equity	2,850,191	2,850,191	-	7,176,927	7,176,927	-	2,243,316	2,243,316	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	-	-	-	-	62,400	(62,400)	-		
11040	Prior period adjustments, equity transfers, and correction of errors	(2,850,191)	(2,850,191)	-	(7,799)	54,601	(62,400)	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	-	-		4,928	4,928		1,704	1,704	
11210	Unit Months Leased	-	-		4,678	4,678		1,630	1,630	
11270	Excess Cash	-	-		912,589	912,589		-	-	
11610	Land Purchases	-	-		-			-		
11620	Building Purchases	-	-		79,407	79,407	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-	-	-	-	-	
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 905	Operating Fund Program	Capital Fund Program	AMP 907	Operating Fund Program	Capital Fund Program	AMP 909	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	417,294	417,294		-	-		1,738,837	1,738,837	
70400	Tenant revenue - other	3,556	3,556		-	-		4,742	4,742	
70500	Total Tenant Revenue	420,850	420,850	-	-	-	-	1,743,579	1,743,579	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	582	582		-			2,252	2,252	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	3,650	3,650		-			45,501	45,501	
71500	Other revenue	119,773	119,773		-			336,644	336,644	
71600	Gain or loss on sale of capital assets	-	-		-			-	-	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	544,855	544,855	-	-	-	-	2,127,976	2,127,976	-
91100	Administrative salaries	71,736	71,736		-			191,965	191,965	
91200	Auditing fees	2,209	2,209		-			6,390	6,390	
91300	Management Fee	233,259	162,536	70,723	-			689,847	485,269	204,578
91310	Book-Keeping Fee	15,622	15,622		-			46,642	46,642	
91400	Advertising and Marketing	357	357		-			3,486	3,486	
91500	Employee benefit contributions - administrative	35,792	35,792		-			95,903	95,903	
91600	Office Expenses	40,010	40,010		-			84,657	84,657	
91700	Legal Expense	40,689	40,689		-			186,461	186,461	
91800	Travel	2,001	2,001		-			7,283	7,283	
91810	Allocated Overhead	-	-		-			-		
91900	Other	266,565	266,306	259	-			807,843	763,401	44,442
91000	Total Operating-Administrative	708,240	637,258	70,982	-	-	-	2,120,477	1,871,457	249,020
92000	Asset Management Fee	31,560	31,560		-			64,200	64,200	
92100	Tenant services - salaries	47,852	47,852	-	-			138,419	138,419	-
92200	Relocation Costs	525	525		-			4,775	4,775	
92300	Employee benefit contributions - tenant services	17,812	17,812	-	-			51,524	51,524	-
92400	Tenant services - other	54,091	54,091	-	-			157,702	157,702	-
92500	Total Tenant Services	120,280	120,280	-	-	-	-	352,420	352,420	-
93100	Water	162,839	162,839		-			4,334,448	4,334,448	
93200	Electricity	138,932	138,932		-			577,688	577,688	
93300	Gas	96,353	96,353		-			179,929	179,929	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	38,801	38,801		-			334,037	334,037	
93700	Employee benefit contributions - utilities	-			-	-		-	-	
93750	HAP Portability-In	-			-	-		-	-	
93800	Other utilities expense	7,703	7,703		-			22,283	22,283	
93000	Total Utilities	444,628	444,628	-	-	-	-	5,448,385	5,448,385	-

Public Housing Income Statement										
Line Item No.	Description	AMP 905	Operating Fund Program	Capital Fund Program	AMP 907	Operating Fund Program	Capital Fund Program	AMP 909	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	133,355	133,355		-			505,149	505,149	
94200	Ordinary maintenance and operations - materials and other	129,445	129,445		-			412,760	412,760	
94300	Ordinary Maintenance and Operations Contracts	817,332	817,332	-	-	-	-	2,662,688	2,662,688	-
94500	Employee benefit contribution - ordinary maintenance	49,291	49,291		-			203,288	203,288	
94000	Total Maintenance	1,129,423	1,129,423	-	-	-	-	3,783,885	3,783,885	-
95100	Protective services - labor	22,248	22,248		-			40,046	40,046	
95200	Protective services - other contract costs	185,882	185,882	-	-			879,964	879,964	-
95300	Protective services - other	60,567	60,567	-	-			142,879	142,879	-
95500	Employee benefit contributions - protective services	6,284	6,284		-			11,310	11,310	
95000	Total Protective Services	274,981	274,981	-	-	-	-	1,074,199	1,074,199	-
96110	Property Insurance	18,430	18,430		-			118,838	118,838	
96120	Liability Insurance	2,212	2,212		-			11,306	11,306	
96130	Workmen's Compensation	13,222	13,222		-			39,574	39,574	
96140	All other Insurance	3,012	3,012		-			10,201	10,201	
96100	Total insurance Premiums	36,876	36,876	-	-	-	-	179,919	179,919	-
96200	Other general expenses	1,725	1,725		-			42,830	42,830	
96210	Compensated absences	1,391	1,391		-			20,639	20,639	
96300	Payments in lieu of taxes	12,230	12,230		-			35,940	35,940	
96400	Bad debt - tenant rents	17,065	17,065		-			75,625	75,625	
96500	Bad debt - mortgages	-			-	-		-	-	
96600	Bad debt - other	-			-	-		-	-	
96800	Severance expense	-			-	-		-	-	
96000	Total Other General Expenses	32,411	32,411	-	-	-	-	175,034	175,034	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	2,888	2,888		-			113,602	113,602	
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	2,888	2,888	-	-	-	-	113,602	113,602	-
96900	Total Operating Expenses	2,781,287	2,710,305	70,982	-	-	-	13,312,121	13,063,101	249,020
97000	Excess Revenue Over Operating Expenses	(2,236,432)	(2,165,450)	(70,982)	-	-	-	(11,184,145)	(10,935,125)	(249,020)
97100	Extraordinary maintenance	-	-	-	-			169,115	-	169,115
97200	Casualty losses- Non-capitalized	-			-	-		-	-	
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	335,407	335,407		-			3,844,866	3,844,866	
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	3,116,694	3,045,712	70,982	-	-	-	17,326,102	16,907,967	418,135

Public Housing Income Statement										
Line Item No.	Description	AMP 905	Operating Fund Program	Capital Fund Program	AMP 907	Operating Fund Program	Capital Fund Program	AMP 909	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	1,585,102	1,176,223	408,879	-			11,899,741	11,481,606	418,135
10020	Operating transfer out	-	-	-	-			-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	(337,897)		(337,897)	-			-		
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	23,948	23,948		-			2,759,594	2,744,870	14,724
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	1,271,153	1,200,171	70,982	-	-	-	14,659,335	14,226,476	432,859
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(1,300,686)	(1,300,686)	-	-	-	-	(538,791)	(553,515)	14,724
11020	Required Annual Debt Principal Payments	35,009	35,009		-	-		1,265,483	1,265,483	
11030	Beginning equity	3,326,746	3,326,746	-	-	-	-	15,775,241	15,775,241	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	29,643	-	29,643	-	-		-	1,468,504	(1,468,504)
11040	Prior period adjustments, equity transfers, and correction of errors	29,643	-	29,643	-	-	-	-	1,468,504	(1,468,504)
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	2,083	2,083		-			6,219	6,219	
11210	Unit Months Leased	1,988	1,988		-			6,105	6,105	
11270	Excess Cash	270,628	270,628		-	-		300,893	300,893	
11610	Land Purchases	-			-			-		
11620	Building Purchases	17,500		17,500	-			1,279,810	1,279,810	-
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	23,947	23,947		-			75,795	75,795	
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	337,897		337,897	-			-		

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

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

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

Public Housing Income Statement										
Line Item No.	Description	AMP 915	Operating Fund Program	Capital Fund Program	AMP 917	Operating Fund Program	Capital Fund Program	AMP 920	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	372,809	372,809		674,056	674,056		339,713	339,713	
70400	Tenant revenue - other	829	829		1,244	1,244		1,771	1,771	
70500	Total Tenant Revenue	373,638	373,638	-	675,300	675,300	-	341,484	341,484	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-	-	
71100	Investment income - unrestricted	219	219		423	423		511	511	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-			38	38		-	-	
71500	Other revenue	9,844	9,844		8,322	8,322		39,142	39,142	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	383,701	383,701	-	684,083	684,083	-	381,137	381,137	-
91100	Administrative salaries	71,939	71,939		71,521	71,521		55,121	55,121	
91200	Auditing fees	1,448	1,448		2,559	2,559		1,498	1,498	
91300	Management Fee	158,713	112,363	46,350	279,483	197,572	81,911	165,929	117,981	47,948
91310	Book-Keeping Fee	10,800	10,800		18,990	18,990		11,340	11,340	
91400	Advertising and Marketing	506	506		589	589		461	461	
91500	Employee benefit contributions - administrative	34,635	34,635		34,220	34,220		24,187	24,187	
91600	Office Expenses	25,059	25,059		25,826	25,826		37,745	37,745	
91700	Legal Expense	10,470	10,470		4,914	4,914		26,620	26,620	
91800	Travel	1,933	1,933		304	304		238	238	
91810	Allocated Overhead	-	-		-	-		-		
91900	Other	201,394	140,694	60,700	243,730	233,467	10,263	246,111	230,192	15,919
91000	Total Operating-Administrative	516,897	409,847	107,050	682,136	589,962	92,174	569,250	505,383	63,867
92000	Asset Management Fee	14,350	14,350		25,290	25,290		15,050	15,050	
92100	Tenant services - salaries	31,361	31,361	-	55,422	55,422	-	32,442	32,442	-
92200	Relocation Costs	-	-		1,800	1,800		1,160	1,160	
92300	Employee benefit contributions - tenant services	11,673	11,673	-	20,630	20,630	-	12,076	12,076	-
92400	Tenant services - other	29,165	29,165	-	64,924	64,924	-	55,074	55,074	-
92500	Total Tenant Services	72,199	72,199	-	142,776	142,776	-	100,752	100,752	-
93100	Water	46,716	46,716		116,279	116,279		87,057	87,057	
93200	Electricity	61,098	61,098		176,536	176,536		135,712	135,712	
93300	Gas	65,463	65,463		83,953	83,953		28,681	28,681	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	36,114	36,114		27,028	27,028		13,035	13,035	
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-	-	
93800	Other utilities expense	5,049	5,049		8,922	8,922		5,223	5,223	
93000	Total Utilities	214,440	214,440	-	412,718	412,718	-	269,708	269,708	-

Public Housing Income Statement										
Line Item No.	Description	AMP 915	Operating Fund Program	Capital Fund Program	AMP 917	Operating Fund Program	Capital Fund Program	AMP 920	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	41,515	41,515		100,894	100,894		136,751	136,751	
94200	Ordinary maintenance and operations - materials and other	90,158	90,158		158,210	158,210		99,819	99,819	
94300	Ordinary Maintenance and Operations Contracts	462,302	462,302	-	838,854	838,854	-	905,815	905,815	-
94500	Employee benefit contribution - ordinary maintenance	14,001	14,001		30,652	30,652		72,694	72,694	-
94000	Total Maintenance	607,976	607,976	-	1,128,610	1,128,610	-	1,215,079	1,215,079	-
95100	Protective services - labor	8,899	8,899		17,798	17,798		11,124	11,124	
95200	Protective services - other contract costs	193,911	193,911	-	184,979	184,979	-	55,644	55,644	-
95300	Protective services - other	41,327	41,327	-	57,428	57,428	-	64,994	64,994	-
95500	Employee benefit contributions - protective services	2,514	2,514		5,027	5,027		3,142	3,142	
95000	Total Protective Services	246,651	246,651	-	265,232	265,232	-	134,904	134,904	-
96110	Property Insurance	12,252	12,252		8,151	8,151		26,080	26,080	
96120	Liability Insurance	6,736	6,736		100,364	100,364		9,369	9,369	
96130	Workmen's Compensation	5,161	5,161		10,157	10,157		6,890	6,890	
96140	All other Insurance	2,249	2,249		3,716	3,716		2,554	2,554	
96100	Total insurance Premiums	26,398	26,398	-	122,388	122,388	-	44,893	44,893	-
96200	Other general expenses	1,432	1,432		1,752	1,752		14,404	14,404	
96210	Compensated absences	753	753		3,212	3,212		-	-	
96300	Payments in lieu of taxes	16,908	16,908		35,683	35,683		7,980	7,980	
96400	Bad debt - tenant rents	8,585	8,585		9,336	9,336		9,885	9,885	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	Total Other General Expenses	27,678	27,678	-	49,983	49,983	-	32,269	32,269	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	2,916	2,916		2,308	2,308		38,431	38,431	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	2,916	2,916	-	2,308	2,308	-	38,431	38,431	-
96900	Total Operating Expenses	1,729,505	1,622,455	107,050	2,831,441	2,739,267	92,174	2,420,336	2,356,469	63,867
97000	Excess Revenue Over Operating Expenses	(1,345,804)	(1,238,754)	(107,050)	(2,147,358)	(2,055,184)	(92,174)	(2,039,199)	(1,975,332)	(63,867)
97100	Extraordinary maintenance	2,950	-	2,950	-	-		-	-	-
97200	Casualty losses- Non-capitalized	-	-		-	-		-	-	
97300	Housing assistance payments	-	-		-	-		-	-	
97400	Depreciation expense	443,918	443,918		238,095	238,095		778,180	778,180	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	2,176,373	2,066,373	110,000	3,069,536	2,977,362	92,174	3,198,516	3,134,649	63,867

Public Housing Income Statement										
Line Item No.	Description	AMP 915	Operating Fund Program	Capital Fund Program	AMP 917	Operating Fund Program	Capital Fund Program	AMP 920	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	1,386,540	1,276,540	110,000	2,421,081	2,328,907	92,174	2,340,151	2,276,284	63,867
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	261,160	88,113	173,047	172,798	-	172,798	145,332	115,332	30,000
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	1,647,700	1,364,653	283,047	2,593,879	2,328,907	264,972	2,485,483	2,391,616	93,867
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(144,972)	(318,019)	173,047	208,426	35,628	172,798	(331,896)	(361,896)	30,000
11020	Required Annual Debt Principal Payments	32,479	32,479	-	25,704	25,704	-	428,112	428,112	-
11030	Beginning equity	1,250,868	1,250,868	-	1,381,579	1,381,579	-	2,210,433	2,210,433	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	84,030	(84,030)	-	-	-	-	108,966	(108,966)
11040	Prior period adjustments, equity transfers, and correction of errors	-	84,030	(84,030)	-	-	-	-	108,966	(108,966)
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,440	1,440	-	2,532	2,532	-	1,512	1,512	-
11210	Unit Months Leased	1,384	1,384	-	2,485	2,485	-	1,458	1,458	-
11270	Excess Cash	157,743	157,743	-	144,441	144,441	-	59,896	59,896	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	177,130	88,113	89,017	172,798	-	172,798	36,366	36,366	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 922	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program	AMP 931	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	341,476	341,476		-			203,309	203,309	
70400	Tenant revenue - other	100	100	-	-			749	749	
70500	Total Tenant Revenue	341,576	341,576	-	-	-	-	204,058	204,058	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	239	239		-			123	123	
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	12,572	12,572		-			36,067	36,067	
71600	Gain or loss on sale of capital assets	-	-		-			-	-	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	354,387	354,387	-	-	-	-	240,248	240,248	-
91100	Administrative salaries	67,431	67,431		-			45,493	45,493	
91200	Auditing fees	1,847	1,847		-			811	811	
91300	Management Fee	201,463	142,327	59,136	-			88,708	62,736	25,972
91310	Book-Keeping Fee	13,680	13,680		-			6,030	6,030	
91400	Advertising and Marketing	1,432	1,432		-			525	525	
91500	Employee benefit contributions - administrative	25,984	25,984		-			12,524	12,524	
91600	Office Expenses	16,601	16,601		-			13,259	13,259	
91700	Legal Expense	16,199	16,199		-			4,727	4,727	
91800	Travel	229	229		-			176	176	
91810	Allocated Overhead	-	-		-			-		
91900	Other	181,986	181,857	129	-			117,300	117,249	51
91000	Total Operating-Administrative	526,852	467,587	59,265	-	-	-	289,553	263,530	26,023
92000	Asset Management Fee	18,540	18,540		-			8,010	8,010	
92100	Tenant services - salaries	40,012	40,012	-	-			17,573	17,573	-
92200	Relocation Costs	-	-		-			2,349	2,349	
92300	Employee benefit contributions - tenant services	14,894	14,894	-	-			6,541	6,541	-
92400	Tenant services - other	26,655	26,655	-	-			12,433	12,433	-
92500	Total Tenant Services	81,561	81,561	-	-	-	-	38,896	38,896	-
93100	Water	168,481	168,481		-			42,862	42,862	
93200	Electricity	8,880	8,880		-			35,122	35,122	
93300	Gas	9,281	9,281		-			21,628	21,628	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	197,174	197,174		-			17,420	17,420	
93700	Employee benefit contributions - utilities	-			-			-	-	
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			2,829	2,829	
93000	Total Utilities	383,816	383,816	-	-	-	-	119,861	119,861	-

Public Housing Income Statement										
Line Item No.	Description	AMP 922	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program	AMP 931	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	66,623	66,623		-			39,084	39,084	
94200	Ordinary maintenance and operations - materials and other	110,175	110,175		-			47,109	47,109	
94300	Ordinary Maintenance and Operations Contracts	797,498	797,498	-	-	-	-	240,846	240,846	-
94500	Employee benefit contribution - ordinary maintenance	24,336	24,336		-	-		20,808	20,808	
94000	Total Maintenance	998,632	998,632	-	-	-	-	347,847	347,847	-
95100	Protective services - labor	8,009	8,009		-			6,674	6,674	
95200	Protective services - other contract costs	489	489	-	-			152,158	152,158	-
95300	Protective services - other	26,962	26,962	-	-			33,596	33,596	-
95500	Employee benefit contributions - protective services	2,262	2,262		-			1,885	1,885	
95000	Total Protective Services	37,722	37,722	-	-	-	-	194,313	194,313	-
96110	Property Insurance	38,703	38,703		-			4,599	4,599	
96120	Liability Insurance	4,860	4,860		-			4,586	4,586	
96130	Workmen's Compensation	13,127	13,127		-			6,090	6,090	
96140	All other Insurance	2,909	2,909		-			1,118	1,118	
96100	Total insurance Premiums	59,599	59,599	-	-	-	-	16,393	16,393	-
96200	Other general expenses	951	951		-			2,146	2,146	
96210	Compensated absences	8,551	8,551		-			-	-	
96300	Payments in lieu of taxes	-	-		-			11,247	11,247	
96400	Bad debt - tenant rents	17,373	17,373		-			2,478	2,478	
96500	Bad debt - mortgages	-	-		-			-	-	
96600	Bad debt - other	-	-		-			-	-	
96800	Severance expense	-	-		-			-	-	
96000	Total Other General Expenses	26,875	26,875	-	-	-	-	15,871	15,871	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-			-	-	
96720	Interest on Notes Payable (Short and Long Term)	-	-		-			978	978	
96730	Amortization of Bond Issue Costs	-	-		-			-	-	
96700	Interest expense and Amortization cost	-	-	-	-	-	-	978	978	-
96900	Total Operating Expenses	2,133,597	2,074,332	59,265	-	-	-	1,031,722	1,005,699	26,023
97000	Excess Revenue Over Operating Expenses	(1,779,210)	(1,719,945)	(59,265)	-	-	-	(791,474)	(765,451)	(26,023)
97100	Extraordinary maintenance	-	-	-	-			-	-	
97200	Casualty losses- Non-capitalized	-	-		-			-	-	
97300	Housing assistance payments	-	-		-			-	-	
97400	Depreciation expense	164,920	164,920		-			262,861	262,861	
97500	Fraud losses	-	-		-			-	-	
97800	Dwelling units rent expense	-	-		-			-	-	
90000	Total Expenses	2,298,517	2,239,252	59,265	-	-	-	1,294,583	1,268,560	26,023

Public Housing Income Statement										
Line Item No.	Description	AMP 922	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program	AMP 931	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	1,717,859	1,658,594	59,265	-			830,791	804,768	26,023
10020	Operating transfer out	-	-	-	-			-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	47,119	47,119	-	-			-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	1,764,978	1,705,713	59,265	-	-	-	830,791	804,768	26,023
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(179,152)	(179,152)	-	-	-	-	(223,544)	(223,544)	-
11020	Required Annual Debt Principal Payments	-	-		-	-	-	-	-	
11030	Beginning equity	4,015,839	4,015,839	-	-	-	-	1,464,583	1,464,583	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	23,134	(23,134)	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	23,134	(23,134)	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,824	1,824		-			804	804	
11210	Unit Months Leased	1,788	1,788		-			772	772	
11270	Excess Cash	641,140	641,140		-	-		12,858,875	12,858,875	
11610	Land Purchases	-			-			-		
11620	Building Purchases	-	-	-	-			-		-
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	23,985	23,985		-			-	-	
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 932	Operating Fund Program	Capital Fund Program	AMP 933	Operating Fund Program	Capital Fund Program	AMP 939	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	479,116	479,116		311,809	311,809		296,081	296,081	
70400	Tenant revenue - other	18,749	18,749		2,159	2,159		199	199	
70500	Total Tenant Revenue	497,865	497,865	-	313,968	313,968	-	296,280	296,280	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	205	205		180	180		408	408	
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	25,606	25,606		57,513	57,513		148,194	148,194	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	523,676	523,676	-	371,661	371,661	-	444,882	444,882	-
91100	Administrative salaries	55,875	55,875		40,362	40,362		53,364	53,364	
91200	Auditing fees	1,523	1,523		1,173	1,173		1,598	1,598	
91300	Management Fee	169,615	120,868	48,747	128,153	90,593	37,560	173,105	121,961	51,144
91310	Book-Keeping Fee	11,617	11,617		8,707	8,707		11,723	11,723	
91400	Advertising and Marketing	1,601	1,601		2,007	2,007		483	483	
91500	Employee benefit contributions - administrative	17,082	17,082		10,898	10,898		24,270	24,270	
91600	Office Expenses	22,231	22,231		6,630	6,630		7,077	7,077	
91700	Legal Expense	67,677	67,677		38,361	38,361		19,341	19,341	
91800	Travel	89	89		194	194		238	238	
91810	Allocated Overhead	-	-		-	-		-	-	
91900	Other	228,285	171,749	56,536	159,451	159,347	104	182,276	182,146	130
91000	Total Operating-Administrative	575,595	470,312	105,283	395,936	358,272	37,664	473,475	422,201	51,274
92000	Asset Management Fee	15,510	15,510		11,560	11,560		15,800	15,800	
92100	Tenant services - salaries	32,983	32,983	-	25,413	25,413	-	34,605	34,605	-
92200	Relocation Costs	1,493	1,493		-	-		200	200	
92300	Employee benefit contributions - tenant services	12,277	12,277	-	9,460	9,460	-	12,881	12,881	-
92400	Tenant services - other	48,668	48,668	-	24,384	24,384	-	45,419	45,419	-
92500	Total Tenant Services	95,421	95,421	-	59,257	59,257	-	93,105	93,105	-
93100	Water	73,722	73,722		44,287	44,287		1,643,527	1,643,527	
93200	Electricity	134,429	134,429		72,895	72,895		21,867	21,867	
93300	Gas	90,440	90,440		30,232	30,232		17,619	17,619	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	91,251	91,251		25,944	25,944		51,192	51,192	
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-	-		-			-	-	
93800	Other utilities expense	5,310	5,310		4,091	4,091		-		
93000	Total Utilities	395,152	395,152	-	177,449	177,449	-	1,734,205	1,734,205	-

Public Housing Income Statement										
Line Item No.	Description	AMP 932	Operating Fund Program	Capital Fund Program	AMP 933	Operating Fund Program	Capital Fund Program	AMP 939	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	94,248	94,248		46,267	46,267		91,149	91,149	
94200	Ordinary maintenance and operations - materials and other	85,707	85,707		75,564	75,564		84,325	84,325	
94300	Ordinary Maintenance and Operations Contracts	714,875	714,875	-	446,707	446,707	-	590,808	590,808	-
94500	Employee benefit contribution - ordinary maintenance	31,396	31,396		39,296	39,296		59,620	59,620	
94000	Total Maintenance	926,226	926,226	-	607,834	607,834	-	825,902	825,902	-
95100	Protective services - labor	11,124	11,124		8,899	8,899		11,124	11,124	
95200	Protective services - other contract costs	55,269	55,269	-	152,210	152,210	-	118,606	118,606	-
95300	Protective services - other	41,646	41,646	-	24,891	24,891	-	11,517	11,517	-
95500	Employee benefit contributions - protective services	3,142	3,142		2,514	2,514		3,142	3,142	
95000	Total Protective Services	111,181	111,181	-	188,514	188,514	-	144,389	144,389	-
96110	Property Insurance	18,517	18,517		7,832	7,832		14,467	14,467	
96120	Liability Insurance	908	908		6,206	6,206		3,067	3,067	
96130	Workmen's Compensation	1,097	1,097		2,881	2,881		11,147	11,147	
96140	All other Insurance	2,406	2,406		1,682	1,682		2,073	2,073	
96100	Total insurance Premiums	22,928	22,928	-	18,601	18,601	-	30,754	30,754	-
96200	Other general expenses	1,558	1,558		580	580		447	447	
96210	Compensated absences	29,538	29,538		1,797	1,797		4,127	4,127	
96300	Payments in lieu of taxes	10,308	10,308		15,017	15,017		16,237	16,237	
96400	Bad debt - tenant rents	17,572	17,572		7,774	7,774		2,681	2,681	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	Total Other General Expenses	58,976	58,976	-	25,168	25,168	-	23,492	23,492	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	143	143		-	-		1,198	1,198	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	143	143	-	-	-	-	1,198	1,198	-
96900	Total Operating Expenses	2,201,132	2,095,849	105,283	1,484,319	1,446,655	37,664	3,342,320	3,291,046	51,274
97000	Excess Revenue Over Operating Expenses	(1,677,456)	(1,572,173)	(105,283)	(1,112,658)	(1,074,994)	(37,664)	(2,897,438)	(2,846,164)	(51,274)
97100	Extraordinary maintenance	-	-	-	-	-		-	-	
97200	Casualty losses- Non-capitalized	-	-	-	-	-		-	-	
97300	Housing assistance payments	-	-	-	-	-		-	-	
97400	Depreciation expense	393,088	393,088		567,992	567,992		348,972	348,972	
97500	Fraud losses	-	-	-	-	-		-	-	
97800	Dwelling units rent expense	-	-	-	-	-		-	-	
90000	Total Expenses	2,594,220	2,488,937	105,283	2,052,311	2,014,647	37,664	3,691,292	3,640,018	51,274

Public Housing Income Statement										
Line Item No.	Description	AMP 932	Operating Fund Program	Capital Fund Program	AMP 933	Operating Fund Program	Capital Fund Program	AMP 939	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	1,538,513	1,481,849	56,664	1,159,985	1,122,323	37,662	3,057,956	3,006,682	51,274
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	32,615	-	32,615	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	1,538,513	1,481,849	56,664	1,192,600	1,122,323	70,277	3,057,956	3,006,682	51,274
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(532,031)	(483,412)	(48,619)	(488,050)	(520,663)	32,613	(188,454)	(188,454)	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	13,344	13,344	-
11030	Beginning equity	3,347,417	3,347,417	-	3,576,841	3,576,841	-	8,277,368	8,277,368	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	(29,643)	-	(29,643)	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	(29,643)	-	(29,643)	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,549	1,549	-	1,161	1,161	-	1,563	1,563	-
11210	Unit Months Leased	1,493	1,493	-	1,100	1,100	-	1,473	1,473	-
11270	Excess Cash	-	-	-	-	-	-	-	-	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	(48,619)	-	(48,619)	32,615	-	32,615	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 940	Operating Fund Program	Capital Fund Program	AMP 941	Operating Fund Program	Capital Fund Program	AMP 944	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	114,680	114,680		268,696	268,696		162,234	162,234	
70400	Tenant revenue - other	-	-	-	648	648		127	127	
70500	Total Tenant Revenue	114,680	114,680	-	269,344	269,344	-	162,361	162,361	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	87	87		138	138		92	92	
71200	Mortgage interest income	-			-			-		
71300	Proceeds from disposition of assets held for sale	-			-			-		
71310	Cost of sale of assets	-			-			-		
71400	Fraud recovery	-	-		3,147	3,147		-	-	
71500	Other revenue	589	589		60,717	60,717		3,532	3,532	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	115,356	115,356	-	333,346	333,346	-	165,985	165,985	-
91100	Administrative salaries	20,567	20,567		41,142	41,142		26,419	26,419	
91200	Auditing fees	362	362		1,261	1,261		724	724	
91300	Management Fee	39,679	28,091	11,588	137,737	97,381	40,356	79,357	56,182	23,175
91310	Book-Keeping Fee	2,700	2,700		9,360	9,360		5,400	5,400	
91400	Advertising and Marketing	589	589		588	588		589	589	
91500	Employee benefit contributions - administrative	8,104	8,104		16,216	16,216		12,167	12,167	
91600	Office Expenses	5,582	5,582		15,600	15,600		6,028	6,028	
91700	Legal Expense	50	50		10,885	10,885		4,840	4,840	
91800	Travel	140	140		194	194		184	184	
91810	Allocated Overhead	-	-		-			-	-	
91900	Other	51,127	51,101	26	282,006	148,417	133,589	82,813	82,813	-
91000	Total Operating-Administrative	128,900	117,286	11,614	514,989	341,044	173,945	218,521	195,346	23,175
92000	Asset Management Fee	3,600	3,600		12,470	12,470		7,170	7,170	
92100	Tenant services - salaries	7,840	7,840	-	27,305	27,305	-	15,680	15,680	-
92200	Relocation Costs	4,686	4,686		375	375		-	-	
92300	Employee benefit contributions - tenant services	2,918	2,918	-	10,164	10,164	-	5,837	5,837	-
92400	Tenant services - other	8,889	8,889	-	30,941	30,941	-	17,778	17,778	-
92500	Total Tenant Services	24,333	24,333	-	68,785	68,785	-	39,295	39,295	-
93100	Water	13,120	13,120		47,563	47,563		18,899	18,899	
93200	Electricity	31,720	31,720		49,452	49,452		21,868	21,868	
93300	Gas	7,693	7,693		23,894	23,894		11,150	11,150	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	9,533	9,533		56,037	56,037		21,775	21,775	
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	1,262	1,262		4,396	4,396		2,524	2,524	
93000	Total Utilities	63,328	63,328	-	181,342	181,342	-	76,216	76,216	-

Public Housing Income Statement										
Line Item No.	Description	AMP 940	Operating Fund Program	Capital Fund Program	AMP 941	Operating Fund Program	Capital Fund Program	AMP 944	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-	-	-	45,972	45,972	-	45,413	45,413	-
94200	Ordinary maintenance and operations - materials and other	43,215	43,215	-	59,497	59,497	-	53,169	53,169	-
94300	Ordinary Maintenance and Operations Contracts	168,354	168,354	-	305,948	305,948	-	225,922	225,922	-
94500	Employee benefit contribution - ordinary maintenance	-	-	-	29,281	29,281	-	24,055	24,055	-
94000	Total Maintenance	211,569	211,569	-	440,698	440,698	-	348,559	348,559	-
95100	Protective services - labor	2,225	2,225	-	8,899	8,899	-	4,450	4,450	-
95200	Protective services - other contract costs	138,422	138,422	-	326	326	-	145,741	145,741	-
95300	Protective services - other	26,744	26,744	-	58,114	58,114	-	34,457	34,457	-
95500	Employee benefit contributions - protective services	628	628	-	2,514	2,514	-	1,257	1,257	-
95000	Total Protective Services	168,019	168,019	-	69,853	69,853	-	185,905	185,905	-
96110	Property Insurance	3,166	3,166	-	7,696	7,696	-	3,832	3,832	-
96120	Liability Insurance	1,674	1,674	-	5,864	5,864	-	3,368	3,368	-
96130	Workmen's Compensation	-	-	-	7,923	7,923	-	2,798	2,798	-
96140	All other Insurance	512	512	-	1,770	1,770	-	986	986	-
96100	Total insurance Premiums	5,352	5,352	-	23,253	23,253	-	10,984	10,984	-
96200	Other general expenses	679	679	-	538	538	-	604	604	-
96210	Compensated absences	-	-	-	-	-	-	12,405	12,405	-
96300	Payments in lieu of taxes	4,862	4,862	-	8,870	8,870	-	7,923	7,923	-
96400	Bad debt - tenant rents	-	-	-	5,963	5,963	-	5,389	5,389	-
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	5,541	5,541	-	15,371	15,371	-	26,321	26,321	-
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	1,652	1,652	-	1,138	1,138	-	348	348	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	1,652	1,652	-	1,138	1,138	-	348	348	-
96900	Total Operating Expenses	612,294	600,680	11,614	1,327,899	1,153,954	173,945	913,319	890,144	23,175
97000	Excess Revenue Over Operating Expenses	(496,938)	(485,324)	(11,614)	(994,553)	(820,608)	(173,945)	(747,334)	(724,159)	(23,175)
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	704,936	704,936	-	448,371	448,371	-	176,093	176,093	-
97500	Fraud losses	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-
90000	Total Expenses	1,317,230	1,305,616	11,614	1,776,270	1,602,325	173,945	1,089,412	1,066,237	23,175

Public Housing Income Statement										
Line Item No.	Description	AMP 940	Operating Fund Program	Capital Fund Program	AMP 941	Operating Fund Program	Capital Fund Program	AMP 944	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	546,569	534,956	11,613	965,303	791,358	173,945	752,251	729,076	23,175
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	1,670,002	3,327	1,666,675	16,750	-	16,750
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	546,569	534,956	11,613	2,635,305	794,685	1,840,620	769,001	729,076	39,925
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(655,305)	(655,304)	(1)	1,192,381	(474,294)	1,666,675	(154,426)	(171,176)	16,750
11020	Required Annual Debt Principal Payments	20,244	20,244	-	13,943	13,943	-	4,265	4,265	-
11030	Beginning equity	2,891,584	2,891,584	-	3,428,453	3,428,453	-	697,562	697,562	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	360	360	-	1,248	1,248	-	720	720	-
11210	Unit Months Leased	356	356	-	1,224	1,224	-	691	691	-
11270	Excess Cash	-	-	-	-	-	-	-	-	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	1,673,759	7,084	1,666,675	16,750	-	16,750
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 945	Operating Fund Program	Capital Fund Program	AMP 946	Operating Fund Program	Capital Fund Program	AMP 947	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	219,991	219,991		183,616	183,616		90,650	90,650	
70400	Tenant revenue - other	3,247	3,247		325	325		100	100	
70500	Total Tenant Revenue	223,238	223,238	-	183,941	183,941	-	90,750	90,750	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	148	148		129	129		82	82	
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	5,144	5,144		25,330	25,330		3,421	3,421	
71600	Gain or loss on sale of capital assets	-	-		-	-		-	-	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	228,530	228,530	-	209,400	209,400	-	94,253	94,253	-
91100	Administrative salaries	19,990	19,990		19,829	19,829		20,733	20,733	
91200	Auditing fees	849	849		799	799		374	374	
91300	Management Fee	92,716	65,545	27,171	87,372	61,800	25,572	41,014	29,027	11,987
91310	Book-Keeping Fee	6,300	6,300		5,940	5,940		2,790	2,790	
91400	Advertising and Marketing	589	589		589	589		589	589	
91500	Employee benefit contributions - administrative	6,507	6,507		6,416	6,416		8,116	8,116	
91600	Office Expenses	4,926	4,926		5,562	5,562		2,526	2,526	
91700	Legal Expense	2,934	2,934		3,893	3,893		470	470	
91800	Travel	176	176		158	158		140	140	
91810	Allocated Overhead	-			-			-		
91900	Other	94,668	94,591	77	100,182	90,822	9,360	63,974	46,597	17,377
91000	Total Operating-Administrative	229,655	202,407	27,248	230,740	195,808	34,932	140,726	111,362	29,364
92000	Asset Management Fee	8,370	8,370		7,890	7,890		3,720	3,720	
92100	Tenant services - salaries	18,384	18,384	-	17,302	17,302	-	8,110	8,110	-
92200	Relocation Costs	375	375		-	-		-	-	
92300	Employee benefit contributions - tenant services	6,843	6,843	-	6,441	6,441	-	3,019	3,019	-
92400	Tenant services - other	20,823	20,823	-	19,656	19,656	-	9,196	9,196	-
92500	Total Tenant Services	46,425	46,425	-	43,399	43,399	-	20,325	20,325	-
93100	Water	32,720	32,720		19,893	19,893		10,388	10,388	
93200	Electricity	33,284	33,284		40,816	40,816		13,807	13,807	
93300	Gas	18,188	18,188		20,898	20,898		11,927	11,927	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	27,641	27,641		22,525	22,525		8,622	8,622	
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	2,959	2,959		2,786	2,786		1,305	1,305	
93000	Total Utilities	114,792	114,792	-	106,918	106,918	-	46,049	46,049	-

Public Housing Income Statement										
Line Item No.	Description	AMP 945	Operating Fund Program	Capital Fund Program	AMP 946	Operating Fund Program	Capital Fund Program	AMP 947	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	52,250	52,250		38,074	38,074		36,901	36,901	
94200	Ordinary maintenance and operations - materials and other	53,781	53,781		55,997	55,997		30,141	30,141	
94300	Ordinary Maintenance and Operations Contracts	292,596	292,596	-	297,046	297,046	-	182,460	182,460	-
94500	Employee benefit contribution - ordinary maintenance	24,624	24,624		16,720	16,720		16,189	16,189	
94000	Total Maintenance	423,251	423,251	-	407,837	407,837	-	265,691	265,691	-
95100	Protective services - labor	6,674	6,674		4,450	4,450		2,225	2,225	
95200	Protective services - other contract costs	303,224	303,224	-	148,488	148,488	-	151,970	151,970	-
95300	Protective services - other	35,130	35,130	-	34,611	34,611	-	33,021	33,021	-
95500	Employee benefit contributions - protective services	1,885	1,885		1,257	1,257		628	628	
95000	Total Protective Services	346,913	346,913	-	188,806	188,806	-	187,844	187,844	-
96110	Property Insurance	4,814	4,814		4,079	4,079		2,055	2,055	
96120	Liability Insurance	3,925	3,925		3,702	3,702		2,538	2,538	
96130	Workmen's Compensation	2,960	2,960		1,292	1,292		1,887	1,887	
96140	All other Insurance	1,168	1,168		1,073	1,073		514	514	
96100	Total insurance Premiums	12,867	12,867	-	10,146	10,146	-	6,994	6,994	-
96200	Other general expenses	1,398	1,398		394	394		182	182	
96210	Compensated absences	179	179		-	-		25,392	25,392	
96300	Payments in lieu of taxes	11,275	11,275		7,729	7,729		4,651	4,651	
96400	Bad debt - tenant rents	2,946	2,946		2,321	2,321		90	90	
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	15,798	15,798	-	10,444	10,444	-	30,315	30,315	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	1,575	1,575		958	958		443	443	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	1,575	1,575	-	958	958	-	443	443	-
96900	Total Operating Expenses	1,199,646	1,172,398	27,248	1,007,138	972,206	34,932	702,107	672,743	29,364
97000	Excess Revenue Over Operating Expenses	(971,116)	(943,868)	(27,248)	(797,738)	(762,806)	(34,932)	(607,854)	(578,490)	(29,364)
97100	Extraordinary maintenance	-	-	-	-	-		-	-	
97200	Casualty losses- Non-capitalized	-	-		-	-		-	-	
97300	Housing assistance payments	-	-		-	-		-	-	
97400	Depreciation expense	366,169	366,169		169,062	169,062		163,690	163,690	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	1,565,815	1,538,567	27,248	1,176,200	1,141,268	34,932	865,797	836,433	29,364

Public Housing Income Statement										
Line Item No.	Description	AMP 945	Operating Fund Program	Capital Fund Program	AMP 946	Operating Fund Program	Capital Fund Program	AMP 947	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	1,024,032	996,784	27,248	860,025	825,093	34,932	607,335	577,971	29,364
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	25,970	-	25,970	20,316	-	20,316
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	1,024,032	996,784	27,248	885,995	825,093	60,902	627,651	577,971	49,680
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(313,253)	(313,253)	-	(80,805)	(106,775)	25,970	(143,893)	(164,209)	20,316
11020	Required Annual Debt Principal Payments	19,308	19,308	-	11,743	11,743	-	5,430	5,430	-
11030	Beginning equity	2,683,947	2,683,947	-	777,976	777,976	-	949,618	949,618	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	840	840	-	792	792	-	372	372	-
11210	Unit Months Leased	825	825	-	759	759	-	368	368	-
11270	Excess Cash	-	-	-	-	-	-	-	-	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	(2,775)	-	(2,775)	25,970	-	25,970	26,284	5,968	20,316
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 962	Operating Fund Program	Capital Fund Program	AMP 964	Operating Fund Program	Capital Fund Program	AMP 966	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-	-		-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	-			19	19		341	341	
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	-	-	-	19	19	-	341	341	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	-			16,733	16,733		130,709	130,709	
91310	Book-Keeping Fee	-			-	-		-	-	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-			-			-	-	
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	-			2,696	2,696		19,203	19,203	
91000	Total Operating-Administrative	-	-	-	19,429	19,429	-	149,912	149,912	-
92000	Asset Management Fee	-			-	-		-	-	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-	-	
93300	Gas	-			-			-		
93400	Fuel	-			-			-	-	
93500	Labor	-			-			-	-	
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 962	Operating Fund Program	Capital Fund Program	AMP 964	Operating Fund Program	Capital Fund Program	AMP 966	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	-			130,572	130,572		1,502,579	1,502,579	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	-	-	-	130,572	130,572	-	1,502,579	1,502,579	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	-	-	-	150,001	150,001	-	1,652,491	1,652,491	-
97000	Excess Revenue Over Operating Expenses	-	-	-	(149,982)	(149,982)	-	(1,652,150)	(1,652,150)	-
97100	Extraordinary maintenance	-			-			-	-	
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-	-	
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	-	-	-	150,001	150,001	-	1,652,491	1,652,491	-

Public Housing Income Statement										
Line Item No.	Description	AMP 962	Operating Fund Program	Capital Fund Program	AMP 964	Operating Fund Program	Capital Fund Program	AMP 966	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	-			149,885	149,885	-	1,842,000	1,842,000	
10020	Operating transfer out	-	-		-	-	-	-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			-			-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	-	-	-	149,885	149,885	-	1,842,000	1,842,000	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	-	-	-	(97)	(97)	-	189,850	189,850	-
11020	Required Annual Debt Principal Payments	-	-		-	-		-	-	
11030	Beginning equity	-	-	-	158,407	158,407	-	927,941	927,941	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	-	-	-	-	-		-	-	
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	-	-		456	456		3,852	3,852	
11210	Unit Months Leased	-	-		440	440		3,437	3,437	
11270	Excess Cash	-	-		-	-		-	-	
11610	Land Purchases	-			-			-		
11620	Building Purchases	-			-			-		
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-			-		
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 972	Operating Fund Program	Capital Fund Program	AMP 973	Operating Fund Program	Capital Fund Program	AMP 980	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-			-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	117	117		30	30		43	43	
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	117	117	-	30	30	-	43	43	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	35,558	35,558		10,648	10,648		33,961	33,961	
91310	Book-Keeping Fee	-	-		-	-		-	-	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-	-		-			-		
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	-	-		1,117	1,117		3,349	3,349	
91000	Total Operating-Administrative	35,558	35,558	-	11,765	11,765	-	37,310	37,310	-
92000	Asset Management Fee	-	-		-	-		-	-	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-		
93300	Gas	-			-			-		
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 972	Operating Fund Program	Capital Fund Program	AMP 973	Operating Fund Program	Capital Fund Program	AMP 980	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	200	200	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	200	200	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	909,997	909,997		53,100	53,100		312,304	312,304	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	909,997	909,997	-	53,100	53,100	-	312,304	312,304	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	945,755	945,755	-	64,865	64,865	-	349,614	349,614	-
97000	Excess Revenue Over Operating Expenses	(945,638)	(945,638)	-	(64,835)	(64,835)	-	(349,571)	(349,571)	-
97100	Extraordinary maintenance	-	-		-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-	-		-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	945,755	945,755	-	64,865	64,865	-	349,614	349,614	-

Public Housing Income Statement										
Line Item No.	Description	AMP 972	Operating Fund Program	Capital Fund Program	AMP 973	Operating Fund Program	Capital Fund Program	AMP 980	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	1,085,634	1,085,634	-	54,000	54,000	-	349,047	349,047	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	1,085,634	1,085,634	-	54,000	54,000	-	349,047	349,047	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	139,996	139,996	-	(10,835)	(10,835)	-	(524)	(524)	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	144,020	144,020	-	102,435	102,435	-	91,595	91,595	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,032	1,032	-	300	300	-	900	900	-
11210	Unit Months Leased	935	935	-	280	280	-	893	893	-
11270	Excess Cash	-	-	-	-	-	-	-	-	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 982	Operating Fund Program	Capital Fund Program	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other									
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	227	227		39	39		29	29	
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	227	227	-	39	39	-	29	29	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	81,004	81,004		27,952	27,952		22,666	22,666	
91310	Book-Keeping Fee	-	-		-	-		-	-	
91400	Advertising and Marketing	-			-	-		-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-	-		-			-		
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	8,038	8,038		2,769	2,769		2,232	2,232	
91000	Total Operating-Administrative	89,042	89,042	-	30,721	30,721	-	24,898	24,898	-
92000	Asset Management Fee	-	-		-	-		-	-	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-	-		-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-		
93300	Gas	-			-			-		
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 982	Operating Fund Program	Capital Fund Program	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	776,245	776,245		286,832	286,832		213,622	213,622	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	776,245	776,245	-	286,832	286,832	-	213,622	213,622	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	865,287	865,287	-	317,553	317,553	-	238,520	238,520	-
97000	Excess Revenue Over Operating Expenses	(865,060)	(865,060)	-	(317,514)	(317,514)	-	(238,491)	(238,491)	-
97100	Extraordinary maintenance	-			-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	865,287	865,287	-	317,553	317,553	-	238,520	238,520	-

Public Housing Income Statement										
Line Item No.	Description	AMP 982	Operating Fund Program	Capital Fund Program	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	884,853	884,853	-	326,437	326,437		237,634	237,634	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			-			-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	884,853	884,853	-	326,437	326,437	-	237,634	237,634	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	19,793	19,793	-	8,923	8,923	-	(857)	(857)	-
11020	Required Annual Debt Principal Payments	-	-		-	-		-	-	
11030	Beginning equity	5,162,604	5,162,604	-	490,946	490,946	-	580,941	580,941	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	-	-		-	-		-	-	
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	2,160	2,160		744	744		600	600	
11210	Unit Months Leased	2,130	2,130		735	735		596	596	
11270	Excess Cash	-	-		-	-	-	-	-	-
11610	Land Purchases	-			-			-		
11620	Building Purchases	-			-			-		
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-			-		
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 987	Operating Fund Program	Capital Fund Program	AMP 992	Operating Fund Program	Capital Fund Program	AMP 993	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other				-					
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	44	44		26	26		13	13	
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	44	44	-	26	26	-	13	13	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	40,730	40,730		22,209	22,209		10,991	10,991	
91310	Book-Keeping Fee	-	-		-	-		-	-	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-			-			-	-	
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	4,019	4,019		2,233	2,233		1,116	1,116	
91000	Total Operating-Administrative	44,749	44,749	-	24,442	24,442	-	12,107	12,107	-
92000	Asset Management Fee	-	-		-	-		-	-	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-		
93300	Gas	-			-			-		
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 987	Operating Fund Program	Capital Fund Program	AMP 992	Operating Fund Program	Capital Fund Program	AMP 993	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			2,271	2,271	
96100	Total insurance Premiums	-	-	-	-	-	-	2,271	2,271	-
96200	Other general expenses	314,362	314,362		182,705	182,705	-	91,355	91,355	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	314,362	314,362	-	182,705	182,705	-	91,355	91,355	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	359,111	359,111	-	207,147	207,147	-	105,733	105,733	-
97000	Excess Revenue Over Operating Expenses	(359,067)	(359,067)	-	(207,121)	(207,121)	-	(105,720)	(105,720)	-
97100	Extraordinary maintenance	-	-		-			-	-	-
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-	-		-	-		-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	359,111	359,111	-	207,147	207,147	-	105,733	105,733	-

Public Housing Income Statement										
Line Item No.	Description	AMP 987	Operating Fund Program	Capital Fund Program	AMP 992	Operating Fund Program	Capital Fund Program	AMP 993	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	364,166	364,166	-	210,572	210,572		109,115	109,115	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			-			-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	364,166	364,166	-	210,572	210,572	-	109,115	109,115	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	5,099	5,099	-	3,451	3,451	-	3,395	3,395	-
11020	Required Annual Debt Principal Payments	-	-		-	-		-	-	
11030	Beginning equity	459,822	459,822	-	356,400	356,400	-	177,069	177,069	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Equity Transfers	-	-		-		-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,080	1,080		600	600		300	300	
11210	Unit Months Leased	1,071	1,071		584	584		289	289	
11270	Excess Cash	-	-	-	-	-	-	-	-	
11610	Land Purchases	-			-			-		
11620	Building Purchases	-			-			-		
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-			-		
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP 996	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-			-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	331	331		53	53		15	15	
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	331	331	-	53	53	-	15	15	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	16,809	16,809		9,622	9,622		10,876	10,876	
91310	Book-Keeping Fee	-	-		-	-		-	-	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-	-		-	-		-	-	
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	2,009	2,009		982	982		1,162	1,162	-
91000	Total Operating-Administrative	18,818	18,818	-	10,604	10,604	-	12,038	12,038	-
92000	Asset Management Fee	-	-		-	-		-	-	
92100	Tenant services - salaries	-			-					
92200	Relocation Costs	-			-					
92300	Employee benefit contributions - tenant services	-			-					
92400	Tenant services - other	100,000	100,000		-					
92500	Total Tenant Services	100,000	100,000	-	-	-	-	-	-	-
93100	Water	-			-					
93200	Electricity	-			-					
93300	Gas	-			-					
93400	Fuel	-			-					
93500	Labor	-			-					
93600	Sewer	-			-					
93700	Employee benefit contributions - utilities	-			-					
93750	HAP Portability-In	-			-					
93800	Other utilities expense	-			-					
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP 996	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-					
94200	Ordinary maintenance and operations - materials and other	-			-					
94300	Ordinary Maintenance and Operations Contracts		-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-					
95200	Protective services - other contract costs	-			-					
95300	Protective services - other	-			-					
95500	Employee benefit contributions - protective services	-			-					
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-					
96120	Liability Insurance	-			-					
96130	Workmen's Compensation	-			-					
96140	All other Insurance	-			-					
96100	Total insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	230,559	230,559		97,205	97,205		109,801	109,801	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	230,559	230,559	-	97,205	97,205	-	109,801	109,801	-
96710	Interest of Mortgage (or Bonds) Payable	-			-					
96720	Interest on Notes Payable (Short and Long Term)	-			-					
96730	Amortization of Bond Issue Costs	-			-					
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	349,377	349,377	-	107,809	107,809	-	121,839	121,839	-
97000	Excess Revenue Over Operating Expenses	(349,046)	(349,046)	-	(107,756)	(107,756)	-	(121,824)	(121,824)	-
97100	Extraordinary maintenance	-			-			-	-	
97200	Casualty losses- Non-capitalized	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	349,377	349,377	-	107,809	107,809	-	121,839	121,839	-

Public Housing Income Statement										
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP 996	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	208,000	208,000	-	99,000	99,000	-	121,063	121,063	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	208,000	208,000	-	99,000	99,000	-	121,063	121,063	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(141,046)	(141,046)	-	(8,756)	(8,756)	-	(761)	(761)	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	1,338,365	1,338,365	-	252,718	252,718	-	202,368	202,368	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	491	491		264	264		308	308	
11210	Unit Months Leased	442	442		253	253		286	286	
11270	Excess Cash	-	-	-	-	-	-	-	-	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement									
Line Item No.	Description	AMP Other	Operating Fund Program	Capital Fund Program	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
70300	Net tenant rental revenue	-	-	-	7,545,439			-	7,545,439
70400	Tenant revenue - other	-	-	-	47,604			-	47,604
70500	Total Tenant Revenue	-	-	-	7,593,043	-	-	-	7,593,043
70600	HUD PHA operating grants	-	-	-	-			-	-
70610	Capital grants	-	-	-	-			-	-
70710	Management Fee	-	-	-	-	4,771,084	-	4,771,084	4,771,084
70720	Asset Management Fee	-	-	-	-	329,220	-	329,220	329,220
70730	Book-Keeping Fee	-	-	-	-	741,382	-	741,382	741,382
70740	Front Line Service Fee	-	-	-	-	15,293,738	-	15,293,738	15,293,738
70750	Other Fees	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	21,135,424	-	21,135,424	21,135,424
70800	Other government grants	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	1,458	1,458	-	9,750	3,427	-	3,427	13,177
71200	Mortgage interest income	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	55,890	-	-	-	55,890
71500	Other revenue	92,046	92,046	-	1,303,636	325,349	-	325,349	1,628,985
71600	Gain or loss on sale of capital assets	50,170	50,170	-	50,170	-	-	-	50,170
72000	Investment income - restricted	-	-	-	-	-	-	-	-
70000	Total Revenue	143,674	143,674	-	9,012,489	21,464,200	-	21,464,200	30,476,689
91100	Administrative salaries	-	-	-	1,048,440	6,020,861	-	6,020,861	7,069,301
91200	Auditing fees	-	-	-	32,002	32,211	-	32,211	64,213
91300	Management Fee	-	-	-	3,964,684	-	-	-	3,964,684
91310	Book-Keeping Fee	-	-	-	237,381	-	-	-	237,381
91400	Advertising and Marketing	-	-	-	18,323	131,581	-	131,581	149,904
91500	Employee benefit contributions - administrative	-	-	-	441,106	2,144,149	-	2,144,149	2,585,255
91600	Office Expenses	25,444	25,444	-	396,827	1,070,317	-	1,070,317	1,467,144
91700	Legal Expense	44,572	44,572	-	624,238	343,751	-	343,751	967,989
91800	Travel	-	-	-	14,920	119,132	-	119,132	134,052
91810	Allocated Overhead	-	-	-	-	-	-	-	-
91900	Other	189,705	-	189,705	4,356,002	1,897,564	-	1,897,564	6,253,566
91000	Total Operating-Administrative	259,721	70,016	189,705	11,133,923	11,759,566	-	11,759,566	22,893,489
92000	Asset Management Fee	-	-	-	329,220	-	-	-	329,220
92100	Tenant services - salaries	-	-	-	693,178	1,682	-	1,682	694,860
92200	Relocation Costs	-	-	-	19,433	-	-	-	19,433
92300	Employee benefit contributions - tenant services	-	-	-	258,024	-	-	-	258,024
92400	Tenant services - other	-	-	-	887,385	130,434	-	130,434	1,017,819
92500	Total Tenant Services	-	-	-	1,858,020	132,116	-	132,116	1,990,136
93100	Water	123,348	123,348	-	7,407,514	-	-	-	7,407,514
93200	Electricity	17,222	17,222	-	1,865,948	21,233	-	21,233	1,887,181
93300	Gas	-	-	-	975,729	6,103	-	6,103	981,832
93400	Fuel	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-
93600	Sewer	8,820	8,820	-	1,197,232	-	-	-	1,197,232
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-
93750	HAP Portability-In	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	99,578	-	-	-	99,578
93000	Total Utilities	149,390	149,390	-	11,546,001	27,336	-	27,336	11,573,337

Public Housing Income Statement									
Line Item No.	Description	AMP Other	Operating Fund Program	Capital Fund Program	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
94100	Ordinary maintenance and operations - labor	-	-		1,689,997	4,770,640		4,770,640	6,460,637
94200	Ordinary maintenance and operations - materials and other	29	29		1,980,784	158,538		158,538	2,139,322
94300	Ordinary Maintenance and Operations Contracts	48,665	48,665	-	12,388,717	155,197	-	155,197	12,543,914
94500	Employee benefit contribution - ordinary maintenance	-	-		736,070	1,892,835	-	1,892,835	2,628,905
94000	Total Maintenance	48,694	48,694	-	16,795,568	6,977,210	-	6,977,210	23,772,778
95100	Protective services - labor	-			217,139			-	217,139
95200	Protective services - other contract costs	-			3,091,395			-	3,091,395
95300	Protective services - other	-	-		842,180			-	842,180
95500	Employee benefit contributions - protective services	-			61,330			-	61,330
95000	Total Protective Services	-	-	-	4,212,044	-	-	-	4,212,044
96110	Property Insurance	3,999	3,999		334,618	4,630		4,630	339,248
96120	Liability Insurance	17,088	17,088		191,376	132,249		132,249	323,625
96130	Workmen's Compensation	12,616	12,616		161,615	360,830		360,830	522,445
96140	All other Insurance	209	209		49,296	7,722		7,722	57,018
96100	Total insurance Premiums	33,912	33,912	-	736,905	505,431	-	505,431	1,242,336
96200	Other general expenses	2,081	2,081		5,305,046			-	5,305,046
96210	Compensated absences	-			107,984	178,261		178,261	286,245
96300	Payments in lieu of taxes	-			242,525			-	242,525
96400	Bad debt - tenant rents	-			222,813			-	222,813
96500	Bad debt - mortgages	-			-			-	-
96600	Bad debt - other	-			-			-	-
96800	Severance expense	-			-			-	-
96000	Total Other General Expenses	2,081	2,081	-	5,878,368	178,261	-	178,261	6,056,629
96710	Interest of Mortgage (or Bonds) Payable	-			-			-	-
96720	Interest on Notes Payable (Short and Long Term)	11,187	11,187		226,032			-	226,032
96730	Amortization of Bond Issue Costs	-			-			-	-
96700	Interest expense and Amortization cost	11,187	11,187	-	226,032	-	-	-	226,032
96900	Total Operating Expenses	504,985	315,280	189,705	52,716,081	19,579,920	-	19,579,920	72,296,001
97000	Excess Revenue Over Operating Expenses	(361,311)	(171,606)	(189,705)	(43,703,592)	1,884,280	-	1,884,280	(41,819,312)
97100	Extraordinary maintenance	-	-		229,458	-		-	229,458
97200	Casualty losses- Non-capitalized	-			38,758			-	38,758
97300	Housing assistance payments	-			-			-	-
97400	Depreciation expense	-	-		10,950,097	195,364		195,364	11,145,461
97500	Fraud losses	-			-			-	-
97800	Dwelling units rent expense	-			-			-	-
90000	Total Expenses	504,985	315,280	189,705	63,934,394	19,775,284	-	19,775,284	83,709,678

Public Housing Income Statement									
Line Item No.	Description	AMP Other	Operating Fund Program	Capital Fund Program	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
10010	Operating transfer in	2,313,522	2,123,817	189,705	47,474,464	-		-	47,474,464
10020	Operating transfer out	-			-	-		-	-
10030-010	Not For Profit	-			-			-	-
10030-020	Partnership	-			-			-	-
10030-030	Joint Venture	-			-			-	-
10030-040	Tax Credit	-			-			-	-
10030-050	Other	-			-			-	-
10030	Operating transfers from / to primary government	-	-		-			-	-
10040	Operating transfers from / to component unit	-			(337,897)			-	(337,897)
10070	Extraordinary items, net gain/loss	-			-			-	-
10080	Special items, net gain/loss	-			-			-	-
10091	Inter AMP Excess Cash Transfer In	-			-			-	-
10092	Inter AMP Excess Cash Transfer Out	-			-			-	-
10093	Transfers from Program to AMP	-			5,353,397			-	5,353,397
10094	Transfers from AMP to Program	-			-			-	-
10100	Total other financing sources (uses)	2,313,522	2,123,817	189,705	52,489,964	-	-	-	52,489,964
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	1,952,211	1,952,211	-	(2,431,941)	1,688,916	-	1,688,916	(743,025)
11020	Required Annual Debt Principal Payments	138,678	138,678		2,526,309	-		-	2,526,309
11030	Beginning equity	2,569,969	2,569,969	-	81,342,089	6,505,159		6,505,159	87,847,248
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-	-
11040-070	Equity Transfers	-	-	-	-	-		-	-
11040	Prior period adjustments, equity transfers, and correction of errors	2,850,191	2,850,191	-	(7,799)	-	-	-	(7,799)
11170	Administrative Fee Equity				-				
11180	Housing Assistance Payments				-				
11190	Unit Months Available	-			44,738			-	44,738
11210	Unit Months Leased	-			42,948			-	42,948
11270	Excess Cash	-	-		15,346,205			-	15,346,205
11610	Land Purchases	5,500	5,500		5,500			-	5,500
11620	Building Purchases	-			3,486,995			-	3,486,995
11630	Furniture & Equipment-Dwelling Purchases	-			-			-	-
11640	Furniture & Equipment-Administrative Purchases	-			123,727	-		-	123,727
11650	Leasehold Improvements Purchases	-			-			-	-
11660	Infrastructure Purchases	-			-			-	-
13510	CFFP Debt Service Payments	-			-			-	-
13901	Replacement Housing Factor Funds	-			337,897			-	337,897

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTE TO THE FINANCIAL DATA SCHEDULES

FOR THE YEAR ENDED DECEMBER 31, 2017

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED DECEMBER 31, 2017

<u>Federal Grantor/Pass-Through Grantor/Program or Cluster</u>	<u>Federal CFDA Number</u>	<u>Pass-Through Grantor's No.</u>	<u>Passed Through to Subrecipients</u>	<u>Total Federal Expenditures</u>
<u>U.S. Department of Housing and Urban Development</u>				
Moving to Work Demonstration Program	14.881	N/A	\$ 4,428,694	\$ 101,366,269
Resident Opportunity and Supportive Services - Service Coordinators	14.870	N/A	-	118,799
Family Self-Sufficiency Program	14.896	N/A	-	349,017
Juvenile Reentry Assistance Program (JRAP)	14.897	N/A	-	12,917
Housing Voucher Cluster / Section 8 Housing Choice Vouchers	14.871	N/A	-	421,018
Hope VI Cluster / Choice Neighborhoods Implementation Grants	14.889	N/A	-	852,613
Choice Neighborhoods Planning Grants	14.892	N/A	-	214,126
Section 8 Project-Based Cluster:				
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	N/A	-	17,597
Section 8 New Construction and Substantial Rehabilitation	14.182	N/A	-	263,443
Total Section 8 Project-Based Cluster			-	281,040
Passed Through the City of Pittsburgh, Pennsylvania:				
CDBG - Entitlement Grants Cluster / Community Development Block Grants/Entitlement Grants	14.218	B-15-MC-42-0103	-	2,500
Passed Through the Urban Redevelopment Authority, Pittsburgh Pennsylvania:				
CDBG - Entitlement Grants Cluster / Community Development Block Grants/Entitlement Grants	14.218	CDBG15-16CDBG1516-5	-	2,655,569
Subtotal CDBG - Entitlement Grants Cluster / Community Development Block Grants/Entitlement Grants - 14.218			-	2,658,069
Total Expenditures of Federal Awards			\$ 4,428,694	\$ 106,273,868

See accompanying notes to schedule of expenditures of federal awards.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED DECEMBER 31, 2017

1. Basis of Presentation

The accompanying schedule of expenditures of federal awards (schedule) for the year ended December 31, 2017 includes the federal award activity of the Housing Authority of the City of Pittsburgh (the Authority). The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because this schedule presents only a selected portion of operations of the Authority, it is not intended to and does not present the net position, change in net position, or cash flows of the Authority

2. Summary of Significant Accounting Policies

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

**Housing Authority of the
City of Pittsburgh**

Independent Auditor's Reports
Required by the Uniform Guidance

Year Ended December 31, 2017

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

**Board of Commissioners
Housing Authority of the
City of Pittsburgh**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of Pittsburgh (Authority), as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated July 17, 2018.

Internal Control over Financial Reporting

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

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Maher Duessel

Pittsburgh, Pennsylvania
July 17, 2018

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

**Board of Commissioners
Housing Authority of the
City of Pittsburgh**

Report on Compliance for the Major Federal Program

We have audited the Housing Authority of the City of Pittsburgh's (Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended December 31, 2017. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

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

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

Board of Commissioners
Housing Authority of the City of Pittsburgh
Independent Auditor's Report on Compliance for its
Major Program and on Internal Control over Compliance

Opinion on the Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2017.

Report on Internal Control over Compliance

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

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

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

Board of Commissioners
Housing Authority of the City of Pittsburgh
Independent Auditor's Report on Compliance
for its Major Federal Program

control over compliance, as described in the accompanying schedule of findings and questioned costs as Finding 2017-001, that we consider to be a significant deficiency.

The Authority's response to the internal control over compliance finding identified in our audit is described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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

Maher Duessel

Pittsburgh, Pennsylvania
July 17, 2018

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED DECEMBER 31, 2017

I. Summary of Audit Results

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

2. Internal control over financial reporting:

Material weakness(es) identified? ☐ yes ☒ no

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

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

4. Internal control over major programs:

Material weakness(es) identified? ☐ yes ☒ no

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

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

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

7. Major Program:

CFDA Number(s)

14.881

Name of Federal Program or Cluster

Moving to Work Demonstration Program

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

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

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

No matters were reported.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED DECEMBER 31, 2017

III. Findings and questioned costs for federal awards.

Finding 2017-001

U.S. Department of Housing and Urban Development Reporting

Moving to Work Demonstration Program - CFDA # 14.881

Condition: During our review of 60 HUD-50058 submissions to the PIH Information Center (PIC), we noted seven submissions that were not completed within the required 60 days. Of the seven late submissions, one submission related to the MTW - Low Income Public Housing Program, and six submissions were related to the MTW - Housing Choice Voucher Program.

Criteria: The Housing Authority of the City of Pittsburgh (Authority) is required to submit HUD-50058, *Family Report (OMB No. 2577-0083)* (HUD-50058) form electronically to HUD each time the Authority completes an admission, annual reexamination, portability move-in, or other change of unit for a family. HUD-50058 must be submitted no later than 60 calendar days from the effective date of any action recorded on line 2b of the HUD-50058 in accordance with PIH Notice 2010-25.

Cause: Although the Authority identified the key cause of the late filings and took action to address this issue during 2017, the issue was not identified soon enough to ensure timely submission of the HUD-50058s.

Effect: The Authority had seven HUD-50058s that were not submitted to HUD through the PIC system on a timely basis. The data collected on HUD-50058 provides HUD with a picture of the people who participate in subsidized housing programs. The Multifamily Tenant Characteristic System then captures this information and creates reports used to analyze the subsidized housing programs, monitor PHAs, detect fraud, and provide information to Congress and other interested parties.

Questioned Costs: None

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED DECEMBER 31, 2017

Recommendation: We recommend that the Authority implement additional procedures to ensure HUD- 50058s submitted are all received and accepted by PIC within 60 days, and to the extent they are not, that action be taken to resolve any issues, and that this action be documented.

Views of responsible officials and planned corrective action: Management agrees with the finding. See separate corrective action plan.

**HOUSING AUTHORITY OF THE
CITY OF PITTSBURGH**

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FOR THE YEAR ENDED DECEMBER 31, 2017

NO FINDINGS IN THE PRIOR YEAR.

NO UNRESOLVED FINDINGS FROM PAST AUDITS.

Housing Authority of the City of Pittsburgh

Single Audit

December 31, 2018

MaherDuessel

Pursuing the profession while promoting the public good©
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HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SINGLE AUDIT

DECEMBER 31, 2018

DIRECTORY

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Housing Authority of the City of Pittsburgh

Financial Statements and
Required Supplementary and
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For the Years Ended
December 31, 2018 and 2017

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

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Independent Auditor's Report

**Board of Commissioners
Housing Authority of the
City of Pittsburgh**

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the City of Pittsburgh (Authority), as of and for the years ended December 31, 2018 and 2017, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of December 31, 2018 and 2017, and the changes in financial position and cash flows thereof for the years then ended, in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

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

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 18, 2019 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely 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 effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Maheer Duessel

Pittsburgh, Pennsylvania
September 18, 2019

Housing Authority of the City of Pittsburgh, Pennsylvania Management's Discussion and Analysis Fiscal Year Ended December 31, 2018

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, 2018.

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

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

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

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

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

Overview of the Financial Reports

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

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

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

Housing Authority of the City of Pittsburgh, Pennsylvania Management's Discussion and Analysis Fiscal Year Ended December 31, 2018

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

Authority Program Overview

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

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

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

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

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

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

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

Housing Authority of the City of Pittsburgh, Pennsylvania

Management's Discussion and Analysis

Fiscal Year Ended December 31, 2018

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 29.

Other Programs - The Other Programs operated by the Authority include, but are not limited to, violence protection, homeownership, training and job skills, Resident Opportunity and Supportive Services, the Rental Assistance Demonstration (RAD), Veterans Affairs Supportive Housing (VASH), Section 8 Mainstream, Choice Neighborhood Implementation Grants (CNIG), Community Development Block Grants (CDBG), and the Clean Slate E3 Program. For purposes of this Management's Discussion and Analysis, the non-profit Clean Slate E3 blended component unit is shown within the other programs column in Table III on page vi. This is done for ease of view. Clean Slate E3 is listed in its own column within the supplementary information beginning on page 29.

Financial Analysis of the Authority

The Authority's Statements of Net Position for the years ending December 31, 2018, 2017, and 2016 are presented in the following Table I.

*-These larger variances found to occur between 2016 and 2017 are then explained next.

♦ -These larger variances found to occur between 2017 and 2018 are then explained next.

Table I
Housing Authority of the City of Pittsburgh
Statements of Net Position
As of December 31, 2018, 2017, and 2016

	2018	2017	2016	2016-2017 Total Change	2016-2017 %Change	2017-2018 Total Change	2017-2018 %Change
Current Assets	\$ 164,964,271	\$ 152,899,610	\$ 160,525,607	\$ (7,625,997)	-4.8%	\$ 12,064,661	7.9%
Cap Assets, net of Accumulated							
Depreciation	87,815,610	75,887,643	82,648,822	(6,761,179)	-8.2%	11,927,967	15.7%
Other Assets	14,381,635	20,772,309	17,890,399	2,881,910	16.1%	(6,390,674)	-30.8%
Investment in Mixed Finance							
Development Activity *	194,822,715	148,121,019	147,941,551	179,468	0.1%	46,701,696	31.5%
Total Assets	\$ 461,984,231	\$ 397,680,581	\$ 409,006,379	\$ (11,325,798)	-2.8%	\$ 64,303,650	16.2%
Current Liabilities* ♦	\$ 11,704,207	\$ 14,032,757	\$ 17,294,525	\$ (3,261,768)	-18.9%	\$ (2,328,550)	-16.6%
Noncurrent Liabilities *	28,107,946	16,180,528	19,607,613	(3,427,085)	-17.5%	11,927,418	73.7%
Total Liabilities ♦	39,812,153	30,213,285	36,902,138	(6,688,853)	-18.1%	9,598,868	31.8%
Net investment in Capital Assets	57,454,952	57,698,706	65,391,365	(7,692,659)	-11.8%	(243,754)	-0.4%
Restricted Net Position*	287,009,351	208,151,037	214,863,097	(6,712,060)	-3.1%	78,858,314	37.9%
Unrestricted Net Position	77,707,775	101,617,553	91,849,779	9,767,774	10.6%	(23,909,778)	-23.5%
Total Net Position	422,172,078	367,467,296	372,104,241	(4,636,945)	-1.2%	54,704,782	14.9%
Total Liabilities & Net Assets	\$ 461,984,231	\$ 397,680,581	\$ 409,006,379	\$ (11,325,798)	-2.8%	\$ 64,303,650	16.2%

***Housing Authority of the City of Pittsburgh, Pennsylvania
Management's Discussion and Analysis
Fiscal Year Ended December 31, 2018***

Financial Statements

The Statements of Net Position indicate year-to-year variances of greater than 10% in Current Liabilities and Noncurrent Liabilities for the reporting period ended December 31, 2017 (*).

The balance sheet category Other Assets had a year-to-year increase from 2016 to 2017 of \$2,881,910, which was the result of amortization of non-performing soft loans in mixed finance.

Current Liabilities decreased from 2016 to 2017 by \$3,261,768, or 18.9%. The single largest factor was a \$2.92 million decrease in unearned revenue, which was the elimination of the HUD HCV Housing Assistance grant payment from the prior year. Lesser contributors include decreases of \$440,555 in contingent legal liabilities and \$372,218 in accrued compensated absences.

Noncurrent Liabilities decreased from 2016 to 2017 by \$3,427,085, or 17.5%. The primary reason for the variance was the \$2.65 million decrease to the capital lease liability as the Authority continues to retire the debt on the Energy Performance Contract.

The Statements of Net Position indicate year-to-year variances of greater than 10% in Other Assets, Investment in Mixed Finance, and Total Liabilities for the reporting period ended December 31, 2018 (♦).

The balance sheet category had an overall increase from 2017 to 2018 in the net amount of \$64,855,507 or 16.3% going from \$397,680,581 in 2017 to \$462,566,088 in 2018. The increase primarily consisted of a 15.7% increase in Capital Assets, net of accumulation, and increase of 31.9% to Development Activity and a 30.8% decrease to Other Assets. The Authority agreed in principle to purchase the 412 Boulevard of the Allies building along with the City of Pittsburgh and Urban Redevelopment Authority, increasing the Land and Buildings portion of Capital Assets by \$15.1 million. Additionally, the Glen-Hazel RAD closed in late 2018, resulting in a net reduction of \$4.3 million, the removal of Allegheny Dwellings buildings of \$6.3 million, and the purchase of Turnkey units from East Liberty Development, Inc. of \$2.9 million. The balance of the increase to Capital Assets stems mostly from Modernization work done and reported under Construction in Progress. Development Activity's two greatest increases came from \$22 million from the Glen-Hazel RAD closing and \$13.8 million related to Larimer/East Liberty Phase II. Other Assets decreases are due to the repayment of the original Crawford Square loan of \$6 million.

Total Liabilities had a year-to-year increase from 2017 to 2018 in the net amount of \$9,598,868 or 31.8% going from \$30,213,285 in 2017 to \$39,812,153 in 2018. Current Liabilities were down as a result of the PWSA water settlement that was posted here in 2017 and resolved at a discount in 2018. Noncurrent Liabilities increased by \$11,927,418 or 73.7%, making up the majority of this change. Again, as a result of the purchase of the 412 Boulevard of the Allies building, \$14,932,138 was added as a long-term mortgage liability. Offsetting this was the retirement of \$2,776,602 in Energy Performance Contract debt during 2018.

Housing Authority of the City of Pittsburgh, Pennsylvania

Management's Discussion and Analysis

Fiscal Year Ended December 31, 2018

The Statements of Net Position reflect the financial position of the Authority, while the Statements of Revenues, Expenses, and Changes in Net Position illustrate the Authority's revenues and expenses for the fiscal year ending December 31, 2018. Table II below provides this statement along with a comparison to the previous two fiscal years 2016 and 2017.

Table II

Housing Authority of the City of Pittsburgh

Statements of Revenues, Expenses and Changes in Net Position

For the Years Ended December 31, 2018, 2017, and 2016

	<i>2018</i>	<i>2017</i>	<i>2016</i>	<i>2016-2017</i>	<i>2016-2017</i>	<i>2017-2018</i>	<i>2017-2018</i>
				<i>Total Change</i>	<i>% Change</i>	<i>Total Change</i>	<i>% Change</i>
Grant Funding (Including Capital Grant)	\$ 132,235,150	\$ 106,685,419	\$ 108,198,012	\$ (1,512,593)	-1.40%	\$ 25,549,731	23.95%
Tenant Revenue	8,724,784	8,686,971	7,560,468	1,126,503	14.90%	37,813	0.44%
Other Income	20,766,120	14,678,319	15,335,614	(657,295)	-4.29%	6,087,801	41.47%
Investment Income	186,678	127,657	268,686	(141,029)	-52.49%	59,021	46.23%
Gain (Loss) on Sale of Fixed Assets	18,986,085	25,085	4,840	20,245	418.29%	18,961,000	75587.00%
<i>Total Revenues</i>	<i>180,898,817</i>	<i>130,203,451</i>	<i>131,367,620</i>	<i>(1,164,169)</i>	<i>-0.89%</i>	<i>50,695,366</i>	<i>38.94%</i>
Grant Expense	3,599,537	8,142,482	7,564,626	577,856	7.64%	(4,542,945)	-55.79%
Housing Assistance Payments	43,089,390	40,710,600	37,264,438	3,446,162	9.25%	2,378,790	5.84%
Administrative	20,326,796	21,756,678	19,196,558	2,560,120	13.34%	(1,429,882)	-6.57%
Demolition Expense	1,108,058	162,883	402,631	(239,748)	-59.55%	945,175	580.28%
Depreciation	9,382,764	11,321,671	11,269,898	51,773	0.46%	(1,938,907)	-17.13%
Amortization	4,201,306	4,067,638	2,680,647	1,386,991	51.74%	133,668	3.29%
Maintenance	13,266,240	13,424,332	13,754,543	(330,211)	-2.40%	(158,092)	-1.18%
Utilities	7,340,573	11,707,759	7,066,468	4,641,291	65.68%	(4,367,186)	-37.30%
Tenant Services	3,551,720	3,407,567	2,834,169	573,398	20.23%	144,153	4.23%
Protective Services	4,299,946	4,219,197	4,208,491	10,706	0.25%	80,749	1.91%
General Expense	11,694,300	14,163,067	14,343,033	(179,966)	-1.25%	(2,468,767)	-17.43%
Insurance Expense	1,711,124	1,330,374	1,238,940	91,434	7.38%	380,750	28.62%
Interest Expense	177,294	226,032	272,499	(46,467)	-17.05%	(48,738)	-21.56%
Extraordinary Maintenance	2,444,987	200,116	148,716	51,400	34.56%	2,244,871	1121.78%
<i>Total Expenses</i>	<i>126,194,035</i>	<i>134,840,396</i>	<i>122,245,657</i>	<i>12,594,739</i>	<i>10.30%</i>	<i>(8,646,361)</i>	<i>-6.41%</i>
Change in Net Position	54,704,782	(4,636,945)	9,121,962	(13,758,908)	-150.83%	59,341,727	-1279.76%
Beginning Net Position	367,467,296	372,104,241	362,982,279	9,121,962	2.51%	(4,636,945)	-1.25%
<i>Ending Net Position</i>	<i>\$ 422,172,078</i>	<i>\$ 367,467,296</i>	<i>\$ 372,104,241</i>	<i>\$ (4,636,946)</i>	<i>-1.25%</i>	<i>\$ 54,704,782</i>	<i>14.89%</i>

Housing Authority of the City of Pittsburgh, Pennsylvania

Management's Discussion and Analysis

Fiscal Year Ended December 31, 2018

Provided below in Table III are further details by program of Revenues, Expenses & Changes in Net Position during fiscal year 2018.

	Low-Income Public Housing	Capital Funds, CNP & CNI Grants	Housing Choice Vouchers	Section Eight New Constr.	S8 MR & HCV FSS	Ross Grant	Other Programs	Business Activities	Elimination Entries	Total
Grant Funding	\$ 50,823,408	\$ 29,764,557	\$ 48,587,574	\$ 358,250	\$ 81,905	\$ 548,226	\$ -	\$ 2,071,230	\$ -	\$ 132,235,150
Tenant Revenue	7,592,824	-	-	-	-	-	-	1,131,960	-	8,724,784
Other Income	3,758,758	-	6,478,800	-	-	-	6,106	14,434,062	(3,939,563)	20,738,163
Investment Income	86,549	-	-	-	-	-	-	100,129	-	186,678
Fraud Recovery	-	-	27,957	-	-	-	-	-	-	27,957
Fee and Front-line Revenue	21,296,157	-	-	-	-	-	-	-	(21,296,157)	-
Gain (Loss) on Sale of Fixed Assets	21,725	-	-	-	-	-	-	-	-	21,725
Total Revenues	83,579,421	29,764,557	55,094,331	358,250	81,905	548,226	6,106	17,737,381	(25,235,720)	161,934,457
Housing Assistance Payments	283,041	-	42,414,925	333,293	58,131	-	-	-	-	43,089,390
Administrative	23,175,477	685,070	5,017,461	38,683	24,621	-	-	1,898,462	(10,512,978)	20,326,796
Asset Mgmt Fee	318,905	-	-	-	-	-	-	-	(318,905)	-
Depreciation & Amortization	9,206,554	-	8,977	-	-	-	-	167,233	-	9,382,764
Maintenance	21,546,004	-	-	-	-	-	-	433,289	(8,713,053)	13,266,240
Utilities	7,162,710	-	-	-	-	-	-	177,863	-	7,340,573
Tenant Services	3,708,755	541,824	457,020	-	-	548,226	46,565	106,551	(1,857,221)	3,551,720
Protective Services	4,299,946	-	-	-	-	-	-	-	-	4,299,946
General Expense	4,147,923	-	366,293	-	-	-	-	14,633,096	(3,833,563)	15,313,749
Insurance Expense	1,404,074	-	3,308	30	15	-	-	273,697	-	1,681,124
Interest Expense	177,294	-	-	-	-	-	-	-	-	177,294
Casualty Losses	30,000	-	-	-	-	-	-	-	-	30,000
Extraordinary Maintenance	1,300,000	630,486	-	-	-	-	-	5,222,096	-	7,152,582
Total Expenses	76,760,683	1,857,380	48,267,984	372,006	82,767	548,226	46,565	22,912,287	(25,235,720)	125,612,178
Operating Transfers In	52,891,087	-	48,141,988	-	-	-	215,177	75,651,420	(151,856,483)	25,043,189
Operating Transfers Out	(94,032,039)	(27,907,177)	(48,141,988)	-	-	-	-	-	151,856,483	(18,224,721)
Operating Transfers to Comp. Unit In (Out)	(3,091,729)	-	(6,800,943)	-	-	-	-	22,056,089	-	12,163,417
Total Other Financing Sources (Uses)	(44,232,681)	(27,907,177)	(6,818,468)	-	-	-	215,177	97,707,509	-	18,964,360
Change in Net Position	(37,413,943)	-	7,879	(13,756)	(862)	-	174,718	92,532,603	-	55,286,639
Beginning Net Position	145,951,636	-	5,214,077	133,499	17,597	-	166,606	216,476,018	-	367,959,433
Transfer of Equity	(8,320)	-	(54,274)	-	65,170	-	-	(494,713)	-	(492,137)
Prior Period Adjustment	-	-	-	-	-	-	-	-	-	-
Ending Net Position	\$ 108,529,373	\$ -	\$ 5,167,682	\$ 119,743	\$ 81,905	\$ -	\$ 341,324	\$ 308,513,908	\$ -	\$ 422,753,935

***Housing Authority of the City of Pittsburgh, Pennsylvania
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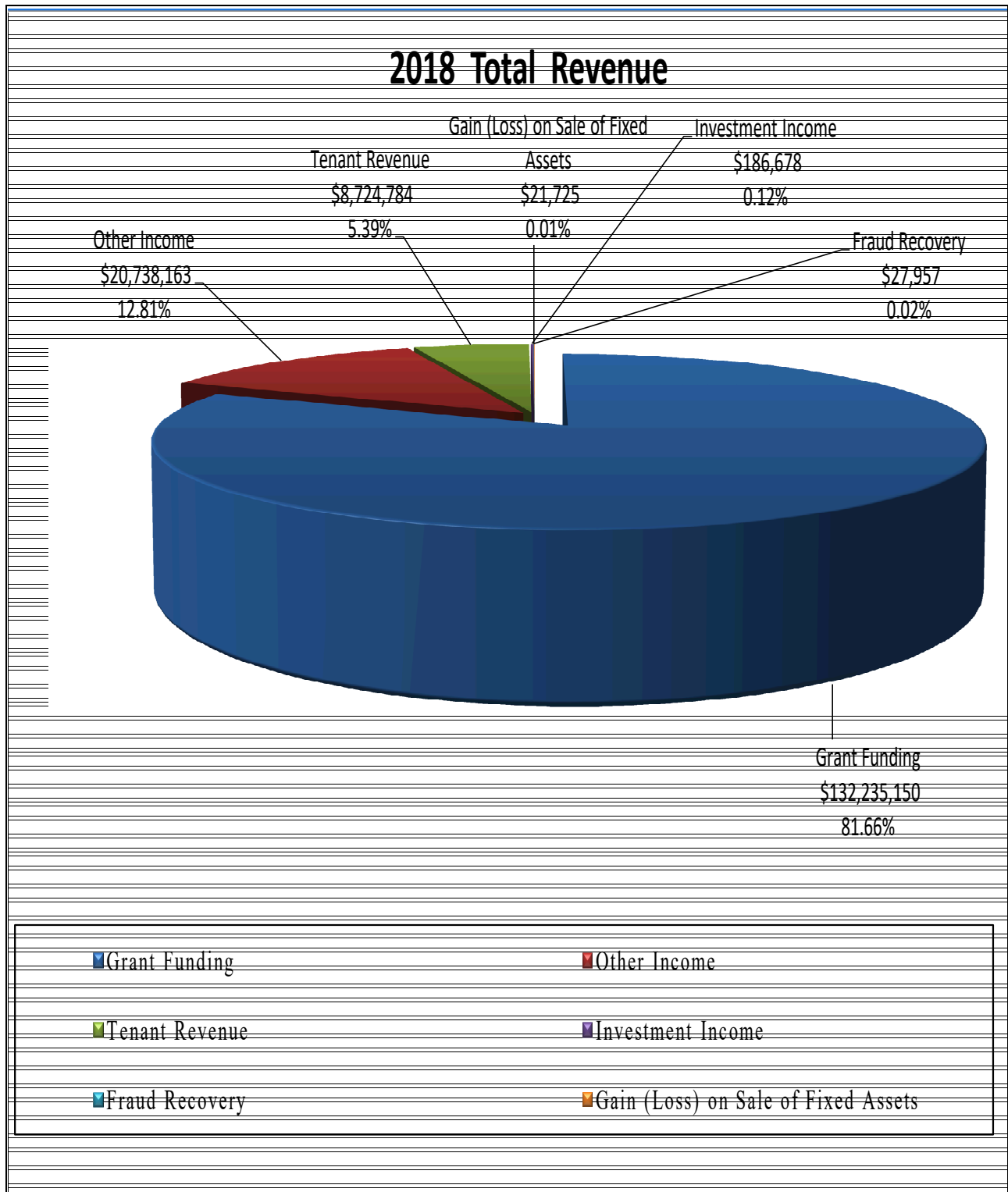
The following commentary is designed to discuss significant operating trends or events occurring in fiscal year 2018 relating to Revenues and Expenses that have been illustrated by the Statements of Revenues, Expenses and Changes in Net Position.

Revenues

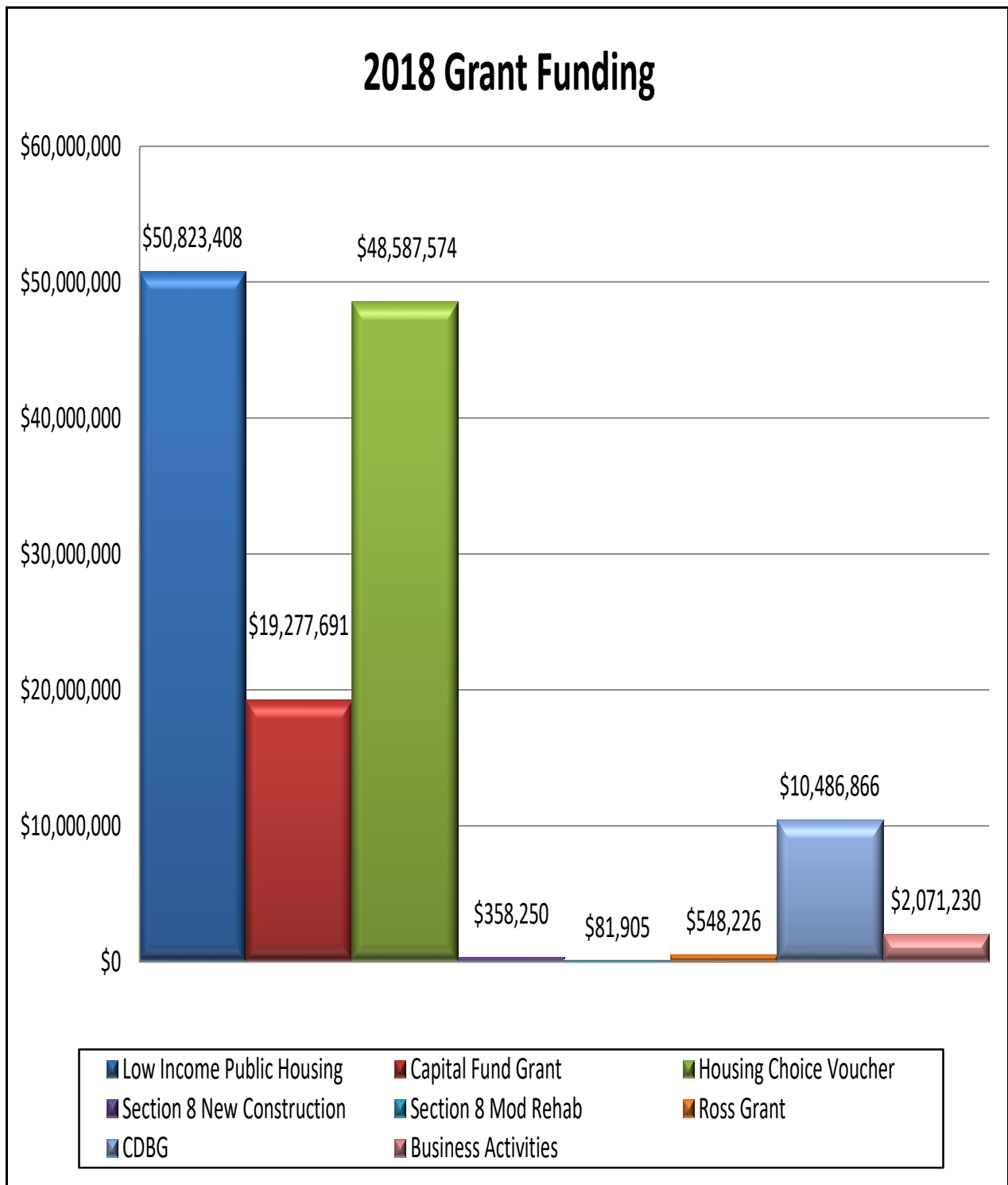
Grants and subsidy payments from HUD are the Authority's main source of funds. The Authority has a very high reliance on HUD and, therefore, the federal appropriations process. This creates a certain level of both volatility, in the amount of funds we receive and the security that once funds are committed that they will be received, since they are provided at the discretion of the federal government. Combined, the Authority's 2018 revenues were \$161,934,457 or \$31,731,006 (24.3%) more than 2017 revenue of \$130,203,451, and \$30,566,837 more than the 2016 revenue of \$131,367,620.

- ◆ \$132,235,150 (81.6%) of the Authority's revenues were from grants or subsidies received from governmental agencies, principally, HUD. This is consistent with 2017's grant revenue of \$106,685,419, which represented 81.9% of the Authority's total revenue in 2017. As a whole, grant revenues and subsidies increased 23.95% from the prior year, 2017. The breakout of Grant Funding between sources is illustrated by the graph on page ix. The two largest contributors by far were an increase of \$14.9 million from Capital Fund grants which were used for both development and modernization, along with \$9.4 million from CNIG for Larimer/East Liberty related development activities.
- ◆ \$8,724,784 (5.39%) of the Authority's revenue was derived from tenants for dwelling rent and related incurred charges. 2017 Tenant Revenue of \$8,686,971 was just about .44% less than that the amount posted in 2018. Tenant revenues grew in each successive year, from 2014 to 2018.
- ◆ The Authority had Other Income of \$20,766,120 in 2018, an increase of 41.47% from 2017 when Other Income was \$14,678,319 and an increase also from the \$15,335,614 of Other Income recorded in 2016. The three most substantial increases to Other Income were \$2 million in revenue as a result of the agreement with PWSA, the \$2 million increase in port-in revenue, and the last increase was the recognition of \$1 million as part of the Glen-Hazel RAD financial closing.

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***Housing Authority of the City of Pittsburgh, Pennsylvania
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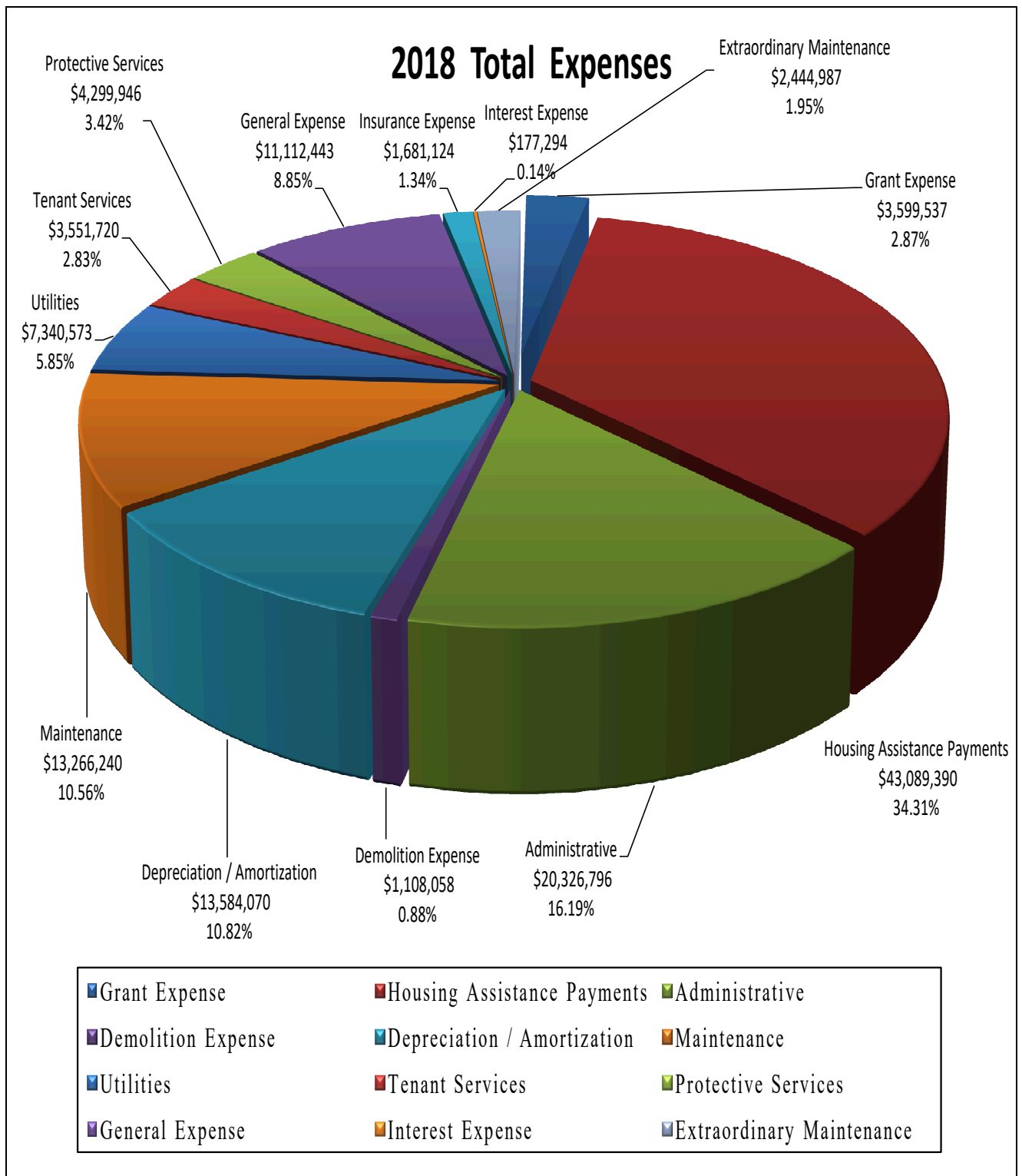
***Housing Authority of the City of Pittsburgh, Pennsylvania
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Fiscal Year Ended December 31, 2018***

Expenses

Total Expenses for the Authority decreased by \$9,228,218 or 6.84% to \$125,612,178 for the year ended December 31, 2018 compared to Total Expenses of \$134,840,396 for the year ended December 31, 2017.

- ◆ Housing Assistance Payments increased \$2,378,790 from 2017 to 2018. The Authority has made concerted efforts to increase leasing numbers within MTW voucher program. This has been realized as leasing increased from 2016 to 2017 and then again from 2017-2018, accordingly.
- ◆ Demolition Expense increased dramatically in 2018 at \$1,108,058, or roughly 580% more than the \$162,883 spent in 2017. Demolition Expense, which fluctuates annually is driven by the timing of HUD approvals for demolition of old housing stock approved for redevelopment. The significant increase in 2018 was the result of timing of redevelopment projects, specifically the demolition of units at Allegheny Dwellings accounted for the entire amount.
- ◆ Utilities expense decreased by \$4,367,186 from 2017 to 2018. In 2017, the Authority decided on a conservative approach and posted additional water and sewage expense as it continues to work with the Pittsburgh Water and Sewer Authority on specific disputed accounts. In 2018, the Authority came to an agreement with the Pittsburgh Water and Sewer Authority and all disputed balances were cleared.
- ◆ Extraordinary Maintenance was increased by \$2,244,871 from 2017 to 2018. The increase resulted primarily from the accruing of a Legal Contingent Liability expense related to the Fairmont landslide of \$1.3 million.

***Housing Authority of the City of Pittsburgh, Pennsylvania
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Housing Authority of the City of Pittsburgh, Pennsylvania Management's Discussion and Analysis Fiscal Year Ended December 31, 2018

Capital Assets

Capital Assets, Net of Accumulated Depreciation, increased by \$11,927,967, or 15.72%, to \$87,815,610 as of December 31, 2018 compared to \$75,887,643 in 2017 and \$82,648,822 in 2016. Land reflected a sizable increase in 2018 going from \$24,967,569 in 2017 to \$29,666,132 in 2018. The largest single new purchase was the \$3 million value of land related to the Authority's purchase of a new Office Building. Construction in Progress (CIP) of \$9,489,713 was 118.25% more than \$4,348,150 in 2017 as a result of closing out multiple Capital Fund grants into LIPH combined with continued Force Account Modernization work being completed primarily at Northview Heights. The \$17,236,231 building decrease resulted from the removal of both Glen-Hazel properties and the demolition of units at Allegheny Dwellings. The Authority's large investment in housing stock (more than \$268 million) generates sizable reductions in capital asset balances through depreciation. Accumulated Depreciation decreased in 2018 by \$20 million as a result of the Glen-Hazel RAD closing, along with the removal of buildings at Allegheny Dwellings.

***Table IV
Housing Authority of the City of Pittsburgh
Capital Assets
As of December 31, 2018, 2017, and 2016***

	<i>2018</i>	<i>2017</i>	<i>2016</i>	<i>2016-2017 Total Change</i>	<i>2016-2017 % Change</i>	<i>2017-2018 Total Change</i>	<i>2017-2018 % Change</i>
Land	\$ 29,666,132	\$ 24,967,569	\$ 24,628,108	\$ 339,461	1.38%	\$ 4,698,563	18.82%
Construction in Progress	9,489,713	4,348,150	7,891,997	(3,543,847)	-44.90%	5,141,563	118.25%
Buildings	268,692,155	285,928,386	278,855,767	7,072,619	2.54%	(17,236,231)	-6.03%
Furniture, Equipment, and Machinery - Admin	9,628,229	10,427,571	10,017,172	410,399	4.10%	(799,342)	-7.67%
<i>Gross Capital Assets</i>	<i>\$ 317,476,229</i>	<i>\$ 325,671,676</i>	<i>\$ 321,393,044</i>	<i>\$ 4,278,632</i>	<i>1.33%</i>	<i>(8,195,447)</i>	<i>-2.52%</i>
Accumulated Depreciation	(229,660,619)	(249,784,033)	(238,744,222)	(11,039,811)	4.62%	20,123,414	-8.06%
<i>Capital Assets - Net</i>	<i>\$ 87,815,610</i>	<i>\$ 75,887,643</i>	<i>\$ 82,648,822</i>	<i>\$ (6,761,179)</i>	<i>-8.18%</i>	<i>\$ 11,927,967</i>	<i>15.72%</i>

Mixed-Finance Development Activities

The Authority provides grants, short-term financing and long-term investment from its MTW funding sources blended with low-income housing tax credits and other private sector sources to finance the development of new communities. Short-term and long-term Mixed-Finance investments rose to a combined \$211,627,131 in 2018, from \$171,384,265 at December 31, 2017. The two most sizable increases within the \$40,892,879 derive from the Glen-Hazel RAD financial closing that added \$22 million and from Larimer/East Liberty Phase II that added \$13.8 million.

***Housing Authority of the City of Pittsburgh, Pennsylvania
Management's Discussion and Analysis
Fiscal Year Ended December 31, 2018***

***Table V
Housing Authority of the City of Pittsburgh
Mixed Finance Development Activities
(Net of Amortization)
As of December 31, 2018, 2017, and 2016***

	<u>2018</u>	<u>2017</u>	<u>2016</u>
Short-Term Financing Provided To Mixed Finance Development Activities	\$ 1,840,924	\$ 2,490,937	\$ 1,893,561
Long-Term Investment (Net of Amortization In Mixed Finance Development Activities)	<u>209,786,207</u>	<u>168,893,328</u>	<u>165,323,156</u>
Total Mixed Finance Development Activities	<u>\$ 211,627,131</u>	<u>\$ 171,384,265</u>	<u>\$ 167,216,717</u>

Long-Term Liabilities and Related Commitments

During the year ended December 31, 2018, the Authority had an increase \$12,289,354 in Long-Term Debt. The most significant change was the increase of the long-term component of the Capital Lease obligation from the addition of \$14.9 million in debt to purchase a share of the 412 Boulevard of the Allies building. That reduction of \$2,649,277 relates to the annual retirement of Capital Lease Financing of the Energy Performance Contract.

The long-term liability activity for the year ended December 31, 2018 is reflected in Table VI.

***Table VI
Housing Authority of the City of Pittsburgh
Debt Activity
As of December 31, 2018, 2017, and 2016***

	<u>Balance at 12/31/2016</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at 12/31/2017</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at 12/31/2018</u>
Capital Lease	\$ 13,382,592	\$ -	\$ (2,526,307)	\$ 10,856,285	\$ 15,150,336	\$ (2,649,277)	\$ 23,357,344
Notes Payable - Manchester	82,758	-	(4,980)	77,778	-	-	77,778
Reserved Escrow Funding	5,439,943	-	(1,381,497)	4,058,446	18,621	-	4,077,067
Compensated Absences	2,912,424	291,431	(160,261)	3,043,594	6,554	(75,801)	2,974,347
Other Long-Term Liabilities	767,869	105,279	-	873,148	-	(161,079)	712,069
Totals	<u>\$ 22,585,586</u>	<u>\$ 396,710</u>	<u>\$ (4,073,045)</u>	<u>\$ 18,909,251</u>	<u>\$ 15,175,511</u>	<u>\$ (2,886,157)</u>	<u>\$ 31,198,605</u>

Housing Authority of the City of Pittsburgh, Pennsylvania Management's Discussion and Analysis Fiscal Year Ended December 31, 2018

Economic Factors and Events Affecting Operations

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

- ◆ The Authority participates in the U.S. Department of Housing and Urban Development demonstration program entitled “Moving-To-Work” (MTW). Subsequent to the close of 2016, the Agency received an extension of the program agreement through December 31, 2028. This extension gives the agency the opportunity to continue to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families by allowing exemptions from existing public housing and tenant-based Housing Choice Voucher rules.
- ◆ The Authority receives federal funding from HUD as authorized by the U.S. Congress. In recent years, public housing authorities nationwide have experienced reduced funding. Whether that reduction takes the form of redesigning a program to limit its scope or a pro-ration of funding, the result is the same, less funding for authorities. The fiscal year 2018 public housing funding proration was 94.74%, an increase from the prior year where the Authority received 92.89% of total subsidy requested and approved.
- ◆ In fiscal year 2008, HUD required Authorities to move to a site-based management method of accounting, funding and operations. With the successful submission of our audited financials to HUD for fiscal year 2008, the Authority completed the transition to the site-based management method. The management and staff of the Authority have worked diligently to implement all required procedural and structural changes and have achieved full compliance with all of the site-based changes required by HUD. Although the transition to the site-based method has been challenging, the benefits of these changes are a more detailed view of how the Authority operates at the project level. We continue to refine our site-based structures and methodology.

Conclusions

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

***Housing Authority of the City of Pittsburgh, Pennsylvania
Management's Discussion and Analysis
Fiscal Year Ended December 31, 2018***

continues to operate at the highest standards established by the Real Estate Assessment Center and HUD.

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION

DECEMBER 31, 2018 AND 2017

Assets	2018	2017
Current assets:		
Cash and cash equivalents:		
Cash:		
Cash - unrestricted	\$ 84,690,666	\$ 98,598,791
Cash - restricted	53,070,914	34,553,425
Total cash	<u>137,761,580</u>	<u>133,152,216</u>
Investments (cash equivalents):		
Investments - unrestricted	4,496,612	1,758,712
Investments - restricted	4,820,806	5,791,134
Total investments (cash equivalents)	<u>9,317,418</u>	<u>7,549,846</u>
Total cash and cash equivalents	<u>147,078,998</u>	<u>140,702,062</u>
Accounts receivable, net of allowances for doubtful accounts:		
Accounts receivable - PHA projects	193,744	9,738
Accounts receivable - HUD other projects	14,417,305	8,253,859
Accounts receivable - miscellaneous	790,060	786,294
Accounts receivable - tenants - dwelling rents, net of allowance	257,150	226,546
Mixed finance notes receivable - current	1,840,924	2,490,937
Accrued interest receivable	27,032	7,611
Total accounts receivable, net of allowances for doubtful accounts	<u>17,526,215</u>	<u>11,774,985</u>
Prepaid expenses and other assets - current	207,316	39,528
Inventories, net of allowance	151,742	139,602
Assets held for sale	-	243,433
Total current assets	<u>164,964,271</u>	<u>152,899,610</u>
Noncurrent assets:		
Capital assets:		
Land	29,666,132	24,967,569
Buildings	268,692,155	285,928,386
Furniture, equipment, and machinery - administration	9,628,229	10,427,571
Accumulated depreciation	(229,660,619)	(249,784,033)
Construction in progress	9,489,713	4,348,150
Total capital assets, net of accumulated depreciation	<u>87,815,610</u>	<u>75,887,643</u>
Prepaid expenses and other assets - noncurrent	150,000	249,575
Mixed finance notes receivable - noncurrent	14,183,684	20,413,937
Other notes receivable - noncurrent	47,951	108,797
Investment in mixed finance development activities, net of accumulated amortization	<u>194,822,715</u>	<u>148,121,019</u>
Total noncurrent assets	<u>297,019,960</u>	<u>244,780,971</u>
Total Assets	<u><u>\$ 461,984,231</u></u>	<u><u>\$ 397,680,581</u></u>

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION

DECEMBER 31, 2018 AND 2017

(Continued)

	2018	2017
Liabilities and Net Position		
Liabilities:		
Current liabilities:		
Accounts payable and other accrued liabilities	\$ 4,996,027	\$ 9,019,342
Accrued wage/payroll taxes payable	631,085	679,497
Accrued compensated absences - current	86,000	79,446
Accrued contingency liability	1,613,931	390,636
Accrued interest payable	12,859	17,007
Accounts payable - other government	28,649	242,707
Tenant security deposits	225,366	198,010
Unearned revenue	536,442	191,924
Current portion of capital lease liability	3,004,659	2,649,277
Other current liabilities	569,189	564,911
Total current liabilities	11,704,207	14,032,757
Noncurrent liabilities:		
Capital lease liability and notes payable - noncurrent	20,430,463	8,284,786
Accrued compensated absences - noncurrent	2,888,347	2,964,148
Other noncurrent liabilities	4,789,136	4,931,594
Total noncurrent liabilities	28,107,946	16,180,528
Total Liabilities	39,812,153	30,213,285
Net Position:		
Net investment in capital assets	57,454,952	57,698,706
Restricted for:		
Mixed financing activities	280,895,270	201,947,422
Guarantee corporation	5,000,000	5,000,000
Workers' compensation	743,739	733,496
Oak Hill site	300,000	400,000
Housing assistance payments	70,342	70,119
Total restricted net position	287,009,351	208,151,037
Unrestricted net position	77,707,775	101,617,553
Total Net Position	422,172,078	367,467,296
Total Liabilities and Net Position	\$ 461,984,231	\$ 397,680,581

(Concluded)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

	2018	2017
Operating Revenues:		
Tenant revenue:		
Net tenant rental revenue	\$ 8,679,353	\$ 8,639,367
Tenant revenue - other	45,431	47,604
Total tenant revenue	<u>8,724,784</u>	<u>8,686,971</u>
Operating grants	129,977,351	102,731,300
Mixed financing loan interest	7,175,458	8,041,813
Housing assistance payments - portability in	5,619,235	3,524,397
Other revenue	7,971,427	3,112,109
Investment income (loss) - unrestricted	180,037	117,426
Investment income (loss) - restricted	6,641	10,231
Total operating revenues	<u>159,654,933</u>	<u>126,224,247</u>
Operating Expenses:		
Housing assistance payments	37,470,155	37,186,203
Housing assistance payments - portability in	5,619,235	3,524,397
Grant expense	3,599,537	8,142,482
Administrative:		
Administrative salaries	9,617,789	9,016,567
Employee benefit contributions - administrative	3,562,487	3,344,597
Other operating - administrative	7,146,520	9,395,514
Tenant services:		
Tenant services - salaries	989,535	996,636
Relocation costs	77,400	89,788
Employee benefit contributions - tenant services	406,306	409,465
Tenant services - other	2,078,479	1,911,678
Utilities:		
Water	1,516,223	7,462,044
Electricity	2,107,891	1,891,395
Gas	1,116,192	988,160
Sewer	2,500,691	1,266,582
Utilities - other	99,576	99,578
Ordinary maintenance and operations:		
Ordinary maintenance and operations - labor	6,640,544	6,505,052
Ordinary maintenance and operations - materials and other	2,331,241	2,206,488
Ordinary maintenance and operations - contract costs	1,648,237	2,067,663
Employee benefit contributions - ordinary maintenance	2,646,218	2,645,129
Protective services:		
Protective services - labor	175,342	222,479
Protective services - other contract costs	2,851,729	3,091,700
Protective services - other	1,231,677	842,180
Employee benefit contributions - protective services	41,198	62,838
Insurance expense:		
Property insurance	415,339	401,784
Liability insurance	403,664	345,426
Workmen's compensation	570,963	525,148
All other insurance	291,158	58,016
General expense:		
Other general expenses	1,245,500	905,799
Demolition expense	1,108,058	162,883
Other payroll related expenses	219,602	291,431
Deferred interest expense - mixed financing	6,579,553	7,637,951
Outside management fees	3,649,645	5,289,128
Mixed financing investment amortization	4,201,306	4,067,638
Total operating expenses	<u>114,158,990</u>	<u>123,053,819</u>
Operating Income	<u>45,495,943</u>	<u>3,170,428</u>

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017
(Continued)

	2018	2017
Non-Operating Revenues (Expenses):		
Extraordinary maintenance	(2,444,987)	(200,116)
Casualty gains/losses - non-capitalized	(30,000)	(38,758)
Interest expense	(177,294)	(226,032)
Gain (loss) on disposition of capital assets	18,986,085	25,085
Depreciation expense	(9,382,764)	(11,321,671)
	<u>6,951,040</u>	<u>(11,761,492)</u>
Total non-operating revenues (expenses)		
Capital Contributions:		
HUD capital grants	2,257,799	3,954,119
	<u>2,257,799</u>	<u>3,954,119</u>
Change in Net Position	54,704,782	(4,636,945)
Net position - beginning	367,467,296	372,104,241
	<u>367,467,296</u>	<u>372,104,241</u>
Net position - ending	<u>\$ 422,172,078</u>	<u>\$ 367,467,296</u>
		(Concluded)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

	2018	2017
Cash Flows From Operating Activities:		
Operating grants received	\$ 124,847,028	\$ 103,532,920
Receipts from tenants	8,721,536	8,660,188
Other receipts	14,208,415	6,453,309
Housing assistance payments	(43,273,396)	(40,720,338)
Payments for goods and services	(35,379,361)	(40,238,272)
Grant expense	(3,599,537)	(8,142,482)
Payments to employees	(24,416,680)	(23,320,598)
Net cash provided by (used in) operating activities	41,108,005	6,224,727
Cash Flows From Non-Capital Financing Activities:		
Cash received from outstanding loans receivable	108,989	222,891
Cash paid out for loans receivable	(480,337)	(820,267)
Net cash provided by (used in) non-capital financing activities	(371,348)	(597,376)
Cash Flows From Capital and Related Financing Activities:		
Capital grants received for capital assets	1,569,194	978,701
Cash paid out for investment in mixed finance development activities	(29,076,215)	(7,502,329)
Cash received from investment in mixed finance development activities	492,405	222,891
Principal payments on debt	(2,531,287)	(2,531,287)
Interest payments	(181,442)	(229,990)
Acquisition and construction of capital assets	(4,799,633)	(4,774,282)
Net cash provided by (used in) capital and related financing activities	(34,526,978)	(13,836,296)
Cash Flows From Investing Activities:		
Interest and dividends on investments	167,257	129,613
Net Increase (Decrease) in Cash and Cash Equivalents	6,376,936	(8,079,332)
Cash and Cash Equivalents:		
Beginning of year	140,702,062	148,781,394
End of year	\$ 147,078,998	\$ 140,702,062
Noncash Items:		
Capital assets acquired through acquisition of debt	\$ 15,155,216	\$ -

(Continued)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017
(Continued)

	2018	2017
Reconciliation of Operating Income to Net Cash		
Provided by (Used in) Operating Activities:		
Operating income	\$ 45,495,943	\$ 3,170,428
Adjustments to reconcile operating income to net cash and cash equivalents provided by (used in) operating activities:		
Investment (income) loss	(186,678)	(127,657)
Changes in mixed financing items	4,166,074	4,067,638
Change in assets and liabilities:		
Accounts receivable (net)	(5,605,015)	3,098,486
Prepaid expenses and other current assets	(80,353)	129,261
Assets held for sale	243,433	-
Accounts payable and accrued liabilities	(3,274,065)	(1,196,941)
Interest payable	4,148	3,958
Unearned revenue	344,518	(2,920,446)
Total adjustments	(4,387,938)	3,054,299
Net cash and cash equivalents provided by (used in) operating activities	<u>\$ 41,108,005</u>	<u>\$ 6,224,727</u>

(Concluded)

Cash and cash equivalents at end of year:		
Cash - unrestricted	\$ 84,690,666	\$ 98,598,791
Cash - restricted	53,070,914	34,553,425
Investments - unrestricted	4,496,612	1,758,712
Investments - restricted	4,820,806	5,791,134
	<u>\$ 147,078,998</u>	<u>\$ 140,702,062</u>

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

1. Summary of Significant Accounting Policies

Organization

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).

Reporting Entity

In determining how to define the reporting entity, management has considered all potential component units to the Authority. 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). The blended component units do not issue stand-alone financial statements.

Blended Component Units:

Allies and Ross Management and Development Corporation (ARMDC)

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

within the Financial Data Schedules (FDS). A summary of entities wholly-owned by ARMDC is as follows:

Legal Name	Entity Purpose
Disregarded Entities:	
ARMDC Guarantee, LLC	Guarantee completion of mixed finance projects
ARMDC-Manchester GP, LLC	Manchester L.P., Phases I-IV general partner
ARMDC Development, LLC	Developer or co-developer for Authority mixed finance projects
C Corporations:	
ARMDC-Addison Terrace I, Inc.	Addison Phase I mixed finance project general partner
ARMDC-Addison Terrace II, Inc.	Addison Phase II mixed finance project general partner
ARMDC-Addison Terrace III, Inc.	Addison Phase III mixed finance project general partner
ARMDC-Addison Terrace IV, Inc.	Addison Phase IV mixed finance project general partner
ARMDC-Larimer/East Liberty I, Inc.	Larimer/East Liberty Phase I mixed finance project general partner
ARMDC-Larimer/East Liberty II, Inc.	Larimer/East Liberty Phase II mixed finance project general partner
ARMDC-Larimer/East Liberty III, Inc.	Larimer/East Liberty Phase III mixed finance project general partner
ARMDC-Larimer/East Liberty IV, Inc.	Larimer/East Liberty Phase IV mixed finance project general partner
ARMDC-Allegheny Dwellings I, Inc.	Allegheny Dwellings I mixed finance project administrative member

Interest in Limited Partnerships

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

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

Manchester Limited Partnerships

During 2016, the Authority directly purchased a 99% interest in four limited partnerships, Manchester L.P. I, II, III, and IV (Manchester LPs). The remaining 1% was purchased at the same time by ARMDC-Manchester GP, LLC. This gives the Authority 100% ownership of the entity, while maintaining the partnership structure for the Manchester LPs. The Authority had previously participated in the mixed financing transaction that created the Manchester LPs

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

through the issuance of notes to help fund the revitalization project in the mid-1990s. The Authority had accounted for these notes receivable as investments in mixed financing properties, that were amortized over the life of the note, as discussed further in Note 3. As a result of this purchase, these mixed financing investments have effectively been converted to the equity ownership of the Manchester LPs. The Manchester LPs are reported as blended component units of the Authority, within the ARMDC column within the Financial Data Schedules (FDS).

Clean Slate E3

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

Basis of Accounting

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

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

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

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

demolition. As discussed above in the LIPH Program description, the Capital Program is required to be reported together with the LIPH Program on the FDS.

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

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

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

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

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

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

Other Programs: Other programs operated by the Authority include:

- Resident Opportunity and Supportive Services (ROSS)
- Rental Assistance Demonstration (RAD)
- Community Development Block Grants (CDBG)

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

Operating and Non-Operating Revenues (Expenses)

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

Classification of Net Position

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

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

Use of Restricted and Unrestricted Resources

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

Budgetary Process

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

Cash and Cash Equivalents

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.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

Investments

The Authority's investments are stated at fair value. The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles (GAAP). The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Capital Assets

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

Unearned Revenue

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

Compensated Absences

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

Conduit Debt Transactions

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

The term conduit debt refers to certain limited-obligation revenue bonds, certificates of participation, or similar debt instruments issued by a state or local government entity for the

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

express purpose of providing capital financing for a specific third party that is not part of the issuer's financial reporting entity. Although conduit debt obligations bear the name of the governmental issuer, the issuer has no obligation for such debt beyond the resources provided in the arrangement with the third party on whose behalf they are issued.

Estimates

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

Adopted Pronouncement

The requirements of the following Governmental Accounting Standards Board (GASB) Statement were adopted for the Authority's 2018 financial statements:

GASB Statement No. 85, "*Omnibus 2017*," addresses practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics including issues related to blending component units, goodwill, fair value measurements and application, and postemployment benefits pensions and other postemployment benefits (OPEB). The provisions of this statement have been adopted and incorporated into these financial statements.

GASB Statement No. 86, "*Certain Debt Extinguishment Issues*," improves consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources – resources other than the proceeds of refunding debt – are placed in an irrevocable trust for the sole purpose of extinguishing debt. The provisions of this Statement have been adopted and incorporated into these financial statements.

Pending Accounting Pronouncements

GASB has issued statements that will become effective in future years including Statement Nos. 83 (Certain Asset Retirement Obligations), 84 (Fiduciary Activities), 87 (Leases), 88 (Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements), 89 (Accounting for Interest Cost Incurred before the End of a Construction Period), 90 (Majority Equity Interests – an amendment of GASB Statements No. 14 and No. 61), and 91 (Conduit Debt Obligations). Management has not yet determined the impact of these Statements on the financial statements.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

2. Cash and Investments

Cash

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

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

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

As of December 31, 2018, \$750,000 of the Authority's \$138,221,425 bank balance (with a carrying amount of \$137,045,109 as of December 31, 2018) was insured by the Federal Deposit Insurance Corporation. The remaining bank balance was exposed to custodial credit risk, but is collateralized both in accordance with the Authority's investment policy, and in accordance with Act 72 of the Pennsylvania state legislature, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution's name.

Included in the 2018 deposit amounts in the preceding paragraph are \$767,127 of certificates of deposit classified as investments on the statements of net position. Bank balance approximates book value for all of these investments.

As of December 31, 2017, \$1,401,533 of the Authority's \$135,000,476 bank balance (with a carrying amount of \$133,911,736 as of December 31, 2017) was insured by the Federal Deposit Insurance Corporation. The remaining bank balance was exposed to custodial credit risk, but is collateralized both in accordance with the Authority's investment policy, and in accordance with Act 72 of the Pennsylvania state legislature, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution's name.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

Included in the 2017 deposit amounts in the preceding paragraph are \$759,520 of certificates of deposit classified as investments on the statements of net position. Bank balance approximates book value for all of these investments.

Restricted Cash

Cash was restricted at December 31, 2018 and 2017 for the following purposes:

	2018	2017
LIPH Family Self Sufficiency Program	\$ 330,695	\$ 443,978
Voucher Family Self Sufficiency Program	381,374	429,169
Total Family Self Sufficiency Program	712,069	873,147
Tenant security deposits	225,366	198,009
ARMDC blended component unit	36,561,172	30,208,589
Program income	15,142,764	2,805,580
Housing assistance payments	129,543	68,100
Oak Hill resident activities	300,000	400,000
Total	<u>\$ 53,070,914</u>	<u>\$ 34,553,425</u>

Investments

Investments are highly liquid and are classified as cash and cash equivalents for financial statement purposes. Money market funds, mutual funds, and U.S. Treasury Bills are valued using prices quoted in active markets for those securities and are included in the Level 1 fair value hierarchy. The fair values of U.S. Government Obligations are priced by third party pricing services using observable market data and are included in the Level 2 fair value hierarchy. Investments consisted of the following at December 31, 2018:

Investment Type	Fair Value	Book Value
Money Market	\$ 1,535,458	\$ 1,535,458
U.S. Treasury Bills	3,772,131	3,772,131
U.S. Government Obligations	2,501,600	2,498,963
Mutual Funds	743,739	743,739
	<u>\$ 8,552,928</u>	<u>\$ 8,550,291</u>

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

As of December 31, 2018, deposits of \$767,127 discussed in more detail in the “cash” section above are considered to be investments for presentation on the statements of net position.

Investments consisted of the following at December 31, 2017:

Investment Type	Fair Value	Book Value
Money Market	\$ 1,787,313	\$ 1,787,313
U.S. Treasury Bills	2,271,132	2,271,132
U.S. Government Obligations	1,998,384	1,998,384
Mutual Funds	733,497	733,497
	<u>\$ 6,790,326</u>	<u>\$ 6,790,326</u>

Investments were restricted at December 31, 2018 and 2017 for the following purposes: As of December 31, 2017, deposits of \$759,520 discussed in more detail in the “cash” section above are considered to be investments for presentation on the statements of net position.

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

Credit Risk – The risk that an issuer or other counterparty to an investment will not fulfill its obligations is called credit risk. The Authority’s investment policy does not limit its investment choices based on credit ratings by nationally recognized statistical rating organizations; however, it does require the investment company to provide a statement of potential default and risk. As of December 31, 2018 and 2017, all investments in U.S. government agency obligations received an AA+ rating from Standard & Poor’s. Investments in money market funds were rated AAA, and mutual funds were unrated.

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

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, 2018, no U.S. Government Obligations investment maturities exceeded, and the U.S. Treasury Bills had a maturity of less than one year. As of December 31, 2017, no investment maturities exceeded five years, and the aggregate investments had an average maturity of less than one year.

Restricted Investments

	2018	2017
Contractual agreements with mixed finance development partnerships	\$ 4,077,067	\$ 4,058,446
Workers' compensation self-insurance	743,739	733,496
Capital Fund loan repayments	-	999,192
Total	<u>\$ 4,820,806</u>	<u>\$ 5,791,134</u>

3. Mixed Finance Development Activities Program

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

The Authority’s Investment in Mixed Finance Development Activities is in the form of bridge loans, long-term notes receivable, and long-term financing. Bridge loans are short-term financing provided to the development until the construction is completed and permanent financing is put in place. These bridge loans are normally paid back to the Authority within five years of the loan being drawn. Outstanding bridge notes as of December 31, 2018 and 2017 are related to the Addison Terrace, Larimer, and Allegheny Dwellings projects.

The Authority currently has three long-term notes receivable outstanding related to the Addison Terrace project which require repayment in monthly installments. The Authority also has two long-term notes receivable outstanding related to the Crawford Square project which require repayment in full at maturity in 2018. These receivables were refinanced by the Authority in June of 2018 to a permanent loan that requires principal and interest payments based on net cash flow of the related project. As such, this loan was moved from this category

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of mixed finance investment to long term investments in mixed finance activities. Lastly, during 2018, the Authority entered a new loan receivable agreement for a project at Elmer Williams Square. This loan requires annual payments of principal and interest for a period of 45 years.

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

Mixed Finance Development Activities (Dollars in Millions)

<u>As of December 31, 2018:</u>	
Bridge loan financing	\$ 1.8
Long-term notes receivable	14.1
Long-term investments (net of amortization)	<u>195.4</u>
Balance	<u><u>\$ 211.3</u></u>
<u>As of December 31, 2017:</u>	
Bridge loan financing	\$ 2.5
Long-term notes receivable	20.4
Long-term investments (net of amortization)	<u>148.1</u>
Balance	<u><u>\$ 171.0</u></u>

4. Pension Plan

The Authority sponsors and acts as the trustee for a defined contribution, contributory pension plan, the “Housing Authority of the City of Pittsburgh Pension Plan” (Plan) covering all eligible employees, which qualifies under Section 401(a) of the Internal Revenue Code. At December 31, 2018, there were approximately 370 Plan participants and at December 31, 2017, there were approximately 355 Plan participants. The Authority’s contribution is 6% of the first \$4,800

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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, 2018 were approximately \$1,208,000 and \$921,000, respectively, and for the year ended December 31, 2017 were approximately \$1,205,000 and \$909,000, respectively.

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5. Capital Assets/Accumulated Depreciation

A summary of changes in capital assets is as follows:

	December 31, 2017	Increases	Decreases	December 31, 2018
Capital assets, not being depreciated:				
Land	\$ 24,967,569	\$ 4,698,563	\$ -	\$ 29,666,132
Construction in progress	4,348,150	9,443,055	(4,301,492)	9,489,713
	<u>29,315,719</u>	<u>14,141,618</u>	<u>(4,301,492)</u>	<u>39,155,845</u>
Total capital assets not being depreciated				
Capital assets being depreciated:				
Buildings	285,928,386	14,315,401	(31,551,632)	268,692,155
Furniture, equipment, and machinery - administration	10,427,571	41,408	(840,750)	9,628,229
	<u>296,355,957</u>	<u>14,356,809</u>	<u>(32,392,382)</u>	<u>278,320,384</u>
Total capital assets, being depreciated				
Less accumulated depreciation for:				
Buildings	(241,167,955)	(8,829,270)	28,691,069	(221,306,156)
Furniture, equipment, and machinery - administration	(8,616,078)	(553,494)	815,109	(8,354,463)
	<u>(249,784,033)</u>	<u>(9,382,764)</u>	<u>29,506,178</u>	<u>(229,660,619)</u>
Total accumulated depreciation				
Total capital assets being depreciated, net	46,571,924	4,974,045	(2,886,204)	48,659,765
	<u>46,571,924</u>	<u>4,974,045</u>	<u>(2,886,204)</u>	<u>48,659,765</u>
Total capital assets	<u>\$ 75,887,643</u>	<u>\$ 19,115,663</u>	<u>\$ (7,187,696)</u>	<u>\$ 87,815,610</u>

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	December 31, 2016	Increases	Decreases	December 31, 2017
Capital assets, not being depreciated:				
Land	\$ 24,628,108	\$ 339,461	\$ -	\$ 24,967,569
Construction in progress	7,891,997	2,770,703	(6,314,550)	4,348,150
Total capital assets not being depreciated	32,520,105	3,110,164	(6,314,550)	29,315,719
Capital assets being depreciated:				
Buildings	278,855,766	7,072,620	-	285,928,386
Furniture, equipment, and machinery - administration	10,017,172	692,259	(281,860)	10,427,571
Total capital assets, being depreciated	288,872,938	7,764,879	(281,860)	296,355,957
Less accumulated depreciation for:				
Buildings	(231,302,837)	(9,865,118)	-	(241,167,955)
Furniture, equipment, and machinery - administration	(7,441,385)	(1,456,553)	281,860	(8,616,078)
Total accumulated depreciation	(238,744,222)	(11,321,671)	281,860	(249,784,033)
Total capital assets being depreciated, net	50,128,716	(3,556,792)	-	46,571,924
Total capital assets	\$ 82,648,821	\$ (446,628)	\$ (6,314,550)	\$ 75,887,643

During 2018, the Authority converted its Glen Hazel properties through the RAD Program, which allowed the Authority to convert these public housing units to a project-based Section 8 contract. As a result of the RAD conversion and resulting ownership changes to these properties, the Authority no longer reports these properties as part of its financial statements. The conversion to RAD resulted in a gain on sale of approximately \$18.9 million for the Authority.

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6. Long -Term Liabilities

Capital Lease

In 2008, the Authority entered into a partnership to improve the energy efficiency of the Authority's LIPH units by retro fitting the units with renewable geothermal technology. To finance this project, the Authority obtained \$25,110,801 tax-exempt lease financing at an interest rate of 4.6%. The lease was renegotiated in November of 2013, with an interest rate of 1.9%. Monthly lease payments under the renegotiated lease were approximately \$223,000 in 2016 and increase over the life of the lease to approximately \$254,000 a month by the end of the lease term in 2021.

Yearly payment amounts are as follows:

<u>Year Ending December 31,</u>	<u>Principal Payment</u>	<u>Interest Payment</u>
2019	\$ 2,776,685	\$ 130,464
2020	2,908,324	77,163
2021	2,521,999	21,764
	<u>\$ 8,207,008</u>	<u>\$ 229,391</u>

As of December 31, 2018 and 2017, approximately \$5.0 million (\$24.5 million, net of \$19.5 million of accumulated depreciation) and \$7.4 million (\$24.5 million, net of \$17.1 million of accumulated depreciation) of the capital assets balance was related to assets acquired or constructed through this lease financing, respectively.

Notes Payable - Manchester

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

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

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maturity in October 2039. The Authority is amortizing the loan over the loan term, as it is expected to be forgiven at maturity.

Note Payable – Building Purchase

In September 2018, the Authority entered into a twenty-five year joint purchase agreement with the City of Pittsburgh and the Urban Redevelopment Authority of Pittsburgh for a percentage of a building located in downtown building. Under the agreement the Authority is required to make annual debt service payments and interest rate under the agreement is 3.63%.

Yearly payment amounts are as follows:

Year Ending December 31,	Principal Payment	Interest Payment
2019	\$ 223,078	\$ 320,909
2020	390,512	542,036
2021	404,687	527,861
2022	419,378	513,170
2023	434,601	497,947
2024-2028	2,421,415	2,241,325
2029-2033	2,893,987	1,768,753
2034-2038	3,458,789	1,203,951
2039-2043	4,133,820	528,920
2044	374,949	13,613
	<u>\$ 15,155,216</u>	<u>\$ 8,158,485</u>

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Changes in Long-Term Liabilities

Long-term liability activity for the year ended December 31, 2018 was as follows:

	Balance at December 31, 2017	Additions	Reductions	Balance at December 31, 2018	Due Within One Year
Capital lease	\$ 10,856,285	\$ -	\$ (2,649,277)	\$ 8,207,008	\$ 2,776,685
Notes payable - Manchester	77,778	-	(4,880)	72,898	-
Notes payable - Building	-	15,155,216	-	15,155,216	223,078
Reserved escrow funding	4,058,446	18,621	-	4,077,067	-
Compensated absences	3,043,594	189,535	(258,782)	2,974,347	86,000
Other long-term liabilities	873,148	-	(161,079)	712,069	-
Long-term liabilities	<u>\$ 18,909,251</u>	<u>\$ 15,363,372</u>	<u>\$ (3,074,018)</u>	<u>\$ 31,198,605</u>	<u>\$ 3,085,763</u>

Long-term liability activity for the year ended December 31, 2017 was as follows:

	Balance at December 31, 2016	Additions	Reductions	Balance at December 31, 2017	Due Within One Year
Capital lease	\$ 13,382,592	\$ -	\$ (2,526,307)	\$ 10,856,285	\$ 2,649,277
Notes payable - Manchester	82,758	-	(4,980)	77,778	-
Reserved escrow funding	5,439,943	-	(1,381,497)	4,058,446	-
Compensated absences	2,912,424	291,431	(160,261)	3,043,594	79,446
Other long-term liabilities	767,869	105,279	-	873,148	-
Long-term liabilities	<u>\$ 22,585,586</u>	<u>\$ 396,710</u>	<u>\$ (4,073,045)</u>	<u>\$ 18,909,251</u>	<u>\$ 2,728,723</u>

7. Risk Management

Commercial Property

The Authority carries commercial insurance for property losses.

Workers' Compensation

Prior to 2010, the Authority administered a limited self-insurance program for workers' compensation. During 2010, the Authority began using commercial insurance purchased from

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independent third parties to handle current claims; however, claims incurred prior to the purchase of the commercial insurance will still continue to be administered through the self-insurance program.

Self-Insurance

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

Independent actuarial assessments of self-insured workers' compensation were performed as of December 2018 and 2017. The actuarial assessments were revised to indicate the outstanding claims liability balance at December 31, 2018 and 2017, which was \$102,000 and \$287,174, respectively. The rate used to discount the above liability was 2.50% and 2.50% in 2018 and 2017, respectively.

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

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

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Accrued Claims Liability

	December 31, 2017	December 31, 2016
Unpaid claims, beginning of fiscal year	\$ 287,174	\$ 439,000
Change in actuarial estimate	(163,914)	(20,557)
Claim payments	(21,260)	(131,269)
Unpaid claims, end of fiscal year	<u>\$ 102,000</u>	<u>\$ 287,174</u>

Other Risks

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

8. Contingencies and Commitments

Contingencies

The Authority is currently involved in pending litigation concerning construction contracts for modernization projects, as well as other employment and workers' compensation matters. While it is not feasible to predict or determine the outcome of these cases, it is management's opinion that the Authority's defenses are meritorious in these cases, and that exposure to loss, if any, cannot be reasonably estimated, or has been deemed immaterial, as of the date of the financial statements. Therefore, an no accrual has been made as of December 31, 2018 and 2017.

As of December 31, 2018, the Authority accrued approximately \$1.5 million related to a landslide that occurred in February 2018 and damaged a property adjacent to one of the Authority's properties. This expense is recorded in extraordinary maintenance in the statement of changes in net position and the liability is recorded as an accrued contingency liability on the statement of net position.

As of December 31, 2017, the Authority accrued approximately \$6.4 million related to ongoing discussions and negotiations with Pittsburgh Sewer and Water Authority related to billing

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disputes related to water usage. This expense is reported within water expense on the statement of revenues, expenses, and changes in net position, and the liability is included within accounts payable on the statement of net position. This dispute was settled in 2018.

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 at this time.

Commitments

Construction commitments related to the rehabilitation and/or construction of public housing neighborhoods at December 31, 2018 and 2017 amounted to approximately \$24 million and \$71 million, respectively. The Authority is also responsible for providing operating subsidy to the owners/managers of 802 apartments, which are dedicated for use by residents of the Authority's Conventional Low-Income Public Housing Program. Related operating subsidy payments for the years ended December 31, 2018 and 2017 amounted to approximately \$3.6 million and \$5.3 million, respectively.

9. Conduit Debt

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

In December 2017, in conjunction with the Larimer/East Liberty II mixed financing project, the Authority issued a Revenue Bond, Series of 2017 (Bond) in the amount of \$20,920,000. The Bond bears interest at an initial rate of 1.40% with a maturity date of October 1, 2021. Interest is due semi-annually, and principal is not due until maturity. The Bond is secured by collateral held by Larimer/East Larimer 2 L.P. (Larimer II) that was granted by the Authority, as well as all revenues and proceeds from the below-discussed loan agreement.

Concurrently, the Authority entered into a loan agreement with Larimer II whereby the entire Bond proceeds were lent by the Authority to Larimer II, with the terms of that loan agreement

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mirroring the terms of the Bond. The purpose of the transaction is to pay costs for the acquisition, construction, and rehabilitation of the Larimer II housing site.

The above-described transactions and balances are not reflected in the Authority financial statements, as they are considered a conduit debt transaction, and the Authority has no obligation for repayment of these debts from other resources. At December 31, 2018 and 2017, the outstanding conduit debt for the Authority relating to Bonds was \$20,920,000 and \$0, respectively.

10. Economic Dependency

The Authority is economically dependent on receiving operating subsidies and grant funding from HUD. The Authority's ability to maintain or improve operations would be severely impacted by a material reduction in HUD funds. Reductions in operating subsidies could occur in calendar year 2019, but any such reductions are not currently expected to have a material adverse impact to the Authority.

SUPPLEMENTARY INFORMATION

**FINANCIAL DATA SCHEDULE –
ENTITY-WIDE**

Line Item No.	Description	TOTAL LIPH	709 14.892 CNPG	708 14.889 CNIG	809 14.870 ROSS	811 14.897 ROSS JRAP	812 14.896 ROSS FSS	Section 8 NC	Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881
111	Cash-unrestricted	38,385,310	-	-	-	-	-	395,960	-	-	5,346,296	1,031,720	6,378,016
112	Cash-restricted-modernization and development	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash-other restricted	630,695	-	-	-	-	-	-	-	129,543	381,374	-	381,374
114	Cash-tenant security deposits	217,050	-	-	-	-	-	-	-	-	-	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-
100	Total Cash	39,233,055	-	-	-	-	-	395,960	-	129,543	5,727,670	1,031,720	6,759,390
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-	-	193,744	-	193,744
122-010	Accounts receivable - HUD other projects - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
122-020	Accounts receivable - HUD other projects - Capital fund	6,074,249	-	-	-	-	-	-	-	-	-	-	-
122-030	Accounts receivable - HUD other projects - Other	-	279,495	7,943,430	16,090	22,136	-	-	81,905	-	-	-	-
122	Accounts receivable - HUD other projects	6,074,249	279,495	7,943,430	16,090	22,136	-	-	81,905	-	-	-	-
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	-	-	-	-	-	-	-	-	-	37,827	8,233	46,060
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-	-	37,827	8,233	46,060
126	Accounts receivable - tenants	355,827	-	-	-	-	-	-	-	-	-	-	-
126.1	Allowance for doubtful accounts - tenants	(108,116)	-	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	9,436	-	-	-	-	-	-	-	-	26,889	-	26,889
128.1	Allowance for doubtful accounts - fraud	(9,436)	-	-	-	-	-	-	-	-	(26,889)	-	(26,889)
129	Accrued interest receivable	11,534	-	-	-	-	-	-	-	-	-	10,859	10,859
120	Total receivables, net of allowance for doubtful accounts	6,333,494	279,495	7,943,430	16,090	22,136	-	-	81,905	-	231,571	19,092	250,663
131	Investments - unrestricted	-	-	-	-	-	-	-	-	-	-	4,496,612	4,496,612
132	Investments - restricted	-	-	-	-	-	-	-	-	-	-	743,739	743,739
135	Investments - restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	-	-	-	-	-	-	-	-	-	207,316	207,316
143	Inventories	593,440	-	-	-	-	-	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	(441,698)	-	-	-	-	-	-	-	-	-	-	-
144	Inter program - due from	-	-	-	-	-	-	-	-	-	-	13,617,400	13,617,400
145	Assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	45,718,291	279,495	7,943,430	16,090	22,136	-	395,960	81,905	129,543	5,959,241	20,115,879	26,075,120
161	Land	27,691,566	-	-	-	-	-	-	-	-	-	-	-
162	Buildings	264,093,240	-	-	-	-	-	-	-	-	-	-	-
163	Furniture, equipment and machinery - dwellings	-	-	-	-	-	-	-	-	-	-	-	-
164	Furniture, equipment and machinery - administration	9,550,450	-	-	-	-	-	-	-	-	77,779	-	77,779
165	Leasehold improvements	-	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated depreciation	(229,266,327)	-	-	-	-	-	-	-	-	(59,825)	-	(59,825)
167	Construction in progress	7,162,498	-	-	-	-	-	-	-	-	7,650	-	7,650
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-
160	Total capital assets, net of accumulated depreciation	79,231,427	-	-	-	-	-	-	-	-	25,604	-	25,604
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
171-050	Notes, Loans, & mortgages receivable - Non-current - Other	-	-	-	-	-	-	-	-	-	-	-	-
171	Notes, Loans, & mortgages receivable-Non-current	-	-	-	-	-	-	-	-	-	-	-	-
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - NFP	-	-	-	-	-	-	-	-	-	-	-	-
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
172-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
172-050	Notes, Loans, & mortgages receivable - Non-current - Other	-	-	-	-	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable-Non-current-past due	-	-	-	-	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current	-	-	-	-	-	-	-	-	-	-	-	-
174-010	Other assets - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-
174-020	Other assets - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
174-030	Other assets - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
174-040	Other assets - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
174-050	Other assets - Other	-	-	-	-	-	-	-	-	-	-	150,000	150,000
174	Other assets	-	-	-	-	-	-	-	-	-	-	150,000	150,000
176-010	Investment in joint venture - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-
176-020	Investment in joint venture - Partnership	-	-	-	-	-	-	-	-	-	-	-	-
176-030	Investment in joint venture - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-
176-040	Investment in joint venture - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-
176-050	Investment in joint venture - Other	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-current Assets	79,231,427	-	-	-	-	-	-	-	-	25,604	150,000	175,604
190	Total Assets	124,949,718	279,495	7,943,430	16,090	22,136	-	395,960	81,905	129,543	5,984,845	20,265,879	26,250,724

Line Item No.	Description	TOTAL LIPH	709 14.892 CNPG	708 14.889 CNIG	809 14.870 ROSS	811 14.897 ROSS JRAP	812 14.896 ROSS FSS	Section 8 NC	Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881
311	Bank overdraft	-	-	-	-	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	764,736	-	718,000	-	-	-	-	-	-	28,552	400,635	429,187
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	-	-	631,085	631,085
322	Accrued compensated absences - current portion	81,619	-	-	-	-	-	-	-	-	4,381	-	4,381
324	Accrued contingency liability	1,613,875	-	-	-	-	-	-	-	-	56	-	56
325	Accrued interest payable	12,859	-	-	-	-	-	-	-	-	-	-	-
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	28,649	-	-	-	-	-	-	-	-	-	-	-
341	Tenant security deposits	217,050	-	-	-	-	-	-	-	-	-	-	-
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	184,156	-	-	-	-	-	276,217	-	59,201	-	-	-
342	Unearned Revenue	184,156	-	-	-	-	-	276,217	-	59,201	-	-	-
343-010	CFPP	-	-	-	-	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	2,999,679	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of LTD- capital proj/mortg revenue bonds	2,999,679	-	-	-	-	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	337,702	-	-	-	-	-	-	-	-	231,487	-	231,487
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	-	-	-	-
347	Inter program - due to	6,074,249	279,495	7,225,430	16,090	22,136	-	-	-	-	-	-	-
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	12,314,574	279,495	7,943,430	16,090	22,136	-	276,217	-	59,201	264,476	1,031,720	1,296,196
351-010	Long-term debt - CFPP	-	-	-	-	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue	20,362,543	-	-	-	-	-	-	-	-	-	-	-
351	Capital Projects/ Mortgage Revenue Bonds	20,362,543	-	-	-	-	-	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-
353	Non-current liabilities - other	330,695	-	-	-	-	-	-	-	-	381,374	-	381,374
354	Accrued compensated absences- Non-current	2,646,692	-	-	-	-	-	-	-	-	241,655	-	241,655
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	23,339,930	-	-	-	-	-	-	-	-	623,029	-	623,029
300	Total Liabilities	35,654,504	279,495	7,943,430	16,090	22,136	-	276,217	-	59,201	887,505	1,031,720	1,919,225
508.4	Net Investment in Capital Assets	55,869,205	-	-	-	-	-	-	-	-	25,604	-	25,604
511.4	Restricted Net Position	300,000	-	-	-	-	-	-	-	70,342	-	743,739	743,739
512.4	Unrestricted Net Position	33,126,009	-	-	-	-	-	119,743	81,905	-	5,071,736	18,490,420	23,562,156
513	Total Equity - Net Position	89,295,214	-	-	-	-	-	119,743	81,905	70,342	5,097,340	19,234,159	24,331,499
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Position	124,949,718	279,495	7,943,430	16,090	22,136	-	395,960	81,905	129,543	5,984,845	20,265,879	26,250,724

Line Item No.	Description	606 Allies & Ross	660 Program Income (Business Activities)	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
111	Cash-unrestricted	13,694,071	25,495,985	341,324				84,690,666		84,690,666
112	Cash-restricted-modernization and development			-				-		-
113	Cash-other restricted	36,561,172	15,142,764					52,845,548		52,845,548
114	Cash-tenant security deposits	8,316		-				225,366		225,366
115	Cash - Restricted for payment of current liability			-				-		-
100	Total Cash	50,263,559	40,638,749	341,324	-	-	-	137,761,580	-	137,761,580
121	Accounts receivable - PHA projects			-				193,744		193,744
122-010	Accounts receivable - HUD other projects - Operating Subsidy			-				-		-
122-020	Accounts receivable - HUD other projects - Capital fund			-				6,074,249		6,074,249
122-030	Accounts receivable - HUD other projects - Other			-				8,343,056		8,343,056
122	Accounts receivable - HUD other projects	-	-	-	-	-	-	14,417,305	-	14,417,305
124	Account receivable - other government		744,000					744,000		744,000
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	-						46,060	-	46,060
125	Account receivable - miscellaneous	-	-	-	-	-	-	46,060	-	46,060
126	Accounts receivable - tenants	23,847		-				379,674		379,674
126.1	Allowance for doubtful accounts - tenants	(14,408)						(122,524)		(122,524)
126.2	Allowance for doubtful accounts - other			-				-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	1,840,924		-				1,840,924		1,840,924
128	Fraud recovery			-				36,325		36,325
128.1	Allowance for doubtful accounts - fraud			-				(36,325)		(36,325)
129	Accrued interest receivable	-	4,639	-				27,032		27,032
120	Total receivables, net of allowance for doubtful accounts	1,850,363	748,639	-	-	-	-	17,526,215	-	17,526,215
131	Investments - unrestricted			-				4,496,612		4,496,612
132	Investments - restricted		4,077,067	-				4,820,806		4,820,806
135	Investments - restricted for payment of current liability			-				-		-
142	Prepaid expenses and other assets			-				207,316		207,316
143	Inventories			-				593,440		593,440
143.1	Allowance for obsolete inventories			-				(441,698)		(441,698)
144	Inter program - due from			-				13,617,400	(13,617,400)	-
145	Assets held for sale			-				-		-
150	Total Current Assets	52,113,922	45,464,455	341,324	-	-	-	178,581,671	(13,617,400)	164,964,271
161	Land	605,177	1,369,389	-				29,666,132		29,666,132
162	Buildings	4,598,915		-				268,692,155		268,692,155
163	Furniture, equipment and machinery - dwellings			-						
164	Furniture, equipment and machinery - administration			-				9,628,229		9,628,229
165	Leasehold improvements			-				-		-
166	Accumulated depreciation	(334,467)		-				(229,660,619)		(229,660,619)
167	Construction in progress		2,319,565	-				9,489,713		9,489,713
168	Infrastructure			-				-		-
160	Total capital assets, net of accumulated depreciation	4,869,625	3,688,954	-	-	-	-	87,815,610	-	87,815,610
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit	14,183,684		-				14,183,684		14,183,684
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership			-				-		-
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture			-				-		-
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit			-				-		-
171-050	Notes, Loans, & mortgages receivable - Non-current - Other			-				-		-
171	Notes, Loans, & mortgages receivable-Non-current	14,183,684		-	-	-	-	14,183,684	-	14,183,684
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - NFP			-				-		-
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership			-				-		-
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture			-				-		-
172-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit			-				-	-	-
172-050	Notes, Loans, & mortgages receivable - Non-current - Other			-				-		-
172	Notes, Loans, & mortgages receivable-Non-current-past due	-	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current			-				-		-
174-010	Other assets - Not For Profit			-				-		-
174-020	Other assets - Partnership			-				-		-
174-030	Other assets - Joint Venture			-				-		-
174-040	Other assets - Tax Credit			-				-		-
174-050	Other assets - Other	116,137,792	82,038,182	-				198,325,974	(3,462,768)	194,863,206
174	Other assets	116,137,792	82,038,182	-	-	-	-	198,325,974	(3,462,768)	194,863,206
176-010	Investment in joint venture - Not For Profit			-				-		-
176-020	Investment in joint venture - Partnership			-				-		-
176-030	Investment in joint venture - Joint Venture			-				-		-
176-040	Investment in joint venture - Tax Credit	157,460						157,460		157,460
176-050	Investment in joint venture - Other			-				-		-
176	Investment in joint venture	157,460	-	-	-	-	-	157,460	-	157,460
180	Total Non-current Assets	135,348,561	85,727,136	-	-	-	-	300,482,728	(3,462,768)	297,019,960
190	Total Assets	187,462,483	131,191,591	341,324	-	-	-	479,064,399	(17,080,168)	461,984,231

Line Item No.	Description	606 Allies & Ross	660 Program Income (Business Activities)	Clean Slate E3	14.OPS	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
311	Bank overdraft			-				-		-
312	Accounts payable <= 90 days	2,475,809	2,523	-				4,390,255		4,390,255
313	Accounts payable > 90 days past due			-				-		-
321	Accrued wage/payroll taxes payable			-				631,085		631,085
322	Accrued compensated absences - current portion			-				86,000		86,000
324	Accrued contingency liability			-				1,613,931		1,613,931
325	Accrued interest payable			-				12,859		12,859
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	8,316						28,649		28,649
342-010	Unearned Revenue - Operating Subsidy							225,366		225,366
342-020	Unearned Revenue - Capital fund							-		-
342-030	Unearned Revenue - Other	16,868	-					536,442		536,442
342	Unearned Revenue	16,868	-	-				536,442	-	536,442
343-010	CFPP			-				-		-
343-020	Capital Projects/ Mortgage Revenue	169,649						3,169,328	(164,669)	3,004,659
343	Current portion of LTD- capital proj/mortg revenue bonds	169,649	-	-				3,169,328	(164,669)	3,004,659
344	Current portion of long-term debt - operating borrowings			-				-		-
345	Other current liabilities	-	-	-				569,189		569,189
346	Accrued liabilities - other	605,772		-				605,772	-	605,772
347	Inter program - due to	-	-					13,617,400	(13,617,400)	-
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	3,276,414	2,523	-				25,486,276	(13,782,069)	11,704,207
351-010	Long-term debt - CFPP			-				-		-
351-020	Long-term - Capital Projects/ Mortgage Revenue	3,366,019		-				23,728,562	(3,298,099)	20,430,463
351	Capital Projects/ Mortgage Revenue Bonds	3,366,019	-	-				23,728,562	(3,298,099)	20,430,463
352	Long-term debt, net of current - operating borrowings			-				-		-
353	Non-current liabilities - other		4,077,067					4,789,136		4,789,136
354	Accrued compensated absences- Non-current			-				2,888,347		2,888,347
355-010	Loan liability - Non-current - Not For Profit							-		-
355-020	Loan liability - Non-current - Partnership							-		-
355-030	Loan liability - Non-current - Joint Venture							-		-
355-040	Loan liability - Non-current - Tax Credit							-		-
355-050	Loan liability - Non-current - Other							-		-
355	Loan liability - Non-current	-	-	-				-	-	-
356	FASB 5 Liabilities			-				-		-
357	Accrued Pension and OPEB Liability			-				-		-
350	Total Non-Current Liabilities	3,366,019	4,077,067	-				31,406,045	(3,298,099)	28,107,946
300	Total Liabilities	6,642,433	4,079,590	-				56,892,321	(17,080,168)	39,812,153
508.4	Net Investment in Capital Assets	1,333,957	3,688,954	-	-	-	-	60,917,720	(3,462,768)	57,454,952
511.4	Restricted Net Position	162,472,223	123,423,047					287,009,351		287,009,351
512.4	Unrestricted Net Position	17,013,870	-	341,324	-	-	-	74,245,007	3,462,768	77,707,775
513	Total Equity - Net Position	180,820,050	127,112,001	341,324	-	-	-	422,172,078	-	422,172,078
600	Total Liabilities,Deferred Inflows of Resources, and Equity - Net Position	187,462,483	131,191,591	341,324	-	-	-	479,064,399	(17,080,168)	461,984,231

Line Item No.	Description	14.850 TOTAL LIPH	709 14.892 CNPG	708 14.889 CNIG	809 14.870 ROSS	811 14.897 ROSS JRAP	812 14.896 ROSS FSS	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881
70300	Net tenant rental revenue	7,547,733	-	-	-	-	-	-	-	-	-	-	-
70400	Tenant revenue - other	45,091	-	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	7,592,824	-	-	-	-	-	-	-	-	-	-	-
70600-010	Housing assistance payments	-	-	-	-	-	-	333,293	58,131	376,760	-	-	-
70600-020	Ongoing administrative fees earned	-	-	-	-	-	-	24,957	23,774	68,826	-	-	-
70600-030	Hard to House Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-
70600-031	FSS Coordinator	-	-	-	-	-	-	-	-	-	-	-	-
70600-040	Actual independent public accountant audit costs	-	-	-	-	-	-	-	-	-	-	-	-
70600-050	Total preliminary fees earned	-	-	-	-	-	-	-	-	-	-	-	-
70600-060	Interest earned on advances	-	-	-	-	-	-	-	-	-	-	-	-
70600-070	Admin fee calculation description	-	-	-	-	-	-	-	-	-	-	-	-
70600-000	HUD PHA operating grants	-	174,423	10,312,443	123,360	74,527	350,339	-	-	-	-	-	-
70600	HUD PHA operating grants	-	174,423	10,312,443	123,360	74,527	350,339	358,250	81,905	445,586	-	-	-
70610	Capital grants	-	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	4,664,122	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	318,905	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	751,777	-	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	15,561,353	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	21,296,157	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	42,866	-	-	-	-	-	-	-	-	-	43,683	43,683
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	27,957	-	27,957
71500	Other revenue	3,747,260	-	-	-	-	-	-	-	30	6,478,770	11,498	6,490,268
71600	Gain or loss on sale of capital assets	21,725	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	32,700,832	174,423	10,312,443	123,360	74,527	350,339	358,250	81,905	445,616	6,506,727	55,181	6,561,908
91100	Administrative salaries	7,692,841	-	-	-	-	-	20,396	14,869	24,730	1,764,868	-	1,764,868
91200	Auditing fees	55,161	-	-	-	-	-	344	192	408	29,055	-	29,055
91300	Management Fee	3,832,522	-	-	-	-	-	-	-	-	831,600	-	831,600
91310	Book-Keeping Fee	232,030	-	-	-	-	-	-	-	-	519,747	-	519,747
91400	Advertising and Marketing	145,082	-	-	-	-	-	7	4	8	596	-	596
91500	Employee benefit contributions - administrative	2,828,655	-	-	-	-	-	8,064	4,131	9,689	693,452	-	693,452
91600	Office Expenses	1,365,917	-	-	-	-	-	1,987	1,046	2,365	169,849	-	169,849
91700	Legal Expense	1,265,570	-	1,930	-	-	-	1,251	693	1,493	113,311	-	113,311
91800	Travel	161,891	-	-	-	-	-	190	115	243	17,338	-	17,338
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	5,595,808	167,556	515,584	-	-	-	6,444	3,571	10,056	828,653	-	828,653
91000	Total Operating-Administrative	23,175,477	167,556	517,514	-	-	-	38,683	24,621	48,992	4,968,469	-	4,968,469
92000	Asset Management Fee	318,905	-	-	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	660,003	-	-	85,056	4,824	239,652	-	-	-	-	-	-
92200	Relocation Costs	13,820	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	262,310	-	-	31,133	2,176	110,687	-	-	-	-	-	-
92400	Tenant services - other	2,772,622	6,867	534,957	7,171	67,527	-	-	-	-	457,020	-	457,020
92500	Total Tenant Services	3,708,755	6,867	534,957	123,360	74,527	350,339	-	-	-	457,020	-	457,020
93100	Water	1,452,524	-	-	-	-	-	-	-	-	-	-	-
93200	Electricity	2,075,202	-	-	-	-	-	-	-	-	-	-	-
93300	Gas	1,111,528	-	-	-	-	-	-	-	-	-	-	-
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	2,423,880	-	-	-	-	-	-	-	-	-	-	-
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	99,576	-	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	7,162,710	-	-	-	-	-	-	-	-	-	-	-

Line Item No.	Description	14.850 TOTAL LIPH	709 14.892 CNPNG	708 14.889 CNIG	809 14.870 ROSS	811 14.897 ROSS JRAP	812 14.896 ROSS FSS	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881
94100	Ordinary maintenance and operations - labor	6,594,229	-	-	-	-	-	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	2,271,745	-	-	-	-	-	-	-	-	-	-	-
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	78,012	-	-	-	-	-	-	-	-	-	-	-
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	1,268,829	-	-	-	-	-	-	-	-	-	-	-
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	9,850	-	-	-	-	-	-	-	-	-	-	-
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	66,976	-	-	-	-	-	-	-	-	-	-	-
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	247,118	-	-	-	-	-	-	-	-	-	-	-
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	25,927	-	-	-	-	-	-	-	-	-	-	-
94300-070	Ord Maint and Op Contracts - Electrical Contracts	839,184	-	-	-	-	-	-	-	-	-	-	-
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	1,823,764	-	-	-	-	-	-	-	-	-	-	-
94300-090	Ord Maint and Op Contracts - Extermination Contracts	242,601	-	-	-	-	-	-	-	-	-	-	-
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	74,479	-	-	-	-	-	-	-	-	-	-	-
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	1,693,067	-	-	-	-	-	-	-	-	-	-	-
94300-120	Ord Maint and Op Contracts - Misc Contracts	3,680,618	-	-	-	-	-	-	-	-	-	-	-
94300	Ordinary Maintenance and Operations Contracts	10,050,425	-	-	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	2,629,605	-	-	-	-	-	-	-	-	-	-	-
94000	Total Maintenance	21,546,004	-	-	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	175,342	-	-	-	-	-	-	-	-	-	-	-
95200	Protective services - other contract costs	2,851,729	-	-	-	-	-	-	-	-	-	-	-
95300	Protective services - other	1,231,677	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	41,198	-	-	-	-	-	-	-	-	-	-	-
95000	Total Protective Services	4,299,946	-	-	-	-	-	-	-	-	-	-	-
96110	Property Insurance	408,955	-	-	-	-	-	-	-	-	3	-	3
96120	Liability Insurance	367,857	-	-	-	-	-	-	-	-	721	-	721
96130	Workmen's Compensation	568,334	-	-	-	-	-	30	15	36	2,548	-	2,548
96140	All other Insurance	58,928	-	-	-	-	-	-	-	-	-	-	-
96100	Total Insurance Premiums	1,404,074	-	-	-	-	-	30	15	36	3,272	-	3,272
96200	Other general expenses	3,761,825	-	-	-	-	-	-	-	19,828	329,144	-	329,144
96210	Compensated absences	219,602	-	-	-	-	-	-	-	-	-	-	-
96300	Payments in lieu of taxes	28,647	-	-	-	-	-	-	-	-	-	-	-
96400	Bad debt - tenant rents	137,849	-	-	-	-	-	-	-	-	-	-	-
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	17,321	-	17,321
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	4,147,923	-	-	-	-	-	-	-	19,828	346,465	-	346,465
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	177,294	-	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	177,294	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	65,941,088	174,423	1,052,471	123,360	74,527	350,339	38,713	24,636	68,856	5,775,226	-	5,775,226
97000	Excess Revenue Over Operating Expenses	(33,240,256)	-	9,259,972	-	-	-	319,537	57,269	376,760	731,501	55,181	786,682
97100	Extraordinary maintenance	1,300,000	-	630,486	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	30,000	-	-	-	-	-	-	-	-	-	-	-
97300-010	Mainstream 1 & 5 year	-	-	-	-	-	-	-	-	-	-	-	-
97300-020	Home-Ownership	-	-	-	-	-	-	-	-	-	-	-	-
97300-025	Litigation	-	-	-	-	-	-	-	-	-	-	-	-
97300-030	Hope IV	-	-	-	-	-	-	-	-	-	-	-	-
97300-035	Moving to Work	-	-	-	-	-	-	-	-	-	36,418,930	-	36,418,930
97300-040	Tenant Protection	-	-	-	-	-	-	-	-	-	-	-	-
97300-050	Portability In	-	-	-	-	-	-	-	-	-	-	-	-
97300-060	Enhanced	-	-	-	-	-	-	-	-	-	-	-	-
97300-070	All Other	283,041	-	-	-	-	-	333,293	58,131	376,760	-	-	-
97300	Total Housing assistance payments	283,041	-	-	-	-	-	333,293	58,131	376,760	36,418,930	-	36,418,930
97350	HAP Portability-In	-	-	-	-	-	-	-	-	-	5,619,235	-	5,619,235
97400	Depreciation expense	9,206,554	-	-	-	-	-	-	-	-	8,977	-	8,977
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-
90000	Total Expenses	76,760,683	174,423	1,682,957	123,360	74,527	350,339	372,006	82,767	445,616	47,822,368	-	47,822,368

Line Item No.	Description	14.850 TOTAL LIPH	709 14.892 CNPG	708 14.889 CNIG	809 14.870 ROSS	811 14.897 ROSS JRAP	812 14.896 ROSS FSS	Sec 8 - New Con Total	Section 8 Mod Rehab - Total	210 14.871 Housing Choice Voucher Program	214 MTW - Section 8	MTW LIPH	MTW 14.881
10010	Operating transfer in	67,537,081			-	-	-	-	-	-	48,141,988	36,177,414	84,319,402
10020	Operating transfer out	(18,182,967)		(8,629,486)	-	-	-	-	-	-	(6,800,943)	-	(6,800,943)
10030-010	Not For Profit	-			-	-	-	-	-	-	-	-	-
10030-020	Partnership	-			-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-			-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-			-	-	-	-	-	-	-	-	-
10030-050	Other	-			-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-			-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-		-	-	-	-	-	-	-	(17,525)	(75,849,072)	(75,866,597)
10070	Extraordinary items, net gain/loss	-			-	-	-	-	-	-	-	-	-
10080	Special Items, net gain/loss	(3,091,729)			-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-			-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-			-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	2,342,979			-	-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-			-	-	-	-	-	-	-	(2,342,979)	(2,342,979)
10100	Total other financing sources (uses)	48,605,364	-	(8,629,486)	-	-	-	-	-	-	41,323,520	(42,014,637)	(691,117)
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	4,545,513	-	-	-	-	-	(13,756)	(862)	-	7,879	(41,959,456)	(41,951,577)
11020	Required Annual Debt Principal Payments	2,649,277	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	87,093,813	-	198	-	-	-	133,499	17,597	70,119	5,143,958	58,857,823	64,001,781
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	Prior period adjustments and correction of errors - Editable	2,611		(198)	-	-	-	-	-	10,897	-	(10,932)	(10,932)
11040-080	Equity Transfers	-			-	-	-	-	-	-	(54,497)	2,346,724	2,292,227
11040-090	Equity Transfers	-			-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	(2,346,723)			-	-	-	65,170	-	(10,674)	-	-	-
11040-110	Equity Transfers	-			-	-	-	-	-	-	-	-	-
11040	Prior period adj, equity transfers, and correction of errors	(2,344,112)	-	(198)	-	-	-	65,170	-	223	(54,497)	2,335,792	2,281,295
11170-001	Administrative Fee Equity- Beginning Balance	-			-	-	-	-	-	10,897	-	-	-
11170-010	Administrative Fee Revenue	-			-	-	-	-	-	68,826	-	-	-
11170-020	Hard to House Fee Revenue	-			-	-	-	-	-	-	-	-	-
11170-030	Audit Costs	-			-	-	-	-	-	-	-	-	-
11170-040	Investment Income	-			-	-	-	-	-	-	-	-	-
11170-045	Fraud Recovery Revenue	-			-	-	-	-	-	-	-	-	-
11170-050	Other Revenue	-			-	-	-	-	-	30	-	-	-
11170-051	Comment for Other Revenue	-			-	-	-	-	-	-	-	-	-
11170-060	Total Admin Fee Revenues	-			-	-	-	-	-	68,856	-	-	-
11170-080	Total Operating Expenses	-			-	-	-	-	-	68,856	-	-	-
11170-090	Depreciation	-			-	-	-	-	-	-	-	-	-
11170-100	Other Expenses	-			-	-	-	-	-	10,897	-	-	-
11170-101	Comment for Other Expense	-			-	-	-	-	-	-	-	-	-
11170-110	Total Admin Fee Expenses	-			-	-	-	-	-	-	-	-	-
11170-002	Net Administrative Fee	-			-	-	-	-	-	79,753	-	-	-
11170-003	Administrative Fee Equity- Ending Balance	-			-	-	-	-	-	(10,897)	-	-	-
11170	Administrative Fee Equity	-			-	-	-	-	-	-	-	-	-
11180-001	Housing Assistance Payments Equity - Beginning Balance	-			-	-	-	-	-	70,119	-	-	-
11180-010	Housing Assistance Payments Revenue	-			-	-	-	-	-	376,760	-	-	-
11180-015	Fraud Recovery Revenue	-			-	-	-	-	-	-	-	-	-
11180-020	Other revenue	-			-	-	-	-	-	223	-	-	-
11180-021	Comment for other revenue	-			-	-	-	-	-	-	-	-	-
11180-025	Investment Income	-			-	-	-	-	-	-	-	-	-
11180-030	Total HAP revenues	-			-	-	-	-	-	376,983	-	-	-
11180-080	Housing Assistance Payments	-			-	-	-	-	-	376,760	-	-	-
11180-090	Other expense	-			-	-	-	-	-	-	-	-	-
11180-091	Comment for other expense	-			-	-	-	-	-	-	-	-	-
11180-100	Total Housing Assistance Payments Expense	-			-	-	-	-	-	376,760	-	-	-
11180-002	Net Housing Assistance Payments	-			-	-	-	-	-	223	-	-	-
11180-003	Housing Assistance Payment Equity - Ending Balance	-			-	-	-	-	-	70,342	-	-	-
11180	Housing Assistance Payments Equity	-			-	-	-	-	-	70,342	-	-	-
11190	Unit Months Available	39,754	-	-	-	-	-	588	780	924	85,452	-	85,452
11210	Unit Months Leased	38,519	-	-	-	-	-	588	780	924	63,180	-	63,180
11270	Excess Cash	20,576,957			-	-	-	-	-	-	-	-	-
11610	Land Purchases	-			-	-	-	-	-	-	-	-	-
11620	Building Purchases	2,257,798			-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-			-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-			-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-			-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-			-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-			-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-			-	-	-	-	-	-	-	-	-

Line Item No.	Description	606 Allies & Ross	660 Program Income (Business Activities)	Clean Slate E3	14.OP5	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
70300	Net tenant rental revenue	1,131,620		-	-	-	-	8,679,353	-	8,679,353
70400	Tenant revenue - other	340		-	-	-	-	45,431	-	45,431
70500	Total Tenant Revenue	1,131,960	-	-	-	-	-	8,724,784	-	8,724,784
70600-010	Housing assistance payments			-	-	-	42,956,483	43,724,667	-	43,724,667
70600-020	Ongoing administrative fees earned			-	-	-	5,185,505	5,303,062	-	5,303,062
70600-030	Hard to House Fee Revenue			-	-	-	-	-	-	-
70600-031	FSS Coordinator			-	-	-	-	-	-	-
70600-040	Actual independent public accountant audit costs			-	-	-	-	-	-	-
70600-050	Total preliminary fees earned			-	-	-	-	-	-	-
70600-060	Interest earned on advances			-	-	-	-	-	-	-
70600-070	Admin fee calculation description			-	-	-	-	-	-	-
70600-000	HUD PHA operating grants				48,565,609	19,277,691		78,878,392		78,878,392
70600	HUD PHA operating grants				48,565,609	19,277,691	48,141,988	127,906,121	-	127,906,121
70610	Capital grants			-	2,257,799	-	-	2,257,799	-	2,257,799
70710	Management Fee			-	-	-	-	4,664,122	(4,664,122)	-
70720	Asset Management Fee			-	-	-	-	318,905	(318,905)	-
70730	Book-Keeping Fee			-	-	-	-	751,777	(751,777)	-
70740	Front Line Service Fee			-	-	-	-	15,561,353	(15,561,353)	-
70750	Other Fees			-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	21,296,157	(21,296,157)	-
70800	Other government grants	2,071,230	-	-	-	-	-	2,071,230	-	2,071,230
71100	Investment income - unrestricted	93,488	-	-	-	-	-	180,037	-	180,037
71200	Mortgage interest income			-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale			-	-	-	-	-	-	-
71310	Cost of sale of assets			-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	27,957	-	27,957
71500	Other revenue	6,303,521	8,130,541	6,106	-	-	-	24,677,726	(3,939,563)	20,738,163
71600	Gain or loss on sale of capital assets			-	-	-	-	21,725	-	21,725
72000	Investment income - restricted		6,641	-	-	-	-	6,641	-	6,641
70000	Total Revenue	9,600,199	8,137,182	6,106	50,823,408	19,277,691	48,141,988	187,170,177	(25,235,720)	161,934,457
91100	Administrative salaries	47,408	52,677	-	-	-	-	9,617,789	-	9,617,789
91200	Auditing fees		7,000	-	-	-	-	92,160	-	92,160
91300	Management Fee			-	-	-	-	4,664,122	(4,664,122)	-
91310	Book-Keeping Fee			-	-	-	-	751,777	(751,777)	-
91400	Advertising and Marketing	4,307	11,588	-	-	-	-	161,592	-	161,592
91500	Employee benefit contributions - administrative	18,496		-	-	-	-	3,562,487	-	3,562,487
91600	Office Expenses	31,648		-	-	-	-	1,572,812	-	1,572,812
91700	Legal Expense	430	344,199	-	-	-	-	1,728,877	(514,942)	1,213,935
91800	Travel	400		-	-	-	-	180,177	-	180,177
91810	Allocated Overhead			-	-	-	-	-	-	-
91900	Other	1,296,084	84,225	-	-	-	-	8,507,981	(4,582,137)	3,925,844
91000	Total Operating-Administrative	1,398,773	499,689	-	-	-	-	30,839,774	(10,512,978)	20,326,796
92000	Asset Management Fee			-	-	-	-	318,905	(318,905)	-
92100	Tenant services - salaries	-	-	-	-	-	-	989,535	-	989,535
92200	Relocation Costs	-	63,580	-	-	-	-	77,400	-	77,400
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	406,306	-	406,306
92400	Tenant services - other	32,909	10,062	46,565	-	-	-	3,935,700	(1,857,221)	2,078,479
92500	Total Tenant Services	32,909	73,642	46,565	-	-	-	5,408,941	(1,857,221)	3,551,720
93100	Water	63,699	-	-	-	-	-	1,516,223	-	1,516,223
93200	Electricity	32,689	-	-	-	-	-	2,107,891	-	2,107,891
93300	Gas	4,664	-	-	-	-	-	1,116,192	-	1,116,192
93400	Fuel	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-
93600	Sewer	76,811	-	-	-	-	-	2,500,691	-	2,500,691
93700	Employee benefit contributions - utilities		-	-	-	-	-	-	-	-
93800	Other utilities expense		-	-	-	-	-	99,576	-	99,576
93000	Total Utilities	177,863	-	-	-	-	-	7,340,573	-	7,340,573

Line Item No.	Description	606 Allies & Ross	660 Program Income (Business Activities)	Clean Slate E3	14.OP5	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
94100	Ordinary maintenance and operations - labor	46,315	-	-	-	-	-	6,640,544	-	6,640,544
94200	Ordinary maintenance and operations - materials and other	59,496	-	-	-	-	-	2,331,241	-	2,331,241
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	9,341	-	-	-	-	-	87,353	-	87,353
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	32,520	-	-	-	-	-	1,301,349	(1,244,448)	56,901
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-	-	-	-	-	9,850	-	9,850
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	4,899	-	-	-	-	-	71,875	-	71,875
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	3,755	-	-	-	-	-	250,873	-	250,873
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	1,461	-	-	-	-	-	27,388	-	27,388
94300-070	Ord Maint and Op Contracts - Electrical Contracts	17,642	-	-	-	-	-	856,826	(778,516)	78,310
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	43,837	-	-	-	-	-	1,867,601	(1,808,473)	59,128
94300-090	Ord Maint and Op Contracts - Extermination Contracts	4,901	-	-	-	-	-	247,502	(247,502)	-
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	2,694	-	-	-	-	-	77,173	-	77,173
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	40,612	-	-	-	-	-	1,733,679	(1,657,142)	76,537
94300-120	Ord Maint and Op Contracts - Misc Contracts	149,203	-	-	-	-	-	3,829,821	(2,976,972)	852,849
94300	Ordinary Maintenance and Operations Contracts	310,865	-	-	-	-	-	10,361,290	(8,713,053)	1,648,237
94500	Employee benefit contribution - ordinary maintenance	16,613	-	-	-	-	-	2,646,218	-	2,646,218
94000	Total Maintenance	433,289	-	-	-	-	-	21,979,293	(8,713,053)	13,266,240
95100	Protective services - labor	-	-	-	-	-	-	175,342	-	175,342
95200	Protective services - other contract costs	-	-	-	-	-	-	2,851,729	-	2,851,729
95300	Protective services - other	-	-	-	-	-	-	1,231,677	-	1,231,677
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	41,198	-	41,198
95000	Total Protective Services	-	-	-	-	-	-	4,299,946	-	4,299,946
96110	Property Insurance	6,381	-	-	-	-	-	415,339	-	415,339
96120	Liability Insurance	19,694	15,392	-	-	-	-	403,664	-	403,664
96130	Workmen's Compensation	-	-	-	-	-	-	570,963	-	570,963
96140	All other Insurance	232,230	-	-	-	-	-	291,158	-	291,158
96100	Total Insurance Premiums	258,305	15,392	-	-	-	-	1,681,124	-	1,681,124
96200	Other general expenses	804	-	-	-	-	-	4,111,601	-	4,111,601
96210	Compensated absences	-	-	-	-	-	-	219,602	-	219,602
96300	Payments in lieu of taxes	3,360	983	-	-	-	-	32,990	-	32,990
96400	Bad debt - tenant rents	13,527	-	-	-	-	-	151,376	-	151,376
96500	Bad debt - mortgages	5,838,360	9,357,919	-	-	-	-	15,196,279	(3,833,563)	11,362,716
96600	Bad debt - other	-	-	-	-	-	-	17,321	-	17,321
96800	Severance expense	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	5,856,051	9,358,902	-	-	-	-	19,729,169	(3,833,563)	15,895,606
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	177,294	-	177,294
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	-	-	-	-	-	-	177,294	-	177,294
96900	Total Operating Expenses	8,157,190	9,947,625	46,565	-	-	-	91,775,019	(25,235,720.00)	66,539,299
97000	Excess Revenue Over Operating Expenses	1,443,009	(1,810,443)	(40,459)	50,823,408	19,277,691	48,141,988	95,395,158	-	95,395,158
97100	Extraordinary maintenance	5,095,248	126,848	-	-	-	-	7,152,582	-	7,152,582
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	30,000	-	30,000
97300-010	Mainstream 1 & 5 year	-	-	-	-	-	-	-	-	-
97300-020	Home-Ownership	-	-	-	-	-	-	-	-	-
97300-025	Litigation	-	-	-	-	-	-	-	-	-
97300-030	Hope IV	-	-	-	-	-	-	-	-	-
97300-035	Moving to Work	-	-	-	-	-	-	36,418,930	-	36,418,930
97300-040	Tenant Protection	-	-	-	-	-	-	-	-	-
97300-050	Portability In	-	-	-	-	-	-	-	-	-
97300-060	Enhanced	-	-	-	-	-	-	-	-	-
97300-070	All Other	-	-	-	-	-	-	1,051,225	-	1,051,225
97300	Total Housing assistance payments	-	-	-	-	-	-	37,470,155	-	37,470,155
97350	HAP Portability-In	-	-	-	-	-	-	5,619,235	-	5,619,235
97400	Depreciation expense	167,233	-	-	-	-	-	9,382,764	-	9,382,764
97500	Fraud losses	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-
90000	Total Expenses	13,419,671	10,074,473	46,565	-	-	-	151,429,755	(25,235,720)	126,194,035

Line Item No.	Description	606 Allies & Ross	660 Program Income (Business Activities)	Clean Slate E3	14.OP5	14.CFP	14.HCV	Sub-total	Elimination	TOTAL HACP
10010	Operating transfer in		-	-	-	-	-	151,856,483	(151,856,483)	-
10020	Operating transfer out		-	-	(50,823,408)	(19,277,691)	(48,141,988)	(151,856,483)	151,856,483	-
10030-010	Not For Profit							-	-	-
10030-020	Partnership							-	-	-
10030-030	Joint Venture							-	-	-
10030-040	Tax Credit							-	-	-
10030-050	Other							-	-	-
10030	Operating transfers from / to primary government		-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	35,737,277	39,914,143	215,177	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss		-	-	-	-	-	-	-	-
10080	Special items, net gain/loss		22,056,089	-	-	-	-	18,964,360	-	18,964,360
10091	Inter AMP Excess Cash Transfer In		-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out		-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP		-	-	-	-	-	2,342,979	(2,342,979)	-
10094	Transfers from AMP to Program		-	-	-	-	-	(2,342,979)	2,342,979	-
10100	Total other financing sources (uses)	35,737,277	61,970,232	215,177	(50,823,408)	(19,277,691)	(48,141,988)	18,964,360	-	18,964,360
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	31,917,805	60,032,941	174,718	-	-	-	54,704,782	-	54,704,782
11020	Required Annual Debt Principal Payments			-	-	-	-	2,649,277	-	2,649,277
11030	Beginning equity	150,140,958	66,335,060	166,606	-	-	-	367,959,631	-	367,959,631
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	Prior period adjustments and correction of errors - Editable	(1,238,713)	744,000	-	-	-	-	(492,335)	-	(492,335)
11040-080	Equity Transfers			-	-	-	-	2,292,227	-	2,292,227
11040-090	Equity Transfers			-	-	-	-	-	-	-
11040-100	Equity Transfers			-	-	-	-	(2,292,227)	-	(2,292,227)
11040-110	Equity Transfers			-	-	-	-	-	-	-
11040	Prior period adj, equity transfers, and correction of errors	(1,238,713)	744,000	-	-	-	-	(492,335)	-	(492,335)
11170-001	Administrative Fee Equity- Beginning Balance			-	-	-	-	10,897	-	10,897
11170-010	Administrative Fee Revenue			-	-	-	-	68,826	-	68,826
11170-020	Hard to House Fee Revenue			-	-	-	-	-	-	-
11170-030	Audit Costs			-	-	-	-	-	-	-
11170-040	Investment Income			-	-	-	-	-	-	-
11170-045	Fraud Recovery Revenue			-	-	-	-	-	-	-
11170-050	Other Revenue			-	-	-	-	30	-	30
11170-051	Comment for Other Revenue			-	-	-	-	-	-	-
11170-060	Total Admin Fee Revenues			-	-	-	-	68,856	-	68,856
11170-080	Total Operating Expenses			-	-	-	-	68,856	-	68,856
11170-090	Depreciation			-	-	-	-	-	-	-
11170-100	Other Expenses			-	-	-	-	10,897	-	10,897
11170-101	Comment for Other Expense			-	-	-	-	-	-	-
11170-110	Total Admin Fee Expenses			-	-	-	-	79,753	-	79,753
11170-002	Net Administrative Fee			-	-	-	-	(10,897)	-	(10,897)
11170-003	Administrative Fee Equity- Ending Balance			-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-
11180-001	Housing Assistance Payments Equity - Beginning Balance			-	-	-	-	70,119	-	70,119
11180-010	Housing Assistance Payments Revenue			-	-	-	-	376,760	-	376,760
11180-015	Fraud Recovery Revenue			-	-	-	-	-	-	-
11180-020	Other revenue			-	-	-	-	223	-	223
11180-021	Comment for other revenue			-	-	-	-	-	-	-
11180-025	Investment Income			-	-	-	-	-	-	-
11180-030	Total HAP revenues			-	-	-	-	376,983	-	376,983
11180-080	Housing Assistance Payments			-	-	-	-	376,760	-	376,760
11180-090	Other expense			-	-	-	-	-	-	-
11180-091	Comment for other expense			-	-	-	-	-	-	-
11180-100	Total Housing Assistance Payments Expense			-	-	-	-	376,760	-	376,760
11180-002	Net Housing Assistance Payments			-	-	-	-	223	-	223
11180-003	Housing Assistance Payment Equity - Ending Balance			-	-	-	-	70,342	-	70,342
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	70,342	-	70,342
11190	Unit Months Available	1,223		-	-	-	-	128,721	-	128,721
11210	Unit Months Leased	1,191		-	-	-	-	105,182	-	105,182
11270	Excess Cash	-	-	-	-	-	-	20,576,957	-	20,576,957
11610	Land Purchases		-	-	-	-	-	-	-	-
11620	Building Purchases		-	-	-	-	-	2,257,798	-	2,257,798
11630	Furniture & Equipment-Dwelling Purchases		-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases		-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases		-	-	-	-	-	-	-	-
11660	Infrastructure Purchases		-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments		-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds		-	-	-	-	-	-	-	-

**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
111	Cash - unrestricted	-	2,654,560	1,645,130	1,452,054	-	6,285,872	-	-	-
112	Cash - restricted-modernization and development	-	-	-	-	-	-	-	-	-
113	Cash - other restricted	-	44,867	44,801	13,504	-	150,858	-	-	-
114	Cash - tenant security deposits	-	35,220	13,291	20,209	-	46,299	-	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-
100	Total Cash	-	2,734,647	1,703,222	1,485,767	-	6,483,029	-	-	-
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-	-
122-010	Accounts receivable - HUD other projects - Operating Subsidy	-	-	-	-	-	-	-	-	-
122-020	Accounts receivable - HUD other projects - Capital fund	6,074,249	-	-	-	-	-	-	-	-
122-030	Accounts receivable - HUD other projects - Other	-	-	-	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	6,074,249	-	-	-	-	-	-	-	-
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	-	55,577	16,528	25,612	-	138,791	-	-	-
126.1	Allowance for doubtful accounts - tenants	-	(11,911)	(4,362)	(8,515)	-	(61,332)	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	5,575	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	(5,575)	-	-	-
129	Accrued interest receivable	-	331	285	196	-	1,001	-	-	-
120	Total receivables, net of allowance for doubtful accounts	6,074,249	43,997	12,451	17,293	-	78,460	-	-	-
131	Investments - unrestricted	-	-	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-	-	-
135	Investments - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	-	-	-	-	-	-	-	-
143	Inventories	-	84	2,100	-	-	2,450	-	-	-
143.1	Allowance for obsolete inventories	-	(84)	(2,100)	-	-	(2,450)	-	-	-
144	Inter program - due from	-	-	-	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-	-	-	-
150	Total Current Assets	6,074,249	2,778,644	1,715,673	1,503,060	-	6,561,489	-	-	-
161	Land	-	512,334	1,337,760	359,675	-	1,298,950	-	-	-
162	Buildings	-	42,835,444	16,521,806	11,292,508	-	68,414,920	-	-	-
163	Furniture, equipment and machinery - dwellings	-	-	-	-	-	-	-	-	-
164	Furniture, equipment and machinery - administration	-	767,512	246,280	569,552	-	1,618,640	-	-	-
165	Leasehold improvements	-	-	-	-	-	-	-	-	-
166	Accumulated depreciation	-	(39,746,306)	(15,494,332)	(11,494,621)	-	(58,967,102)	-	-	-
167	Construction in progress	-	30,679	70,819	162,529	-	2,540,328	-	-	-
168	Infrastructure	-	-	-	-	-	-	-	-	-
160	Total capital assets, net of accumulated depreciation	-	4,399,663	2,682,333	889,643	-	14,905,736	-	-	-
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	-	4,399,663	2,682,333	889,643	-	14,905,736	-	-	-
190	Total Assets	6,074,249	7,178,307	4,398,006	2,392,703	-	21,467,225	-	-	-

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
311	Bank overdraft	-	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	51,998	38,518	39,843	-	198,538	-	-	-
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	-	100	762	1,068	-	3,227	-	-	-
324	Accrued contingency liability	-	-	763	1,127	-	554	-	-	-
325	Accrued interest payable	-	105	2,504	178	-	6,441	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	696	-	-	-	-	-
341	Tenant security deposits	-	35,220	13,291	20,209	-	46,299	-	-	-
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	-	25,604	5,683	7,987	-	46,890	-	-	-
342	Unearned Revenue	-	25,604	5,683	7,987	-	46,890	-	-	-
343-010	CFFP	-	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	-	22,577	540,772	38,478	-	1,390,860	-	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	22,577	540,772	38,478	-	1,390,860	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	13,520	6,392	13,848	-	32,582	-	-	-
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	-
347	Inter program - due to	6,074,249	-	-	-	-	-	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	6,074,249	149,124	608,685	123,434	-	1,725,391	-	-	-
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	-	44,222	1,057,981	75,217	-	2,720,370	-	-	-
351	Capital Projects/ Mortgage Revenue Bonds	-	44,222	1,057,981	75,217	-	2,720,370	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	-	44,867	44,801	13,504	-	150,858	-	-	-
354	Accrued compensated absences- Non-current - 270010	-	48,853	1,506	39,089	-	53,760	-	-	-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	-	137,942	1,104,288	127,810	-	2,924,988	-	-	-
300	Total Liabilities	6,074,249	287,066	1,712,973	251,244	-	4,650,379	-	-	-
508.4	Net Investment in Capital Assets	-	4,332,864	1,083,580	775,948	-	10,794,506	-	-	-
511.4	Restricted Net Position	-	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	-	2,558,377	1,601,453	1,365,511	-	6,022,340	-	-	-
513	Total Equity- Net Position	-	6,891,241	2,685,033	2,141,459	-	16,816,846	-	-	-
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	6,074,249	7,178,307	4,398,006	2,392,703	-	21,467,225	-	-	-

Public Housing Balance Sheet									
Line Item No.	Description	AMP 915	AMP 917	AMP 920	AMP 922	AMP 929	AMP 931	AMP 932	AMP 933
111	Cash - unrestricted	1,007,022	1,497,228	1,692,000	1,097,909		755,699	-	-
112	Cash - restricted-modernization and development						-		
113	Cash - other restricted	801	852	31,033	5,092			-	-
114	Cash - tenant security deposits	11,566	19,781	12,295	10,501		5,600	-	-
115	Cash - Restricted for payment of current liability								
100	Total Cash	1,019,389	1,517,861	1,735,328	1,113,502	-	761,299	-	-
121	Accounts receivable - PHA projects								
122-010	Accounts receivable - HUD other projects - Operating Subsidy								
122-020	Accounts receivable - HUD other projects - Capital fund	-	-	-	-		-	-	-
122-030	Accounts receivable - HUD other projects - Other				-				
122	Accounts receivable - HUD other projects	-	-	-	-	-	-	-	-
124	Account receivable - other government								
125-010	Account receivable - miscellaneous - Not For Profit								
125-020	Account receivable - miscellaneous - Partnership								
125-030	Account receivable - miscellaneous - Joint Venture								
125-040	Account receivable - miscellaneous - Tax Credit								
125-050	Account receivable - miscellaneous - Other							-	-
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants	8,376	8,337	23,678	17,502		334	-	-
126.1	Allowance for doubtful accounts - tenants	(2,356)		(7,361)	-			-	-
126.2	Allowance for doubtful accounts - other								
127	Notes, Loans, & Mortgages Receivable - Current								
128	Fraud recovery		-	3,861	-			-	-
128.1	Allowance for doubtful accounts - fraud		-	(3,861)	-			-	-
129	Accrued interest receivable	125	182	274	126		82	-	-
120	Total receivables, net of allowance for doubtful accounts	6,145	8,519	16,591	17,628	-	416	-	-
131	Investments - unrestricted								
132	Investments - restricted				-				
135	Investments - Restricted for payment of current liability								
142	Prepaid expenses and other assets	-	-	-			-	-	-
143	Inventories	1,955	-	4,169	500			-	-
143.1	Allowance for obsolete inventories	(1,955)	-	(4,169)	(500)			-	-
144	Inter program - due from								
145	Assets held for sale								
150	Total Current Assets	1,025,534	1,526,380	1,751,919	1,131,130	-	761,715	-	-
161	Land	21,405	65,056	244,325	1,236,869		10,777	-	-
162	Buildings	10,189,671	21,034,761	17,485,500	12,057,694		4,310,141	-	-
163	Furniture, equipment and machinery - dwellings								
164	Furniture, equipment and machinery - administration	333,747	381,984	739,945	110,606		218,106	-	-
165	Leasehold improvements		-	-	-		-	-	-
166	Accumulated depreciation	(10,166,786)	(20,825,718)	(16,598,316)	(10,310,043)		(3,751,626)	-	-
167	Construction in progress	422,218	65,208	78,589	157,187		86,142	-	-
168	Infrastructure							-	-
160	Total capital assets, net of accumulated depreciation	800,255	721,291	1,950,043	3,252,313	-	873,540	-	-
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	800,255	721,291	1,950,043	3,252,313	-	873,540	-	-
190	Total Assets	1,825,789	2,247,671	3,701,962	4,383,443	-	1,635,255	-	-

Public Housing Balance Sheet									
Line Item No.	Description	AMP 915	AMP 917	AMP 920	AMP 922	AMP 929	AMP 931	AMP 932	AMP 933
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	27,348	48,240	10,079	36,499	-	29,496	-	-
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	-	2,125	314	5,298	-	-	-	-
324	Accrued contingency liability	-	-	50,872	369	-	142	-	-
325	Accrued interest payable	165	131	2,179	-	-	302	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government	3,872	7,387	1,114	-	-	2,276	-	-
341	Tenant security deposits	11,566	19,781	12,295	10,501	-	5,600	-	-
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	5,263	12,966	3,887	23,898	-	7,800	-	-
342	Unearned Revenue	5,263	12,966	3,887	23,898	-	7,800	-	-
343-010	CFFP	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	35,696	28,251	470,527	-	-	65,272	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds	35,696	28,251	470,527	-	-	65,272	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	46,134	13,613	4,761	23,154	-	5,747	-	-
346	Accrued liabilities - other	-	-	-	-	-	-	-	-
347	Inter program - due to	-	-	-	-	-	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-
310	Total Current Liabilities	130,044	132,494	556,028	99,719	-	116,635	-	-
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	69,773	55,235	920,545	-	-	127,410	-	-
351	Capital Projects/ Mortgage Revenue Bonds	69,773	55,235	920,545	-	-	127,410	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	801	852	31,033	5,092	-	-	-	-
354	Accrued compensated absences- Non-current - 270010	996	52,452	15,399	23,832	-	4,739	-	-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	71,570	108,539	966,977	28,924	-	132,149	-	-
300	Total Liabilities	201,614	241,033	1,523,005	128,643	-	248,784	-	-
508.4	Net Investment in Capital Assets	694,786	637,805	558,971	3,252,313	-	680,858	-	-
511.4	Restricted Net Position	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	929,389	1,368,833	1,619,986	1,002,487	-	705,613	-	-
513	Total Equity- Net Position	1,624,175	2,006,638	2,178,957	4,254,800	-	1,386,471	-	-
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	1,825,789	2,247,671	3,701,962	4,383,443	-	1,635,255	-	-

Public Housing Balance Sheet										
Line Item No.	Description	AMP 939	AMP 940	AMP 941	AMP 944	AMP 945	AMP 946	AMP 947	AMP 962	AMP 964
111	Cash - unrestricted	3,608,120	351,476	606,395	485,727	648,927	665,110	344,567		37,639
112	Cash - restricted-modernization and development									
113	Cash - other restricted	38,884		3						
114	Cash - tenant security deposits	8,987	2,475	9,986	5,576	6,396	5,747	3,121		
115	Cash - Restricted for payment of current liability									
100	Total Cash	3,655,991	353,951	616,384	491,303	655,323	670,857	347,688	-	37,639
121	Accounts receivable - PHA projects									
122-010	Accounts receivable - HUD other projects - Operating Subsidy									
122-020	Accounts receivable - HUD other projects - Capital fund	-	-	-	-	-	-	-		-
122-030	Accounts receivable - HUD other projects - Other	-	-	-	-	-	-	-		-
122	Accounts receivable - HUD other projects	-	-	-	-	-	-	-	-	-
124	Account receivable - other government									
125-010	Account receivable - miscellaneous - Not For Profit									
125-020	Account receivable - miscellaneous - Partnership									
125-030	Account receivable - miscellaneous - Joint Venture									
125-040	Account receivable - miscellaneous - Tax Credit									
125-050	Account receivable - miscellaneous - Other									
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants	26,075	444	7,770	13,776	6,322	3,599	3,106		
126.1	Allowance for doubtful accounts - tenants	(1,165)	-	(704)	(7,870)	-	(2,061)	(479)		
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	767	48	75	49	79	67	35	-	10
120	Total receivables, net of allowance for doubtful accounts	25,677	492	7,141	5,955	6,401	1,605	2,662	-	10
131	Investments - unrestricted									
132	Investments - restricted	-								
135	Investments - Restricted for payment of current liability									
142	Prepaid expenses and other assets		-	-	-	-	-	-		
143	Inventories	900			716	1,215	1,963			
143.1	Allowance for obsolete inventories	(900)		-	(716)	(1,215)	(1,963)			
144	Inter program - due from									
145	Assets held for sale									
150	Total Current Assets	3,681,668	354,443	623,525	497,258	661,724	672,462	350,350	-	37,649
161	Land	4,495,232	10,560	16,356	20,507	10,493	12,512	18,239		120,790
162	Buildings	6,922,029	8,594,932	10,414,224	4,627,576	7,428,328	5,931,657	3,907,876		
163	Furniture, equipment and machinery - dwellings									
164	Furniture, equipment and machinery - administration	129,328	149,099	277,558	190,857	166,910	212,452	163,150		
165	Leasehold improvements									
166	Accumulated depreciation	(4,457,793)	(7,257,657)	(8,158,542)	(4,625,811)	(5,786,170)	(5,775,163)	(3,554,235)		
167	Construction in progress	8,207	76	3,316,519	22,384	228	15,090	13,368		
168	Infrastructure									
160	Total capital assets, net of accumulated depreciation	7,097,003	1,497,010	5,866,115	235,513	1,819,789	396,548	548,398	-	120,790
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	7,097,003	1,497,010	5,866,115	235,513	1,819,789	396,548	548,398	-	120,790
190	Total Assets	10,778,671	1,851,453	6,489,640	732,771	2,481,513	1,069,010	898,748	-	158,439

Public Housing Balance Sheet										
Line Item No.	Description	AMP 939	AMP 940	AMP 941	AMP 944	AMP 945	AMP 946	AMP 947	AMP 962	AMP 964
311	Bank overdraft	-	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	30,761	7,549	11,584	13,194	32,246	15,841	10,166	-	-
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	712	-	609	-	90	4,793	-	-	-
324	Accrued contingency liability	4,167	-	-	-	138	100,840	-	-	-
325	Accrued interest payable	68	103	71	22	98	60	28	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-	-
333	Accounts payable - other government	-	812	2,204	2,347	2,263	1,001	1,018	-	-
341	Tenant security deposits	8,987	2,475	9,986	5,576	6,396	5,747	3,121	-	-
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	14,544	1,065	11,459	1,848	7,783	5,320	2,159	-	-
342	Unearned Revenue	14,544	1,065	11,459	1,848	7,783	5,320	2,159	-	-
343-010	CFFP	-	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	14,666	22,250	15,324	4,688	21,221	12,906	5,968	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds	14,666	22,250	15,324	4,688	21,221	12,906	5,968	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-	-
345	Other current liabilities	25,131	2,811	14,833	8,357	5,263	3,381	6,422	-	-
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	-
347	Inter program - due to	-	-	-	-	-	-	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	99,036	37,065	66,070	36,032	75,498	149,889	28,882	-	-
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	28,666	43,388	29,899	9,119	41,429	25,230	11,673	-	-
351	Capital Projects/ Mortgage Revenue Bonds	28,666	43,388	29,899	9,119	41,429	25,230	11,673	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	38,884	-	3	-	-	-	-	-	-
354	Accrued compensated absences- Non-current - 270010	10,694	-	2,890	44,362	15,044	21,662	32,778	-	-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	78,244	43,388	32,792	53,481	56,473	46,892	44,451	-	-
300	Total Liabilities	177,280	80,453	98,862	89,513	131,971	196,781	73,333	-	-
508.4	Net Investment in Capital Assets	7,053,671	1,431,372	5,820,892	221,706	1,757,139	358,412	530,757	-	120,790
511.4	Restricted Net Position	-	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	3,547,720	339,628	569,886	421,552	592,403	513,817	294,658	-	37,649
513	Total Equity- Net Position	10,601,391	1,771,000	6,390,778	643,258	2,349,542	872,229	825,415	-	158,439
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	10,778,671	1,851,453	6,489,640	732,771	2,481,513	1,069,010	898,748	-	158,439

Public Housing Balance Sheet										
Line Item No.	Description	AMP 966	AMP 972	AMP 973	AMP 980	AMP 982	AMP 985	AMP 986	AMP 987	AMP 992
111	Cash - unrestricted	690,368	237,233	50,263	105,654	225,647	83,096	1,367,366	86,499	93,543
112	Cash - restricted-modernization and development							-		
113	Cash - other restricted									
114	Cash - tenant security deposits									
115	Cash - Restricted for payment of current liability									
100	Total Cash	690,368	237,233	50,263	105,654	225,647	83,096	1,367,366	86,499	93,543
121	Accounts receivable - PHA projects									
122-010	Accounts receivable - HUD other projects - Operating Subsidy									
122-020	Accounts receivable - HUD other projects - Capital fund	-	-	-	-	-	-	-	-	-
122-030	Accounts receivable - HUD other projects - Other									
122	Accounts receivable - HUD other projects	-	-	-	-	-	-	-	-	-
124	Account receivable - other government									
125-010	Account receivable - miscellaneous - Not For Profit									
125-020	Account receivable - miscellaneous - Partnership									
125-030	Account receivable - miscellaneous - Joint Venture									
125-040	Account receivable - miscellaneous - Tax Credit									
125-050	Account receivable - miscellaneous - Other									
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants									
126.1	Allowance for doubtful accounts - tenants									
126.2	Allowance for doubtful accounts - other									
127	Notes, Loans, & Mortgages Receivable - Current									
128	Fraud recovery									
128.1	Allowance for doubtful accounts - fraud									
129	Accrued interest receivable	185	64	14	28	68	23	18	23	24
120	Total receivables, net of allowance for doubtful accounts	185	64	14	28	68	23	18	23	24
131	Investments - unrestricted									
132	Investments - restricted									
135	Investments - Restricted for payment of current liability									
142	Prepaid expenses and other assets									
143	Inventories									
143.1	Allowance for obsolete inventories									
144	Inter program - due from									
145	Assets held for sale					-				
150	Total Current Assets	690,553	237,297	50,277	105,682	225,715	83,119	1,367,384	86,522	93,567
161	Land	427,891	47,460	30,656	3,624	4,965,848	420,442	520,425	375,099	308,038
162	Buildings									
163	Furniture, equipment and machinery - dwellings								-	
164	Furniture, equipment and machinery - administration								-	
165	Leasehold improvements								-	
166	Accumulated depreciation									
167	Construction in progress									
168	Infrastructure									
160	Total capital assets, net of accumulated depreciation	427,891	47,460	30,656	3,624	4,965,848	420,442	520,425	375,099	308,038
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	427,891	47,460	30,656	3,624	4,965,848	420,442	520,425	375,099	308,038
190	Total Assets	1,118,444	284,757	80,933	109,306	5,191,563	503,561	1,887,809	461,621	401,605

Public Housing Balance Sheet										
Line Item No.	Description	AMP 966	AMP 972	AMP 973	AMP 980	AMP 982	AMP 985	AMP 986	AMP 987	AMP 992
311	Bank overdraft	-	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	-	-	-	-	-	-	-	-
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	-	-	-	-	-	-	-	-	-
324	Accrued contingency liability	-	-	-	-	-	-	1,300,000	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	-	-	-	-	-	-
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	-	-	-	-	-	-	-	-	-
342	Unearned Revenue	-	-	-	-	-	-	-	-	-
343-010	CFFP	-	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	-	-	-	-	-	-	-	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	-	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	-	-
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	-
347	Inter program - due to	-	-	-	-	-	-	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	-	-	-	-	-	-	1,300,000	-	-
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	-	-	-	-	-	-	-	-	-
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	-	-	-	-	-	-	-	-	-
354	Accrued compensated absences- Non-current - 270010	-	-	-	-	-	-	-	-	-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	-	-	-	-	-	-	-	-	-
300	Total Liabilities	-	-	-	-	-	-	1,300,000	-	-
508.4	Net Investment in Capital Assets	427,891	47,460	30,656	3,624	4,965,848	420,442	520,425	375,099	308,038
511.4	Restricted Net Position	-	-	-	-	-	-	-	-	-
512.4	Unrestricted Net Position	690,553	237,297	50,277	105,682	225,715	83,119	67,384	86,522	93,567
513	Total Equity- Net Position	1,118,444	284,757	80,933	109,306	5,191,563	503,561	587,809	461,621	401,605
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	1,118,444	284,757	80,933	109,306	5,191,563	503,561	1,887,809	461,621	401,605

Public Housing Balance Sheet									
Line Item No.	Description	AMP 993	AMP 994	AMP 995	AMP 996	AMP Other	TOTAL AMPs	COCC	TOTAL PUBLIC HOUSING
111	Cash - unrestricted	40,109	800,089	225,482	49,618	123,088	29,013,490	9,371,820	38,385,310
112	Cash - restricted-modernization and development					-	-		-
113	Cash - other restricted		300,000				630,695		630,695
114	Cash - tenant security deposits						217,050		217,050
115	Cash - Restricted for payment of current liability						-		-
100	Total Cash	40,109	1,100,089	225,482	49,618	123,088	29,861,235	9,371,820	39,233,055
121	Accounts receivable - PHA projects					-	-		-
122-010	Accounts receivable - HUD other projects - Operating Subsidy					-	-		-
122-020	Accounts receivable - HUD other projects - Capital fund	-					6,074,249		6,074,249
122-030	Accounts receivable - HUD other projects - Other						-		-
122	Accounts receivable - HUD other projects	-	-	-	-	-	6,074,249	-	6,074,249
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						355,827		355,827
126.1	Allowance for doubtful accounts - tenants						(108,116)		(108,116)
126.2	Allowance for doubtful accounts - other						-		-
127	Notes, Loans, & Mortgages Receivable - Current						-		-
128	Fraud recovery						9,436		9,436
128.1	Allowance for doubtful accounts - fraud						(9,436)		(9,436)
129	Accrued interest receivable	10	210	57	13	5,251	9,720	1,814	11,534
120	Total receivables, net of allowance for doubtful accounts	10	210	57	13	5,251	6,331,680	1,814	6,333,494
131	Investments - unrestricted		-	-			-	-	-
132	Investments - restricted						-	-	-
135	Investments - Restricted for payment of current liability						-	-	-
142	Prepaid expenses and other assets						-	-	-
143	Inventories						16,052	577,388	593,440
143.1	Allowance for obsolete inventories						(16,052)	(425,646)	(441,698)
144	Inter program - due from						-	-	-
145	Assets held for sale						-	-	-
150	Total Current Assets	40,119	1,100,299	225,539	49,631	128,339	36,192,915	9,525,376	45,718,291
161	Land	154,018	127,064	136,905	171,132	7,180,081	24,660,523	3,031,043	27,691,566
162	Buildings						251,969,067	12,124,173	264,093,240
163	Furniture, equipment and machinery - dwellings						-	-	-
164	Furniture, equipment and machinery - administration					73,835	6,349,561	3,200,889	9,550,450
165	Leasehold improvements						-	-	-
166	Accumulated depreciation					(73,835)	(227,044,056)	(2,222,271)	(229,266,327)
167	Construction in progress						6,989,571	172,927	7,162,498
168	Infrastructure						-	-	-
160	Total capital assets, net of accumulated depreciation	154,018	127,064	136,905	171,132	7,180,081	62,924,666	16,306,761	79,231,427
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	154,018	127,064	136,905	171,132	7,180,081	62,924,666	16,306,761	79,231,427
190	Total Assets	194,137	1,227,363	362,444	220,763	7,308,420	99,117,581	25,832,137	124,949,718

Public Housing Balance Sheet									
Line Item No.	Description	AMP 993	AMP 994	AMP 995	AMP 996	AMP Other	TOTAL AMPs	COCC	TOTAL PUBLIC HOUSING
311	Bank overdraft	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	-	-	-	47,072	648,972	115,764	764,736
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-
322	Accrued compensated absences - current portion	-	-	-	-	-	19,098	62,521	81,619
324	Accrued contingency liability	-	-	-	-	39,805	1,498,777	115,098	1,613,875
325	Accrued interest payable	-	-	-	-	404	12,859	-	12,859
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	3,659	28,649	-	28,649
341	Tenant security deposits	-	-	-	-	-	217,050	-	217,050
342-010	Unearned Revenue - Operating Subsidy	-	-	-	-	-	-	-	-
342-020	Unearned Revenue - Capital fund	-	-	-	-	-	-	-	-
342-030	Unearned Revenue - Other	-	-	-	-	-	184,156	-	184,156
342	Unearned Revenue	-	-	-	-	-	184,156	-	184,156
343-010	CFFP	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	-	-	-	-	87,145	2,776,601	223,078	2,999,679
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	-	-	-	87,145	2,776,601	223,078	2,999,679
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	37,399	263,348	74,354	337,702
346	Accrued liabilities - other	-	-	-	-	-	-	-	-
347	Inter program - due to	-	-	-	-	-	6,074,249	-	6,074,249
348	Loan liability - current	-	-	-	-	-	-	-	-
310	Total Current Liabilities	-	-	-	-	215,484	11,723,759	590,815	12,314,574
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue - 212952	-	-	-	-	170,248	5,430,405	14,932,138	20,362,543
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-	170,248	5,430,405	14,932,138	20,362,543
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-
353	Non-current liabilities - other - 269000	-	-	-	-	-	330,695	-	330,695
354	Accrued compensated absences- Non-current - 270010	-	-	-	-	-	368,056	2,278,636	2,646,692
355	Loan liability - Non-current	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	-	-	-	-	170,248	6,129,156	17,210,774	23,339,930
300	Total Liabilities	-	-	-	-	385,732	17,852,915	17,801,589	35,654,504
508.4	Net Investment in Capital Assets	154,018	127,064	136,905	171,132	6,922,688	54,717,660	1,151,545	55,869,205
511.4	Restricted Net Position	-	300,000	-	-	-	300,000	-	300,000
512.4	Unrestricted Net Position	40,119	800,299	225,539	49,631	-	26,247,006	6,879,003	33,126,009
513	Total Equity- Net Position	194,137	1,227,363	362,444	220,763	6,922,688	81,264,666	8,030,548	89,295,214
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets	194,137	1,227,363	362,444	220,763	7,308,420	99,117,581	25,832,137	124,949,718

Public Housing Income Statement										
Line Item No.	Description	AMP 901	Operating Fund Program	Capital Fund Program	AMP 902	Operating Fund Program	Capital Fund Program	AMP 904	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-	-		1,091,743	1,091,743		267,848	267,848	
70400	Tenant revenue - other	-	-		6,806	6,806		1,266	1,266	
70500	Total Tenant Revenue	-	-	-	1,098,549	1,098,549	-	269,114	269,114	-
70600	HUD PHA operating grants	-	-		-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	-	-		1,167	1,167		1,001	1,001	
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	-	-		149,650	149,650		177,786	177,786	
71600	Gain or loss on sale of capital assets		-		3,336	3,336		1,160	1,160	
72000	Investment income - restricted	-			-	-		-		
70000	Total Revenue	-	-	-	1,252,702	1,252,702	-	449,061	449,061	-
91100	Administrative salaries	-	-	-	149,625	149,625		40,149	40,149	
91200	Auditing fees	-	-	-	3,121	3,121		1,082	1,082	
91300	Management Fee	-	-	-	552,934	384,844	168,090	191,411	132,963	58,448
91310	Book-Keeping Fee	-	-	-	36,990	36,990		12,780	12,780	
91400	Advertising and Marketing	-	-	-	2,218	2,218		1,006	1,006	
91500	Employee benefit contributions - administrative	-	-	-	54,700	54,700		12,073	12,073	
91600	Office Expenses	-	-	-	46,670	46,670		42,599	42,599	
91700	Legal Expense	-	-	-	64,428	64,428		28,254	28,254	
91800	Travel	-	-	-	3,600	3,600		283	283	
91810	Allocated Overhead	-	-	-	-	-		-	-	
91900	Other	-	-	-	631,696	631,696	-	229,488	229,488	-
91000	Total Operating-Administrative	-	-	-	1,545,982	1,377,892	168,090	559,125	500,677	58,448
92000	Asset Management Fee	-	-		49,320	49,320		17,160	17,160	
92100	Tenant services - salaries	-		-	-	-	-	-	-	-
92200	Relocation Costs	-	-		2,459	2,459		-	-	
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	278,990	278,990	-	94,990	94,990	-
92500	Total Tenant Services	-	-	-	281,449	281,449	-	94,990	94,990	-
93100	Water	-	-		374,216	374,216		56,226	56,226	
93200	Electricity	-	-		178,037	178,037		157,096	157,096	
93300	Gas	-			256,396	256,396		34,137	34,137	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	-	-		260,305	260,305		115,061	115,061	
93700	Employee benefit contributions - utilities	-	-		-			-	-	
93750	HAP Portability-In	-			-			-	-	
93800	Other utilities expense	-			14,994	14,994		5,485	5,485	
93000	Total Utilities	-	-	-	1,083,948	1,083,948	-	368,005	368,005	-

Public Housing Income Statement										
Line Item No.	Description	AMP 901	Operating Fund Program	Capital Fund Program	AMP 902	Operating Fund Program	Capital Fund Program	AMP 904	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-	-	-	176,429	176,429	-	89,701	89,701	-
94200	Ordinary maintenance and operations - materials and other	-	-	-	317,689	317,689	-	116,372	116,372	-
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-	-	-	-	-	-	-	-
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-	-	-	75,507	75,507	-	77,585	77,585	-
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-	-	1,100	1,100	-	1,400	1,400	-
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-	-	-	4,889	4,889	-	-	-	-
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-	-	-	11,734	11,734	-	3,970	3,970	-
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-	-	-	-	-	-	-	-
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-	-	-	111,381	111,381	-	42,593	42,593	-
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-	-	-	306,909	306,909	-	169,554	169,554	-
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-	-	-	30,200	30,200	-	15,355	15,355	-
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-	-	4,356	4,356	-	43,420	43,420	-
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-	-	-	298,382	298,382	-	123,163	123,163	-
94300-120	Ord Maint and Op Contracts - Misc Contracts	-	-	-	626,109	626,109	-	223,688	223,688	-
94300	Ordinary Maintenance and Operations Contracts	-	-	-	1,470,567	1,470,567	-	700,728	700,728	-
94500	Employee benefit contribution - ordinary maintenance	-	-	-	48,537	48,537	-	44,905	44,905	-
94000	Total Maintenance	-	-	-	2,013,222	2,013,222	-	951,706	951,706	-
95100	Protective services - labor	-	-	-	24,548	24,548	-	8,767	8,767	-
95200	Protective services - other contract costs	-	-	-	758	758	-	271	271	-
95300	Protective services - other	-	-	-	62,253	62,253	-	37,174	37,174	-
95500	Employee benefit contributions - protective services	-	-	-	5,767	5,767	-	2,060	2,060	-
95000	Total Protective Services	-	-	-	93,326	93,326	-	48,272	48,272	-
96110	Property Insurance	-	-	-	39,317	39,317	-	12,778	12,778	-
96120	Liability Insurance	-	-	-	2,239	2,239	-	1,432	1,432	-
96130	Workmen's Compensation	-	-	-	19,206	19,206	-	9,770	9,770	-
96140	All other Insurance	-	-	-	7,190	7,190	-	2,510	2,510	-
96100	Total Insurance Premiums	-	-	-	67,952	67,952	-	26,490	26,490	-
96200	Other general expenses	-	-	-	9,271	9,271	-	20,162	20,162	-
96210	Compensated absences	-	-	-	37,684	37,684	-	-	-	-
96300	Payments in lieu of taxes	-	-	-	-	-	-	-	-	-
96400	Bad debt - tenant rents	-	-	-	19,706	19,706	-	8,319	8,319	-
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	-	-	-	66,661	66,661	-	28,481	28,481	-
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	1,449	1,449	-	34,801	34,801	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	-	-	-	1,449	1,449	-	34,801	34,801	-
96900	Total Operating Expenses	-	-	-	5,203,309	5,035,219	168,090	2,129,030	2,070,582	58,448
97000	Excess Revenue Over Operating Expenses	-	-	-	(3,950,607)	(3,782,517)	(168,090)	(1,679,969)	(1,621,521)	(58,448)
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	10,000	10,000	-
97300-010	Mainstream 1 & 5 year	-	-	-	-	-	-	-	-	-
97300-020	Home-Ownership	-	-	-	-	-	-	-	-	-
97300-025	Litigation	-	-	-	-	-	-	-	-	-
97300-030	Hope IV	-	-	-	-	-	-	-	-	-
97300-035	Moving to Work	-	-	-	-	-	-	-	-	-
97300-040	Tenant Protection	-	-	-	-	-	-	-	-	-
97300-050	Portability In	-	-	-	-	-	-	-	-	-
97300-060	Enhanced	-	-	-	-	-	-	-	-	-
97300-070	All Other	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	-	896,142	896,142	-	595,522	595,522	-
97500	Fraud losses	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-
90000	Total Expenses	-	-	-	6,099,451	5,931,361	168,090	2,734,552	2,676,104	58,448

Public Housing Income Statement										
Line Item No.	Description	AMP 901	Operating Fund Program	Capital Fund Program	AMP 902	Operating Fund Program	Capital Fund Program	AMP 904	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	16,187,736	-	16,187,736	5,530,545	5,064,191	466,354	2,813,452	2,650,383	163,069
10020	Operating transfer out	(16,187,736)		(16,187,736)	(298,264)	-	(298,264)	(104,622)	-	(104,622)
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			8,179	8,179	-	64,112	64,112	-
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	-	-	-	5,240,460	5,072,370	168,090	2,772,942	2,714,495	58,447
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	-	-	-	393,711	393,711	-	487,451	487,452	(1)
11020	Required Annual Debt Principal Payments	-	-		21,542	21,542		515,975	515,975	-
11030	Beginning equity	-	-	-	6,494,932	6,494,932	-	2,197,581	2,197,581	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Prior period adjustments and correction of errors - Editable	-	-	-	2,598	2,598	-	1	1	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	2,598	2,598	-	1	1	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	-	-		4,932	4,932		1,704	1,704	
11210	Unit Months Leased	-	-		4,768	4,768		1,641	1,641	
11270	Excess Cash	-	-		2,165,052	2,165,052		889,639	889,639	
11610	Land Purchases	-	-		-			-		
11620	Building Purchases	-	-		8,179	8,179	-	64,112	64,112	-
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-	-	-	-	-	
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-	-		-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 905	Operating Fund Program	Capital Fund Program	AMP 907	Operating Fund Program	Capital Fund Program	AMP 909	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	412,454	412,454		-	-		1,732,607	1,732,607	
70400	Tenant revenue - other	3,710	3,710		-	-		4,952	4,952	
70500	Total Tenant Revenue	416,164	416,164	-	-	-	-	1,737,559	1,737,559	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	630	630		-			3,424	3,424	
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	71,420	71,420		-			2,159,184	2,159,184	
71600	Gain or loss on sale of capital assets	1,422	1,422		-			4,352	4,352	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	489,636	489,636	-	-	-	-	3,904,519	3,904,519	-
91100	Administrative salaries	111,117	111,117		-			190,503	190,503	
91200	Auditing fees	1,318	1,318		-			4,008	4,008	
91300	Management Fee	233,663	161,990	71,673	-			698,858	479,572	219,286
91310	Book-Keeping Fee	15,570	15,570		-			46,095	46,095	
91400	Advertising and Marketing	1,006	1,006		-			2,508	2,508	
91500	Employee benefit contributions - administrative	35,878	35,878		-			94,294	94,294	
91600	Office Expenses	43,309	43,309		-			83,157	83,157	
91700	Legal Expense	51,716	51,716		-			135,869	135,869	
91800	Travel	4,239	4,239		-			5,786	5,786	
91810	Allocated Overhead	-	-		-			-		
91900	Other	283,659	283,659	-	-			832,733	832,733	-
91000	Total Operating-Administrative	781,475	709,802	71,673	-	-	-	2,093,811	1,874,525	219,286
92000	Asset Management Fee	22,940	22,940		-			64,560	64,560	
92100	Tenant services - salaries	-	-	-	-			-	-	-
92200	Relocation Costs	1,177	1,177		-			2,266	2,266	
92300	Employee benefit contributions - tenant services	-	-	-	-			-	-	-
92400	Tenant services - other	116,480	116,480	-	-			361,445	361,445	-
92500	Total Tenant Services	117,657	117,657	-	-	-	-	363,711	363,711	-
93100	Water	14,971	14,971		-			45,271	45,271	
93200	Electricity	130,406	130,406		-			676,426	676,426	
93300	Gas	98,094	98,094		-			207,634	207,634	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	120,884	120,884		-			892,313	892,313	
93700	Employee benefit contributions - utilities	-			-	-		-	-	
93750	HAP Portability-In	-			-	-		-	-	
93800	Other utilities expense	14,335	14,335		-			18,040	18,040	
93000	Total Utilities	378,690	378,690	-	-	-	-	1,839,684	1,839,684	-

Public Housing Income Statement										
Line Item No.	Description	AMP 905	Operating Fund Program	Capital Fund Program	AMP 907	Operating Fund Program	Capital Fund Program	AMP 909	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	139,538	139,538		-			498,924	498,924	
94200	Ordinary maintenance and operations - materials and other	144,724	144,724		-			452,891	452,891	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-			40,662	40,662	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	55,922	55,922		-			255,858	255,858	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	300	300		-			-	-	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-	-		-			8,301	8,301	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	23,455	23,455		-			80,335	80,335	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-			5,549	5,549	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	72,336	72,336		-			146,402	146,402	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	113,494	113,494		-			351,073	351,073	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	17,497	17,497		-			56,135	56,135	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	14,176	14,176		-			3,416	3,416	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	124,728	124,728		-			377,239	377,239	
94300-120	Ord Maint and Op Contracts - Misc Contracts	285,423	285,423		-			663,870	663,870	
94300	Ordinary Maintenance and Operations Contracts	707,331	707,331	-	-	-	-	1,988,840	1,988,840	-
94500	Employee benefit contribution - ordinary maintenance	40,053	40,053		-			199,026	199,026	
94000	Total Maintenance	1,031,646	1,031,646	-	-	-	-	3,139,681	3,139,681	-
95100	Protective services - labor	17,534	17,534		-			31,562	31,562	
95200	Protective services - other contract costs	542	542		-			1,023,108	1,023,108	-
95300	Protective services - other	288,144	288,144		-			389,491	389,491	-
95500	Employee benefit contributions - protective services	4,120	4,120		-			7,415	7,415	
95000	Total Protective Services	310,340	310,340	-	-	-	-	1,451,576	1,451,576	-
96110	Property Insurance	22,796	22,796		-			138,984	138,984	
96120	Liability Insurance	2,220	2,220		-			12,481	12,481	
96130	Workmen's Compensation	14,091	14,091		-			44,852	44,852	
96140	All other Insurance	3,586	3,586		-			9,431	9,431	
96100	Total Insurance Premiums	42,693	42,693	-	-	-	-	205,748	205,748	-
96200	Other general expenses	5,479	5,479		-			48,998	48,998	
96210	Compensated absences	27,705	27,705		-			-	-	
96300	Payments in lieu of taxes	695	695		-			-	-	
96400	Bad debt - tenant rents	12,948	12,948		-			40,674	40,674	
96500	Bad debt - mortgages	-	-		-	-	-	-	-	
96600	Bad debt - other	-	-		-	-	-	-	-	
96800	Severance expense	-	-		-	-	-	-	-	
96000	Total Other General Expenses	46,827	46,827	-	-	-	-	89,672	89,672	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-			-	-	
96720	Interest on Notes Payable (Short and Long Term)	2,481	2,481		-			88,559	88,559	
96730	Amortization of Bond Issue Costs	-	-		-			-	-	
96700	Interest expense and Amortization cost	2,481	2,481	-	-	-	-	88,559	88,559	-
96900	Total Operating Expenses	2,734,749	2,663,076	71,673	-	-	-	9,337,002	9,117,716	219,286
97000	Excess Revenue Over Operating Expenses	(2,245,113)	(2,173,440)	(71,673)	-	-	-	(5,432,483)	(5,213,197)	(219,286)
97100	Extraordinary maintenance	-	-	-	-			-	-	-
97200	Casualty losses- Non-capitalized	-	-		-	-		-	-	-
97300-010	Mainstream 1 & 5 year	-	-		-			-	-	
97300-020	Home-Ownership	-	-		-			-	-	
97300-025	Litigation	-	-		-			-	-	
97300-030	Hope IV	-	-		-			-	-	
97300-035	Moving to Work	-	-		-			-	-	
97300-040	Tenant Protection	-	-		-			-	-	
97300-050	Portability In	-	-		-			-	-	
97300-060	Enhanced	-	-		-			-	-	
97300-070	All Other	-	-		-			-	-	
97300	Housing assistance payments	-	-		-			-	-	
97400	Depreciation expense	216,466	216,466		-			3,669,673	3,669,673	
97500	Fraud losses	-	-		-			-	-	
97800	Dwelling units rent expense	-	-		-			-	-	
90000	Total Expenses	2,951,215	2,879,542	71,673	-	-	-	13,006,675	12,787,389	219,286

Public Housing Income Statement										
Line Item No.	Description	AMP 905	Operating Fund Program	Capital Fund Program	AMP 907	Operating Fund Program	Capital Fund Program	AMP 909	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	2,559,634	2,322,182	237,452	-			10,010,548	9,397,307	613,241
10020	Operating transfer out	(165,779)	-	(165,779)	-			(393,955)	-	(393,955)
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-		-	-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	153,480	153,480		-			1,065,959	1,065,959	-
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	2,547,335	2,475,662	71,673	-	-	-	10,682,552	10,463,266	219,286
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	85,756	85,756	-	-	-	-	1,580,396	1,580,396	-
11020	Required Annual Debt Principal Payments	36,713	36,713		-	-		1,327,080	1,327,080	
11030	Beginning equity	2,055,703	2,055,703	-	-	-	-	15,236,447	15,236,447	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	3	3	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	3	3	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	2,076	2,076		-			6,146	6,146	
11210	Unit Months Leased	1,981	1,981		-			5,908	5,908	
11270	Excess Cash	1,144,201	1,144,201		-	-		3,925,431	3,925,431	
11610	Land Purchases	-			-			-		
11620	Building Purchases	153,480	153,480	-	-			1,043,161	1,043,161	-
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-	-		-			-	-	
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-		-	-			-		

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

Public Housing Income Statement										
Line Item No.	Description	AMP 911	Operating Fund Program	Capital Fund Program	AMP 912	Operating Fund Program	Capital Fund Program	AMP 914	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-	-		-	-		-	-	
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-	-		-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-	-		-			-		
96100	Total Insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	-			-			-		
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-	-		-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	-	-	-	-	-	-	-	-	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	-	-	-	-	-	-	-	-	-
97000	Excess Revenue Over Operating Expenses	-	-	-	-	-	-	-	-	-
97100	Extraordinary maintenance	-			-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300-010	Mainstream 1 & 5 year	-			-			-		
97300-020	Home-Ownership	-			-			-		
97300-025	Litigation	-			-			-		
97300-030	Hope IV	-			-			-		
97300-035	Moving to Work	-			-			-		
97300-040	Tenant Protection	-			-			-		
97300-050	Portability In	-			-			-		
97300-060	Enhanced	-			-			-		
97300-070	All Other	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	-	-	-	-	-	-	-	-	-

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

Public Housing Income Statement										
Line Item No.	Description	AMP 915	Operating Fund Program	Capital Fund Program	AMP 917	Operating Fund Program	Capital Fund Program	AMP 920	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	384,539	384,539		667,472	667,472		360,063	360,063	
70400	Tenant revenue - other	1,761	1,761		1,159	1,159		3,177	3,177	
70500	Total Tenant Revenue	386,300	386,300	-	668,631	668,631	-	363,240	363,240	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-	-	
71100	Investment income - unrestricted	445	445		619	619		964	964	
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	18,008	18,008		24,769	24,769		114,932	114,932	
71600	Gain or loss on sale of capital assets	982	982		1,736	1,736		1,024	1,024	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	405,735	405,735	-	695,755	695,755	-	480,160	480,160	-
91100	Administrative salaries	63,923	63,923		66,096	66,096		54,225	54,225	
91200	Auditing fees	914	914		1,608	1,608		960	960	
91300	Management Fee	161,852	112,363	49,489	285,030	197,571	87,459	169,681	118,059	51,622
91310	Book-Keeping Fee	10,800	10,800		18,990	18,990		11,348	11,348	
91400	Advertising and Marketing	1,142	1,142		3,247	3,247		1,006	1,006	
91500	Employee benefit contributions - administrative	30,517	30,517		31,702	31,702		24,685	24,685	
91600	Office Expenses	15,541	15,541		22,910	22,910		27,858	27,858	
91700	Legal Expense	5,787	5,787		5,450	5,450		89,683	89,683	
91800	Travel	138	138		138	138		795	795	
91810	Allocated Overhead	-	-		-	-		-	-	
91900	Other	149,786	149,786	-	266,197	266,197	-	266,243	266,243	-
91000	Total Operating-Administrative	440,400	390,911	49,489	701,368	613,909	87,459	646,484	594,862	51,622
92000	Asset Management Fee	14,400	14,400		25,320	25,320		15,140	15,140	
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	940	940		750	750		760	760	
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	80,417	80,417	-	142,105	142,105	-	85,841	85,841	-
92500	Total Tenant Services	81,357	81,357	-	142,855	142,855	-	86,601	86,601	-
93100	Water	21,772	21,772		8,939	8,939		78,950	78,950	
93200	Electricity	68,681	68,681		154,986	154,986		178,672	178,672	
93300	Gas	72,814	72,814		108,367	108,367		29,096	29,096	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	56,880	56,880		92,712	92,712		26,228	26,228	
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-	-	
93800	Other utilities expense	4,997	4,997		8,037	8,037		4,699	4,699	
93000	Total Utilities	225,144	225,144	-	373,041	373,041	-	317,645	317,645	-

Public Housing Income Statement										
Line Item No.	Description	AMP 915	Operating Fund Program	Capital Fund Program	AMP 917	Operating Fund Program	Capital Fund Program	AMP 920	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	52,238	52,238		109,114	109,114		189,252	189,252	
94200	Ordinary maintenance and operations - materials and other	115,633	115,633		167,724	167,724		122,712	122,712	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	3,406	3,406		-	-		-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	72,302	72,302		140,709	140,709		93,718	93,718	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		-	-		600	600	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	5,218	5,218		6,235	6,235		1,714	1,714	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	5,000	5,000		-	-		8,885	8,885	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-	-		1,475	1,475	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	26,876	26,876		33,309	33,309		33,238	33,238	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	59,548	59,548		124,684	124,684		151,729	151,729	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	8,783	8,783		19,374	19,374		14,980	14,980	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		-	-		227	227	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	130,559	130,559		125,306	125,306		101,026	101,026	
94300-120	Ord Maint and Op Contracts - Misc Contracts	155,629	155,629		280,566	280,566		281,069	281,069	
94300	Ordinary Maintenance and Operations Contracts	467,321	467,321	-	730,183	730,183	-	688,661	688,661	-
94500	Employee benefit contribution - ordinary maintenance	16,146	16,146		31,550	31,550		71,593	71,593	-
94000	Total Maintenance	651,338	651,338	-	1,038,571	1,038,571	-	1,072,218	1,072,218	-
95100	Protective services - labor	7,014	7,014		14,027	14,027		8,767	8,767	
95200	Protective services - other contract costs	281,212	281,212	-	268,449	268,449	-	271	271	-
95300	Protective services - other	36,239	36,239	-	53,124	53,124	-	42,680	42,680	-
95500	Employee benefit contributions - protective services	1,648	1,648		3,296	3,296		2,060	2,060	
95000	Total Protective Services	326,113	326,113	-	338,896	338,896	-	53,778	53,778	-
96110	Property Insurance	14,323	14,323		9,524	9,524		30,515	30,515	
96120	Liability Insurance	7,999	7,999		124,251	124,251		11,025	11,025	
96130	Workmen's Compensation	4,306	4,306		13,196	13,196		10,950	10,950	
96140	All other Insurance	2,112	2,112		3,716	3,716		2,306	2,306	
96100	Total Insurance Premiums	28,740	28,740	-	150,687	150,687	-	54,796	54,796	-
96200	Other general expenses	1,505	1,505		947	947		11,726	11,726	
96210	Compensated absences	-	-		15,769	15,769		3,724	3,724	
96300	Payments in lieu of taxes	3,871	3,871		7,387	7,387		1,114	1,114	
96400	Bad debt - tenant rents	13,455	13,455		2,921	2,921		9,958	9,958	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	Total Other General Expenses	18,831	18,831	-	27,024	27,024	-	26,522	26,522	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	2,302	2,302		1,821	1,821		30,281	30,281	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	2,302	2,302	-	1,821	1,821	-	30,281	30,281	-
96900	Total Operating Expenses	1,788,625	1,739,136	49,489	2,799,583	2,712,124	87,459	2,303,465	2,251,843	51,622
97000	Excess Revenue Over Operating Expenses	(1,382,890)	(1,333,401)	(49,489)	(2,103,828)	(2,016,369)	(87,459)	(1,823,305)	(1,771,683)	(51,622)
97100	Extraordinary maintenance	-	-	-	-	-		-	-	-
97200	Casualty losses- Non-capitalized	-	-					10,000	10,000	
97300-010	Mainstream 1 & 5 year	-	-		-	-		-	-	
97300-020	Home-Ownership	-	-		-	-		-	-	
97300-025	Litigation	-	-		-	-		-	-	
97300-030	Hope IV	-	-		-	-		-	-	
97300-035	Moving to Work	-	-		-	-		-	-	
97300-040	Tenant Protection	-	-		-	-		-	-	
97300-050	Portability In	-	-		-	-		-	-	
97300-060	Enhanced	-	-		-	-		-	-	
97300-070	All Other	-	-		-	-		-	-	
97300	Housing assistance payments	-	-		-	-		-	-	
97400	Depreciation expense	223,530	223,530		187,941	187,941		777,995	777,995	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	2,012,155	1,962,666	49,489	2,987,524	2,900,065	87,459	3,091,460	3,039,838	51,622

Public Housing Income Statement										
Line Item No.	Description	AMP 915	Operating Fund Program	Capital Fund Program	AMP 917	Operating Fund Program	Capital Fund Program	AMP 920	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	1,911,874	1,772,361	139,513	2,865,183	2,620,943	244,240	2,950,899	2,808,756	142,143
10020	Operating transfer out	(90,024)		(90,024)	(156,781)	-	(156,781)	(90,521)	-	(90,521)
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	302,849	302,849	-	-	-	-	51,342	51,342	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	2,124,699	2,075,210	49,489	2,708,402	2,620,943	87,459	2,911,720	2,860,098	51,622
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	518,279	518,279	-	416,633	416,633	-	300,420	300,420	-
11020	Required Annual Debt Principal Payments	34,059	34,059		26,955	26,955		448,951	448,951	
11030	Beginning equity	1,105,897	1,105,897	-	1,590,005	1,590,005	-	1,878,536	1,878,536	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Prior period adjustments and correction of errors - Editable	(1)	(1)	-	-	-	-	1	1	-
11040	Prior period adjustments, equity transfers, and correction of errors	(1)	(1)	-	-	-	-	1	1	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,440	1,440		2,532	2,532		1,513	1,513	
11210	Unit Months Leased	1,403	1,403		2,470	2,470		1,432	1,432	
11270	Excess Cash	749,762	749,762		1,167,024	1,167,024		977,205	977,205	
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	302,849	302,849	-	-	-	-	20,913	20,913	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 922	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program	AMP 931	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	363,453	363,453		-			207,025	207,025	
70400	Tenant revenue - other	275	275	-	-			1,304	1,304	
70500	Total Tenant Revenue	363,728	363,728	-	-	-	-	208,329	208,329	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	444	444		-			299	299	
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	65,274	65,274		-			40,927	40,927	
71600	Gain or loss on sale of capital assets	1,261	1,261		-			550	550	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	430,707	430,707	-	-	-	-	250,105	250,105	-
91100	Administrative salaries	71,112	71,112		-			34,941	34,941	
91200	Auditing fees	1,158	1,158		-			511	511	
91300	Management Fee	205,894	142,326	63,568	-			90,389	62,658	27,731
91310	Book-Keeping Fee	13,680	13,680		-			6,023	6,023	
91400	Advertising and Marketing	1,006	1,006		-			1,142	1,142	
91500	Employee benefit contributions - administrative	27,744	27,744		-			7,195	7,195	
91600	Office Expenses	10,740	10,740		-			12,163	12,163	
91700	Legal Expense	11,264	11,264		-			2,794	2,794	
91800	Travel	675	675		-			138	138	
91810	Allocated Overhead	-	-		-			-	-	
91900	Other	207,955	207,955	-	-			129,997	129,997	-
91000	Total Operating-Administrative	551,228	487,660	63,568	-	-	-	285,293	257,562	27,731
92000	Asset Management Fee	18,600	18,600		-			8,040	8,040	
92100	Tenant services - salaries	-	-	-	-			-	-	-
92200	Relocation Costs	-	-		-			435	435	
92300	Employee benefit contributions - tenant services	-	-	-	-			-	-	-
92400	Tenant services - other	108,624	108,624	-	-			45,059	45,059	-
92500	Total Tenant Services	108,624	108,624	-	-	-	-	45,494	45,494	-
93100	Water	212,413	212,413		-			4,488	4,488	
93200	Electricity	11,177	11,177		-			42,681	42,681	
93300	Gas	11,916	11,916		-			26,218	26,218	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	269,664	269,664		-			37,406	37,406	
93700	Employee benefit contributions - utilities	-			-			-	-	
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			2,598	2,598	
93000	Total Utilities	505,170	505,170	-	-	-	-	113,391	113,391	-

Public Housing Income Statement										
Line Item No.	Description	AMP 922	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program	AMP 931	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	69,472	69,472		-			16,601	16,601	
94200	Ordinary maintenance and operations - materials and other	116,638	116,638		-			66,626	66,626	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		-			-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	36,371	36,371		-			46,500	46,500	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		-			750	750	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	69	69		-			7,135	7,135	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	61,219	61,219		-			-	-	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-			4,430	4,430	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	39,034	39,034		-			13,679	13,679	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	156,758	156,758		-			24,624	24,624	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	10,455	10,455		-			5,442	5,442	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	3,603	3,603		-			-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	54,985	54,985		-			114,916	114,916	
94300-120	Ord Maint and Op Contracts - Misc Contracts	162,041	162,041		-			70,923	70,923	
94300	Ordinary Maintenance and Operations Contracts	524,535	524,535	-	-	-	-	288,399	288,399	-
94500	Employee benefit contribution - ordinary maintenance	24,919	24,919		-	-		1,225	1,225	
94000	Total Maintenance	735,564	735,564	-	-	-	-	372,851	372,851	-
95100	Protective services - labor	10,521	10,521		-			5,260	5,260	
95200	Protective services - other contract costs	325	325	-	-			162,399	162,399	-
95300	Protective services - other	26,793	26,793	-	-			26,291	26,291	-
95500	Employee benefit contributions - protective services	2,472	2,472		-			1,236	1,236	
95000	Total Protective Services	40,111	40,111	-	-	-	-	195,186	195,186	-
96110	Property Insurance	47,365	47,365		-			5,383	5,383	
96120	Liability Insurance	5,386	5,386		-			5,436	5,436	
96130	Workmen's Compensation	13,394	13,394		-			3,910	3,910	
96140	All other Insurance	2,714	2,714		-			1,190	1,190	
96100	Total Insurance Premiums	68,859	68,859	-	-	-	-	15,919	15,919	-
96200	Other general expenses	-	-		-			5,266	5,266	
96210	Compensated absences	-	-		-			21	21	
96300	Payments in lieu of taxes	-	-		-			2,276	2,276	
96400	Bad debt - tenant rents	7,542	7,542		-			2,997	2,997	
96500	Bad debt - mortgages	-	-		-			-	-	
96600	Bad debt - other	-	-		-			-	-	
96800	Severance expense	-	-		-			-	-	
96000	Total Other General Expenses	7,542	7,542	-	-	-	-	10,560	10,560	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			3,889	3,889	
96730	Amortization of Bond Issue Costs				-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	3,889	3,889	-
96900	Total Operating Expenses	2,035,698	1,972,130	63,568	-	-	-	1,050,623	1,022,892	27,731
97000	Excess Revenue Over Operating Expenses	(1,604,991)	(1,541,423)	(63,568)	-	-	-	(800,518)	(772,787)	(27,731)
97100	Extraordinary maintenance	-	-	-	-			-	-	
97200	Casualty losses- Non-capitalized	-						10,000	10,000	
97300-010	Mainstream 1 & 5 year	-			-			-		
97300-020	Home-Ownership	-			-			-		
97300-025	Litigation	-			-			-		
97300-030	Hope IV	-			-			-		
97300-035	Moving to Work	-			-			-		
97300-040	Tenant Protection	-			-			-		
97300-050	Portability In	-			-			-		
97300-060	Enhanced	-			-			-		
97300-070	All Other	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	165,009	165,009		-			204,213	204,213	
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	2,200,707	2,137,139	63,568	-	-	-	1,264,836	1,237,105	27,731

Public Housing Income Statement										
Line Item No.	Description	AMP 922	Operating Fund Program	Capital Fund Program	AMP 929	Operating Fund Program	Capital Fund Program	AMP 931	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	2,156,109	1,979,822	176,287	-			1,124,444	1,046,519	77,925
10020	Operating transfer out	(112,719)	-	(112,719)	-			(50,195)	-	(50,195)
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	144,723	144,723	-	-			85,914	85,914	
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	2,188,113	2,124,545	63,568	-	-	-	1,160,163	1,132,433	27,730
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	418,113	418,113	-	-	-	-	145,432	145,433	(1)
11020	Required Annual Debt Principal Payments	-	-		-	-	-	-	-	
11030	Beginning equity	3,836,686	3,836,686	-	-	-	-	1,241,038	1,241,038	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-		
11040-070	Prior period adjustments and correction of errors - Editable	1	1	-	-	-	-	1	1	-
11040	Prior period adjustments, equity transfers, and correction of errors	1	1	-	-	-	-	1	1	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,824	1,824		-			803	803	-
11210	Unit Months Leased	1,787	1,787		-			772	772	
11270	Excess Cash	861,975	861,975		-	-		559,839	559,839	
11610	Land Purchases	-			-			-		
11620	Building Purchases	144,723	144,723	-	-			85,914	85,914	-
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-	-		-			-	-	
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 932	Operating Fund Program	Capital Fund Program	AMP 933	Operating Fund Program	Capital Fund Program	AMP 939	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	433,912	433,912		301,708	301,708		288,880	288,880	
70400	Tenant revenue - other	16,192	16,192		1,606	1,606		1,394	1,394	
70500	Total Tenant Revenue	450,104	450,104	-	303,314	303,314	-	290,274	290,274	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	1,783	1,783		641	641		452	452	
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	84,636	84,636		13,638	13,638		59,087	59,087	
71600	Gain or loss on sale of capital assets	1,058	1,058		796	796		1,084	1,084	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	537,581	537,581	-	318,389	318,389	-	350,897	350,897	-
91100	Administrative salaries	41,260	41,260		29,774	29,774		55,577	55,577	
91200	Auditing fees	991	991		739	739		999	999	
91300	Management Fee	145,606	92,278	53,328	118,162	78,059	40,103	167,908	113,300	54,608
91310	Book-Keeping Fee	8,870	8,870		7,503	7,503		10,890	10,890	
91400	Advertising and Marketing	1,006	1,006		1,142	1,142		1,006	1,006	
91500	Employee benefit contributions - administrative	10,271	10,271		7,018	7,018		25,668	25,668	
91600	Office Expenses	22,753	22,753		6,381	6,381		8,201	8,201	
91700	Legal Expense	89,961	89,961		94,615	94,615		26,006	26,006	
91800	Travel	1,900	1,900		138	138		2,765	2,765	
91810	Allocated Overhead	-	-		-	-		-	-	
91900	Other	173,213	173,213	-	165,366	165,366	-	208,285	208,285	-
91000	Total Operating-Administrative	495,831	442,503	53,328	430,838	390,735	40,103	507,305	452,697	54,608
92000	Asset Management Fee	13,751	13,751		10,314	10,314		16,040	16,040	
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-		-	-		4,058	4,058	
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	70,202	70,202	-	54,247	54,247	-	86,147	86,147	-
92500	Total Tenant Services	70,202	70,202	-	54,247	54,247	-	90,205	90,205	-
93100	Water	95,175	95,175		17,185	17,185		293,904	293,904	
93200	Electricity	130,204	130,204		77,923	77,923		24,575	24,575	
93300	Gas	98,030	98,030		36,034	36,034		18,906	18,906	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	116,220	116,220		47,416	47,416		188,088	188,088	
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-	-		-			-	-	
93800	Other utilities expense	5,625	5,625		4,089	4,089		-	-	
93000	Total Utilities	445,254	445,254	-	182,647	182,647	-	525,473	525,473	-

Public Housing Income Statement										
Line Item No.	Description	AMP 932	Operating Fund Program	Capital Fund Program	AMP 933	Operating Fund Program	Capital Fund Program	AMP 939	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	126,766	126,766		54,350	54,350		93,555	93,555	
94200	Ordinary maintenance and operations - materials and other	75,258	75,258		56,304	56,304		98,004	98,004	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		2,473	2,473		-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	27,830	27,830		39,186	39,186		28,114	28,114	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	750	750		1,100	1,100		-	-	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-	-		5,876	5,876		-	-	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	2,800	2,800		7,000	7,000		31,120	31,120	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	920	920		7,130	7,130		2,696	2,696	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	84,757	84,757		16,695	16,695		37,816	37,816	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	63,029	63,029		30,427	30,427		97,890	97,890	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	13,118	13,118		5,555	5,555		11,595	11,595	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		-	-		1,145	1,145	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	28,292	28,292		25,828	25,828		72,367	72,367	
94300-120	Ord Maint and Op Contracts - Misc Contracts	96,290	96,290		93,617	93,617		195,410	195,410	
94300	Ordinary Maintenance and Operations Contracts	317,786	317,786	-	234,887	234,887	-	478,153	478,153	-
94500	Employee benefit contribution - ordinary maintenance	35,522	35,522		13,309	13,309		56,091	56,091	
94000	Total Maintenance	555,332	555,332	-	358,850	358,850	-	725,803	725,803	-
95100	Protective services - labor	8,767	8,767		7,014	7,014		8,767	8,767	
95200	Protective services - other contract costs	271	271	-	149,304	149,304	-	29,933	29,933	-
95300	Protective services - other	31,052	31,052	-	21,763	21,763	-	11,397	11,397	-
95500	Employee benefit contributions - protective services	2,060	2,060		1,648	1,648		2,060	2,060	
95000	Total Protective Services	42,150	42,150	-	179,729	179,729	-	52,157	52,157	-
96110	Property Insurance	21,634	21,634		9,157	9,157		16,945	16,945	
96120	Liability Insurance	890	890		7,449	7,449		1,606	1,606	
96130	Workmen's Compensation	2,853	2,853		161	161		8,218	8,218	
96140	All other Insurance	2,293	2,293		1,703	1,703		2,358	2,358	
96100	Total Insurance Premiums	27,670	27,670	-	18,470	18,470	-	29,127	29,127	-
96200	Other general expenses	1,113	1,113		-	-		2,626	2,626	
96210	Compensated absences	-	-		-	-		-	-	
96300	Payments in lieu of taxes	-	-		-	-		-	-	
96400	Bad debt - tenant rents	11,095	11,095		3,427	3,427		-	-	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	Total Other General Expenses	12,208	12,208	-	3,427	3,427	-	2,626	2,626	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	-	-		-	-		946	946	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	-	-	-	-	-	-	946	946	-
96900	Total Operating Expenses	1,662,398	1,609,070	53,328	1,238,522	1,198,419	40,103	1,949,682	1,895,074	54,608
97000	Excess Revenue Over Operating Expenses	(1,124,817)	(1,071,489)	(53,328)	(920,133)	(880,030)	(40,103)	(1,598,785)	(1,544,177)	(54,608)
97100	Extraordinary maintenance	-	-	-	-	-		-	-	
97200	Casualty losses- Non-capitalized	-	-	-	-	-		-	-	
97300-010	Mainstream 1 & 5 year	-	-	-	-	-		-	-	
97300-020	Home-Ownership	-	-	-	-	-		-	-	
97300-025	Litigation	-	-	-	-	-		-	-	
97300-030	Hope IV	-	-	-	-	-		-	-	
97300-035	Moving to Work	-	-	-	-	-		-	-	
97300-040	Tenant Protection	-	-	-	-	-		-	-	
97300-050	Portability In	-	-	-	-	-		-	-	
97300-060	Enhanced	-	-	-	-	-		-	-	
97300-070	All Other	162,946	162,946	-	120,095	120,095	-	-	-	
97300	Housing assistance payments	162,946	162,946	-	120,095	120,095	-	-	-	
97400	Depreciation expense	-	-	-	-	-		231,354	231,354	
97500	Fraud losses	-	-	-	-	-		-	-	
97800	Dwelling units rent expense	-	-	-	-	-		-	-	
90000	Total Expenses	1,825,344	1,772,016	53,328	1,358,617	1,318,514	40,103	2,181,036	2,126,428	54,608

Public Housing Income Statement										
Line Item No.	Description	AMP 932	Operating Fund Program	Capital Fund Program	AMP 933	Operating Fund Program	Capital Fund Program	AMP 939	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	2,101,619	1,952,933	148,686	2,314,016	2,200,754	113,262	1,868,290	1,717,395	150,895
10020	Operating transfer out	(95,358)	-	(95,358)	(73,159)	-	(73,159)	(96,287)	-	(96,287)
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	(3,216,791)	(3,216,791)	-	(2,437,724)	(2,437,724)	-	2,562,786	2,562,786	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	31,954	31,954	-	7,827	7,827	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	(1,210,530)	(1,263,858)	53,328	(164,913)	(205,016)	40,103	4,342,616	4,288,008	54,608
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(2,498,293)	(2,498,293)	-	(1,205,141)	(1,205,141)	-	2,512,477	2,512,477	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	13,993	13,993	-
11030	Beginning equity	2,815,387	2,815,387	-	3,059,148	3,059,148	-	8,088,913	8,088,913	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Prior period adjustments and correction of errors - Editable	(1)	(1)	-	-	-	-	1	1	-
11040	Prior period adjustments, equity transfers, and correction of errors	(317,094)	(317,094)	-	(1,854,007)	(1,854,007)	-	1	1	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	1,220	1,220	-	1,033	1,033	-	1,452	1,452	-
11210	Unit Months Leased	1,201	1,201	-	1,006	1,006	-	1,419	1,419	-
11270	Excess Cash	(134,089)	(134,089)	-	(99,868)	(99,868)	-	3,385,826	3,385,826	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	7,827	7,827	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 940	Operating Fund Program	Capital Fund Program	AMP 941	Operating Fund Program	Capital Fund Program	AMP 944	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	110,744	110,744		266,961	266,961		170,291	170,291	
70400	Tenant revenue - other	-	-	-	459	459		325	325	
70500	Total Tenant Revenue	110,744	110,744	-	267,420	267,420	-	170,616	170,616	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	168	168		266	266		174	174	
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	3,494	3,494		114,133	114,133		14,470	14,470	
71600	Gain or loss on sale of capital assets	246	246		855	855		491	491	
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	114,652	114,652	-	382,674	382,674	-	185,751	185,751	-
91100	Administrative salaries	20,842	20,842		42,438	42,438		26,786	26,786	
91200	Auditing fees	229	229		793	793		457	457	
91300	Management Fee	40,463	28,091	12,372	140,471	97,381	43,090	80,925	56,180	24,745
91310	Book-Keeping Fee	2,700	2,700		9,360	9,360		5,400	5,400	
91400	Advertising and Marketing	1,142	1,142		1,006	1,006		1,142	1,142	
91500	Employee benefit contributions - administrative	7,379	7,379		14,896	14,896		12,390	12,390	
91600	Office Expenses	5,005	5,005		14,260	14,260		7,108	7,108	
91700	Legal Expense	1,205	1,205		6,634	6,634		12,660	12,660	
91800	Travel	-	-		275	275		590	590	
91810	Allocated Overhead	-	-		-			-		
91900	Other	49,428	49,428	-	164,416	164,416	-	94,613	94,613	-
91000	Total Operating-Administrative	128,393	116,021	12,372	394,549	351,459	43,090	242,071	217,326	24,745
92000	Asset Management Fee	3,600	3,600		12,480	12,480		7,200	7,200	
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-		-	-		975	975	
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	20,593	20,593	-	70,323	70,323	-	40,209	40,209	-
92500	Total Tenant Services	20,593	20,593	-	70,323	70,323	-	41,184	41,184	-
93100	Water	13,904	13,904		36,046	36,046		15,337	15,337	
93200	Electricity	40,331	40,331		48,787	48,787		22,934	22,934	
93300	Gas	8,928	8,928		28,583	28,583		13,084	13,084	
93400	Fuel	-	-		-			-		
93500	Labor	-	-		-			-		
93600	Sewer	14,942	14,942		62,480	62,480		23,550	23,550	
93700	Employee benefit contributions - utilities	-	-		-			-		
93750	HAP Portability-In	-	-		-			-		
93800	Other utilities expense	5,455	5,455		4,207	4,207		2,310	2,310	
93000	Total Utilities	83,560	83,560	-	180,103	180,103	-	77,215	77,215	-

Public Housing Income Statement										
Line Item No.	Description	AMP 940	Operating Fund Program	Capital Fund Program	AMP 941	Operating Fund Program	Capital Fund Program	AMP 944	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-	-		40,391	40,391		46,899	46,899	
94200	Ordinary maintenance and operations - materials and other	40,062	40,062		53,279	53,279		53,735	53,735	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		786	786		2,620	2,620	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	60,348	60,348		73,339	73,339		44,440	44,440	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		1,200	1,200		450	450	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	2,328	2,328		5,407	5,407		5,576	5,576	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-	-		-	-		-	-	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	3,727	3,727		-	-		-	-	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	52,686	52,686		26,691	26,691		18,443	18,443	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	19,875	19,875		45,087	45,087		25,816	25,816	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	2,191	2,191		11,929	11,929		5,056	5,056	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		626	626		-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	4,475	4,475		27,543	27,543		33,856	33,856	
94300-120	Ord Maint and Op Contracts - Misc Contracts	27,894	27,894		76,187	76,187		68,394	68,394	
94300	Ordinary Maintenance and Operations Contracts	173,524	173,524	-	268,795	268,795	-	204,651	204,651	-
94500	Employee benefit contribution - ordinary maintenance	-	-		15,925	15,925		23,506	23,506	
94000	Total Maintenance	213,586	213,586	-	378,390	378,390	-	328,791	328,791	-
95100	Protective services - labor	1,753	1,753		7,014	7,014		3,507	3,507	
95200	Protective services - other contract costs	141,817	141,817	-	217	217	-	162,285	162,285	-
95300	Protective services - other	27,819	27,819	-	45,774	45,774	-	32,902	32,902	-
95500	Employee benefit contributions - protective services	412	412		1,648	1,648		824	824	
95000	Total Protective Services	171,801	171,801	-	54,653	54,653	-	199,518	199,518	-
96110	Property Insurance	3,703	3,703		8,895	8,895		4,482	4,482	
96120	Liability Insurance	1,984	1,984		6,974	6,974		3,989	3,989	
96130	Workmen's Compensation	1,193	1,193		4,787	4,787		2,708	2,708	
96140	All other Insurance	531	531		1,838	1,838		1,062	1,062	
96100	Total Insurance Premiums	7,411	7,411	-	22,494	22,494	-	12,241	12,241	-
96200	Other general expenses	770	770		482	482		365	365	
96210	Compensated absences	-	-		-	-		2,137	2,137	
96300	Payments in lieu of taxes	812	812		2,204	2,204		2,347	2,347	
96400	Bad debt - tenant rents	-	-		-	-		3,795	3,795	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	Total Other General Expenses	1,582	1,582	-	2,686	2,686	-	8,644	8,644	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	1,430	1,430		909	909		303	303	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	1,430	1,430	-	909	909	-	303	303	-
96900	Total Operating Expenses	631,956	619,584	12,372	1,116,587	1,073,497	43,090	917,167	892,422	24,745
97000	Excess Revenue Over Operating Expenses	(517,304)	(504,932)	(12,372)	(733,913)	(690,823)	(43,090)	(731,416)	(706,671)	(24,745)
97100	Extraordinary maintenance	-	-	-	-	-		-	-	
97200	Casualty losses- Non-capitalized	-	-		-	-		-	-	
97300-010	Mainstream 1 & 5 year	-	-		-	-		-	-	
97300-020	Home-Ownership	-	-		-	-		-	-	
97300-025	Litigation	-	-		-	-		-	-	
97300-030	Hope IV	-	-		-	-		-	-	
97300-035	Moving to Work	-	-		-	-		-	-	
97300-040	Tenant Protection	-	-		-	-		-	-	
97300-050	Portability In	-	-		-	-		-	-	
97300-060	Enhanced	-	-		-	-		-	-	
97300-070	All Other	-	-		-	-		-	-	
97300	Housing assistance payments	-	-		-	-		-	-	
97400	Depreciation expense	649,266	649,266		396,886	396,886		145,228	145,228	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	1,281,222	1,268,850	12,372	1,513,473	1,470,383	43,090	1,062,395	1,037,650	24,745

Public Housing Income Statement										
Line Item No.	Description	AMP 940	Operating Fund Program	Capital Fund Program	AMP 941	Operating Fund Program	Capital Fund Program	AMP 944	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	723,889	688,919	34,970	2,568,277	2,447,763	120,514	1,004,477	935,271	\$ 69,206
10020	Operating transfer out	(22,598)	-	(22,598)	(77,424)	-	(77,424)	(44,461)		\$ (44,461)
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			409,890	409,890	-	16,750	16,750	-
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	701,291	688,919	12,372	2,900,743	2,857,653	43,090	976,766	952,021	24,745
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(465,279)	(465,279)	-	1,769,944	1,769,944	-	100,122	100,122	-
11020	Required Annual Debt Principal Payments	21,230	21,230		14,622	14,622		4,473	4,473	-
11030	Beginning equity	2,236,280	2,236,280	-	4,620,833	4,620,833	-	543,134	543,134	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-	-	-
11040-070	Prior period adjustments and correction of errors - Editable	(1)	(1)	-	1	1	-	2	2	-
11040	Prior period adjustments, equity transfers, and correction of errors	(1)	(1)	-	1	1	-	2	2	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	360	360		1,248	1,248		720	720	
11210	Unit Months Leased	340	340		1,215	1,215		694	694	
11270	Excess Cash	265,746	265,746		467,994	467,994		386,858	386,858	
11610	Land Purchases	-			-			-		
11620	Building Purchases	-	-	-	409,890	409,890	-	16,750	16,750	-
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-	-		-	-		-	-	
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 945	Operating Fund Program	Capital Fund Program	AMP 946	Operating Fund Program	Capital Fund Program	AMP 947	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	216,750	216,750		185,718	185,718		85,565	85,565	
70400	Tenant revenue - other	300	300		235	235		170	170	
70500	Total Tenant Revenue	217,050	217,050	-	185,953	185,953	-	85,735	85,735	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-	-		-		
71100	Investment income - unrestricted	276	276		235	235		121	121	
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	14,644	14,644		25,621	25,621		13,412	13,412	
71600	Gain or loss on sale of capital assets	576	576		542	542		254	254	
72000	Investment income - restricted	-			-	-		-		
70000	Total Revenue	232,546	232,546	-	212,351	212,351	-	99,522	99,522	-
91100	Administrative salaries	21,535	21,535		21,161	21,161		21,014	21,014	
91200	Auditing fees	534	534		503	503		236	236	
91300	Management Fee	94,556	65,545	29,011	89,104	61,800	27,304	41,826	29,027	12,799
91310	Book-Keeping Fee	6,300	6,300		5,940	5,940		2,791	2,791	
91400	Advertising and Marketing	1,142	1,142		1,142	1,142		1,142	1,142	
91500	Employee benefit contributions - administrative	6,413	6,413		6,348	6,348		7,391	7,391	
91600	Office Expenses	6,049	6,049		5,411	5,411		3,603	3,603	
91700	Legal Expense	4,470	4,470		112,931	112,931		293	293	
91800	Travel	8	8		8	8		-	-	
91810	Allocated Overhead	-			-			-		
91900	Other	106,855	106,855		104,240	104,240		52,366	52,366	
91000	Total Operating-Administrative	247,862	218,851	29,011	346,788	319,484	27,304	130,662	117,863	12,799
92000	Asset Management Fee	8,400	8,400		7,920	7,920		3,720	3,720	
92100	Tenant services - salaries	-	-	-	-			-		
92200	Relocation Costs	-	-		-			-		
92300	Employee benefit contributions - tenant services	-	-	-	-			-		
92400	Tenant services - other	47,137	47,137	-	44,741	44,741	-	20,797	20,797	-
92500	Total Tenant Services	47,137	47,137	-	44,741	44,741	-	20,797	20,797	-
93100	Water	26,313	26,313		35,711	35,711		7,339	7,339	
93200	Electricity	37,526	37,526		43,371	43,371		15,231	15,231	
93300	Gas	20,426	20,426		17,443	17,443		11,637	11,637	
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	40,549	40,549		45,141	45,141		9,817	9,817	
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	2,595	2,595		999	999		1,111	1,111	
93000	Total Utilities	127,409	127,409	-	142,665	142,665	-	45,135	45,135	-

Public Housing Income Statement										
Line Item No.	Description	AMP 945	Operating Fund Program	Capital Fund Program	AMP 946	Operating Fund Program	Capital Fund Program	AMP 947	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	54,774	54,774		38,848	38,848		52,487	52,487	
94200	Ordinary maintenance and operations - materials and other	45,714	45,714		54,919	54,919		23,511	23,511	
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-	-		4,380	4,380		-	-	
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	52,392	52,392		39,488	39,488		44,188	44,188	
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		1,000	1,000		1,200	1,200	
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	5,960	5,960		137	137		4,958	4,958	
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-	-		-	-		-	-	
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		-	-		-	-	
94300-070	Ord Maint and Op Contracts - Electrical Contracts	20,940	20,940		21,989	21,989		12,295	12,295	
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	20,202	20,202		41,133	41,133		20,989	20,989	
94300-090	Ord Maint and Op Contracts - Extermination Contracts	3,500	3,500		7,113	7,113		4,156	4,156	
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		-	-		-	-	
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	17,902	17,902		14,153	14,153		5,114	5,114	
94300-120	Ord Maint and Op Contracts - Misc Contracts	113,749	113,749		52,803	52,803		36,178	36,178	
94300	Ordinary Maintenance and Operations Contracts	234,645	234,645	-	182,196	182,196	-	129,078	129,078	-
94500	Employee benefit contribution - ordinary maintenance	25,123	25,123		21,830	21,830		24,876	24,876	
94000	Total Maintenance	360,256	360,256	-	297,793	297,793	-	229,952	229,952	-
95100	Protective services - labor	5,260	5,260		3,507	3,507		1,753	1,753	
95200	Protective services - other contract costs	317,878	317,878	-	163,537	163,537		149,152	149,152	
95300	Protective services - other	35,680	35,680	-	29,916	29,916		33,185	33,185	
95500	Employee benefit contributions - protective services	1,236	1,236		824	824		412	412	
95000	Total Protective Services	360,054	360,054	-	197,784	197,784	-	184,502	184,502	-
96110	Property Insurance	5,630	5,630		4,770	4,770		2,405	2,405	
96120	Liability Insurance	4,661	4,661		4,374	4,374		2,825	2,825	
96130	Workmen's Compensation	3,164	3,164		3,936	3,936		3,033	3,033	
96140	All other insurance	1,237	1,237		1,172	1,172		543	543	
96100	Total Insurance Premiums	14,692	14,692	-	14,252	14,252	-	8,806	8,806	-
96200	Other general expenses	667	667		472	472		188	188	
96210	Compensated absences	-	-		-	-		3,397	3,397	
96300	Payments in lieu of taxes	2,263	2,263		1,001	1,001		1,018	1,018	
96400	Bad debt - tenant rents	-	-		533	533		479	479	
96500	Bad debt - mortgages	-	-		-	-		-	-	
96600	Bad debt - other	-	-		-	-		-	-	
96800	Severance expense	-	-		-	-		-	-	
96000	Total Other General Expenses	2,930	2,930	-	2,006	2,006	-	5,082	5,082	-
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-	
96720	Interest on Notes Payable (Short and Long Term)	1,361	1,361		825	825		418	418	
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-	
96700	Interest expense and Amortization cost	1,361	1,361	-	825	825	-	418	418	-
96900	Total Operating Expenses	1,170,101	1,141,090	29,011	1,054,774	1,027,470	27,304	629,074	616,275	12,799
97000	Excess Revenue Over Operating Expenses	(937,555)	(908,544)	(29,011)	(842,423)	(815,119)	(27,304)	(529,552)	(516,753)	(12,799)
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	
97200	Casualty losses- Non-capitalized	-	-		-	-		-	-	
97300-010	Mainstream 1 & 5 year	-	-		-	-		-	-	
97300-020	Home-Ownership	-	-		-	-		-	-	
97300-025	Litigation	-	-		-	-		-	-	
97300-030	Hope IV	-	-		-	-		-	-	
97300-035	Moving to Work	-	-		-	-		-	-	
97300-040	Tenant Protection	-	-		-	-		-	-	
97300-050	Portability In	-	-		-	-		-	-	
97300-060	Enhanced	-	-		-	-		-	-	
97300-070	All Other	-	-		-	-		-	-	
97300	Housing assistance payments	-	-		-	-		-	-	
97400	Depreciation expense	335,308	335,308		105,279	105,279		127,915	127,915	
97500	Fraud losses	-	-		-	-		-	-	
97800	Dwelling units rent expense	-	-		-	-		-	-	
90000	Total Expenses	1,505,409	1,476,398	29,011	1,160,053	1,132,749	27,304	756,989	744,190	12,799

Public Housing Income Statement										
Line Item No.	Description	AMP 945	Operating Fund Program	Capital Fund Program	AMP 946	Operating Fund Program	Capital Fund Program	AMP 947	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	1,303,471	1,222,700	80,771	1,171,454	1,095,456	75,998	699,787	664,358	35,429
10020	Operating transfer out	(51,760)		(51,760)	(48,694)		(48,694)	(22,630)		(22,630)
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-	-	-	-	-	-	-		-
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	1,251,711	1,222,700	29,011	1,122,760	1,095,456	27,304	677,157	664,358	12,799
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(21,152)	(21,152)	-	175,058	175,058	-	19,690	19,690	-
11020	Required Annual Debt Principal Payments	20,248	20,248	-	12,314	12,314	-	5,694	5,694	
11030	Beginning equity	2,370,692	2,370,692	-	697,170	697,170	-	805,724	805,724	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-		
11040-070	Prior period adjustments and correction of errors - Editable	2	2	-	1	1	-	1	1	-
11040	Prior period adjustments, equity transfers, and correction of errors	2	2	-	1	1	-	1	1	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	840	840		792	792		372	372	
11210	Unit Months Leased	829	829		771	771		367	367	
11270	Excess Cash	491,136	491,136		436,951	436,951		270,111	270,111	
11610	Land Purchases	-			-			-		
11620	Building Purchases	-	-		-	-	-	-	-	
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-	-		-	-		-		
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 962	Operating Fund Program	Capital Fund Program	AMP 964	Operating Fund Program	Capital Fund Program	AMP 966	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-	-		-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	-			36	36		653	653	
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	-	-	-	36	36	-	653	653	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-						-		
91300	Management Fee	-			16,581	16,581		-	-	
91310	Book-Keeping Fee	-			-	-		-	-	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-			-			-	-	
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	-			3,298	3,298		-	-	
91000	Total Operating-Administrative	-	-	-	19,879	19,879	-	-	-	-
92000	Asset Management Fee	-			-	-		-	-	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-	-	
93300	Gas	-			-			-	-	
93400	Fuel	-			-			-	-	
93500	Labor	-			-			-	-	
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 962	Operating Fund Program	Capital Fund Program	AMP 964	Operating Fund Program	Capital Fund Program	AMP 966	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	Total Insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	-			130,572	130,572		-	-	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	-	-	-	130,572	130,572	-	-	-	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	-	-	-	150,451	150,451	-	-	-	-
97000	Excess Revenue Over Operating Expenses	-	-	-	(150,415)	(150,415)	-	653	653	-
97100	Extraordinary maintenance	-			-			-	-	
97200	Casualty losses- Non-capitalized	-			-			-		
97300-010	Mainstream 1 & 5 year	-			-			-		
97300-020	Home-Ownership	-			-			-		
97300-025	Litigation	-			-			-		
97300-030	Hope IV	-			-			-		
97300-035	Moving to Work	-			-			-		
97300-040	Tenant Protection	-			-			-		
97300-050	Portability In	-			-			-		
97300-060	Enhanced	-			-			-		
97300-070	All Other	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-	-	
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	-	-	-	150,451	150,451	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 962	Operating Fund Program	Capital Fund Program	AMP 964	Operating Fund Program	Capital Fund Program	AMP 966	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	-			150,544	150,544	-	-	-	
10020	Operating transfer out	-	-		-	-	-	-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			-			-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	-	-	-	150,544	150,544	-	-	-	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	-	-	-	129	129	-	653	653	-
11020	Required Annual Debt Principal Payments	-	-		-	-		-	-	
11030	Beginning equity	-	-	-	158,310	158,310	-	1,117,792	1,117,792	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Prior period adjustments and correction of errors - Editable	-	-	-	-			(1)	(1)	
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	(1)	(1)	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	-	-		456	456		-	-	
11210	Unit Months Leased	-	-		435	435		-	-	
11270	Excess Cash	-	-		37,649	37,649		690,554	690,554	
11610	Land Purchases	-			-			-		
11620	Building Purchases	-			-			-		
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-			-		
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 972	Operating Fund Program	Capital Fund Program	AMP 973	Operating Fund Program	Capital Fund Program	AMP 980	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-			-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	224	224		48	48		100	100	
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	-			-	-		220	220	
71600	Gain or loss on sale of capital assets	-			-			-		
72000	Investment income - restricted	-			-			-		
70000	Total Revenue	224	224	-	48	48	-	320	320	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	38,296	38,296		11,181	11,181		33,124	33,124	
91310	Book-Keeping Fee	-	-		-	-		-	-	
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-	-		-			-		
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	-	-		1,343	1,343		4,518	4,518	
91000	Total Operating-Administrative	38,296	38,296	-	12,524	12,524	-	37,642	37,642	-
92000	Asset Management Fee	-	-		-	-		-	-	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-		
93300	Gas	-			-			-		
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 972	Operating Fund Program	Capital Fund Program	AMP 973	Operating Fund Program	Capital Fund Program	AMP 980	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-	-		-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	Total Insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	909,997	909,997		97,329	97,329		384,684	384,684	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	909,997	909,997	-	97,329	97,329	-	384,684	384,684	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	948,293	948,293	-	109,853	109,853	-	422,326	422,326	-
97000	Excess Revenue Over Operating Expenses	(948,069)	(948,069)	-	(109,805)	(109,805)	-	(422,006)	(422,006)	-
97100	Extraordinary maintenance	-	-		-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300-010	Mainstream 1 & 5 year	-			-			-		
97300-020	Home-Ownership	-			-			-		
97300-025	Litigation	-			-			-		
97300-030	Hope IV	-			-			-		
97300-035	Moving to Work	-			-			-		
97300-040	Tenant Protection	-			-			-		
97300-050	Portability In	-			-			-		
97300-060	Enhanced	-			-			-		
97300-070	All Other	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-	-		-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	948,293	948,293	-	109,853	109,853	-	422,326	422,326	-

Public Housing Income Statement										
Line Item No.	Description	AMP 972	Operating Fund Program	Capital Fund Program	AMP 973	Operating Fund Program	Capital Fund Program	AMP 980	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	948,810	948,810	-	99,138	99,138	-	440,241	440,241	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	948,810	948,810	-	99,138	99,138	-	440,241	440,241	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	741	741	-	(10,667)	(10,667)	-	18,235	18,235	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	284,016	284,016	-	91,600	91,600	-	91,071	91,071	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,032	1,032	-	300	300	-	900	900	-
11210	Unit Months Leased	1,008	1,008	-	294	294	-	872	872	-
11270	Excess Cash	237,297	237,297	-	50,277	50,277	-	105,682	105,682	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 982	Operating Fund Program	Capital Fund Program	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-			-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	214	214		79	79		64	64	
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	214	214	-	79	79	-	64	64	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	80,662	80,662		27,686	27,686		22,666	22,666	
91310	Book-Keeping Fee	-			-	-		-	-	
91400	Advertising and Marketing	-			-	-		-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-			-			9,500	9,500	
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	10,746	10,746		3,663	3,663		2,992	2,992	
91000	Total Operating-Administrative	91,408	91,408	-	31,349	31,349	-	35,158	35,158	-
92000	Asset Management Fee	-	-		-	-		-	-	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-	-		-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-		
93300	Gas	-			-			-		
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 982	Operating Fund Program	Capital Fund Program	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	Total Insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	810,597	810,597		300,810	300,810		234,122	234,122	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	810,597	810,597	-	300,810	300,810	-	234,122	234,122	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	902,005	902,005	-	332,159	332,159	-	269,280	269,280	-
97000	Excess Revenue Over Operating Expenses	(901,791)	(901,791)	-	(332,080)	(332,080)	-	(269,216)	(269,216)	-
97100	Extraordinary maintenance	-			-			1,300,000	1,300,000	
97200	Casualty losses- Non-capitalized	-			-			-		
97300-010	Mainstream 1 & 5 year	-			-			-		
97300-020	Home-Ownership	-			-			-		
97300-025	Litigation	-			-			-		
97300-030	Hope IV	-			-			-		
97300-035	Moving to Work	-			-			-		
97300-040	Tenant Protection	-			-			-		
97300-050	Portability In	-			-			-		
97300-060	Enhanced	-			-			-		
97300-070	All Other	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	902,005	902,005	-	332,159	332,159	-	1,569,280	1,569,280	-

Public Housing Income Statement										
Line Item No.	Description	AMP 982	Operating Fund Program	Capital Fund Program	AMP 985	Operating Fund Program	Capital Fund Program	AMP 986	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	910,957	910,957	-	335,772	335,772		1,576,941	1,576,941	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-			-			-		
10030-020	Partnership	-			-			-		
10030-030	Joint Venture	-			-			-		
10030-040	Tax Credit	-			-			-		
10030-050	Other	-			-			-		
10030	Operating transfers from / to primary government	-			-			-		
10040	Operating transfers from / to component unit	-			-			-		
10070	Extraordinary items, net gain/loss	-			-			-		
10080	Special items, net gain/loss	-			-			-		
10091	Inter AMP Excess Cash Transfer In	-			-			-		
10092	Inter AMP Excess Cash Transfer Out	-			-			-		
10093	Transfers from Program to AMP	-			-			-		
10094	Transfers from AMP to Program	-			-			-		
10100	Total other financing sources (uses)	910,957	910,957	-	335,772	335,772	-	1,576,941	1,576,941	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	9,166	9,166	-	3,692	3,692	-	7,725	7,725	-
11020	Required Annual Debt Principal Payments	-	-		-	-		-	-	
11030	Beginning equity	5,182,397	5,182,397	-	499,869	499,869	-	580,084	580,084	-
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-		
11040-070	Prior period adjustments and correction of errors - Editable	-	-		-	-		-	-	
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	2,160	2,160		744	744		600	600	
11210	Unit Months Leased	2,123	2,123		729	729		596	596	
11270	Excess Cash	225,715	225,715		83,119	83,119	-	67,384	67,384	-
11610	Land Purchases	-	-		-			-		
11620	Building Purchases	-			-			-		
11630	Furniture & Equipment-Dwelling Purchases	-			-			-		
11640	Furniture & Equipment-Administrative Purchases	-			-			-		
11650	Leasehold Improvements Purchases	-			-			-		
11660	Infrastructure Purchases	-			-			-		
13510	CFFP Debt Service Payments	-			-			-		
13901	Replacement Housing Factor Funds	-			-			-		

Public Housing Income Statement										
Line Item No.	Description	AMP 987	Operating Fund Program	Capital Fund Program	AMP 992	Operating Fund Program	Capital Fund Program	AMP 993	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-			-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-Keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	82	82		89	89		38	38	
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	82	82	-	89	89	-	38	38	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	40,388	40,388		21,335	21,335		11,143	11,143	
91310	Book-Keeping Fee	-	-		-	-		-		
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-			-			-		
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	5,434	5,434		2,931	2,931		1,404	1,404	
91000	Total Operating-Administrative	45,822	45,822	-	24,266	24,266	-	12,547	12,547	-
92000	Asset Management Fee	-	-		-	-		-	-	
92100	Tenant services - salaries	-			-			-		
92200	Relocation Costs	-			-			-		
92300	Employee benefit contributions - tenant services	-			-			-		
92400	Tenant services - other	-			-			-		
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-
93100	Water	-			-			-		
93200	Electricity	-			-			-		
93300	Gas	-			-			-		
93400	Fuel	-			-			-		
93500	Labor	-			-			-		
93600	Sewer	-			-			-		
93700	Employee benefit contributions - utilities	-			-			-		
93750	HAP Portability-In	-			-			-		
93800	Other utilities expense	-			-			-		
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 987	Operating Fund Program	Capital Fund Program	AMP 992	Operating Fund Program	Capital Fund Program	AMP 993	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-			-		
94200	Ordinary maintenance and operations - materials and other	-			-			-		
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-			-		
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-			-		
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-			-		
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-			-		
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-			-		
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-			-		
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-			-		
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-			-		
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-			-		
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-			-		
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-			-		
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-			-		
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-			-		
95200	Protective services - other contract costs	-			-			-		
95300	Protective services - other	-			-			-		
95500	Employee benefit contributions - protective services	-			-			-		
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-			-		
96120	Liability Insurance	-			-			-		
96130	Workmen's Compensation	-			-			-		
96140	All other Insurance	-			-			-		
96100	Total Insurance Premiums	-		-	-	-	-	-		-
96200	Other general expenses	299,938	299,938		183,240	183,240	-	91,350	91,350	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	299,938	299,938	-	183,240	183,240	-	91,350	91,350	-
96710	Interest of Mortgage (or Bonds) Payable	-			-			-		
96720	Interest on Notes Payable (Short and Long Term)	-			-			-		
96730	Amortization of Bond Issue Costs	-			-			-		
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	345,760	345,760	-	207,506	207,506	-	103,897	103,897	-
97000	Excess Revenue Over Operating Expenses	(345,678)	(345,678)	-	(207,417)	(207,417)	-	(103,859)	(103,859)	-
97100	Extraordinary maintenance	-	-		-			-	-	-
97200	Casualty losses- Non-capitalized	-			-			-		
97300-010	Mainstream 1 & 5 year	-			-			-		
97300-020	Home-Ownership	-			-			-		
97300-025	Litigation	-			-			-		
97300-030	Hope IV	-			-			-		
97300-035	Moving to Work	-			-			-		
97300-040	Tenant Protection	-			-			-		
97300-050	Portability In	-			-			-		
97300-060	Enhanced	-			-			-		
97300-070	All Other	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-	-		-	-		-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	345,760	345,760	-	207,506	207,506	-	103,897	103,897	-

Public Housing Income Statement										
Line Item No.	Description	AMP 987	Operating Fund Program	Capital Fund Program	AMP 992	Operating Fund Program	Capital Fund Program	AMP 993	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	342,378	342,378	-	249,171	249,171	-	117,532	117,532	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	342,378	342,378	-	249,171	249,171	-	117,532	117,532	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(3,300)	(3,300)	-	41,754	41,754	-	13,673	13,673	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	464,921	464,921	-	359,851	359,851	-	180,464	180,464	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	1,080	1,080		602	602		300	300	
11210	Unit Months Leased	1,062	1,062		561	561		293	293	
11270	Excess Cash	86,522	86,522	-	93,567	93,567	-	40,119	40,119	
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP 996	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-			-			-		
70400	Tenant revenue - other	-			-			-		
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-			-			-		
70610	Capital grants	-			-			-		
70710	Management Fee									
70720	Asset Management Fee									
70730	Book-keeping Fee									
70740	Front Line Service Fee									
70750	Other Fees									
70700	Total Fee Revenue									
70800	Other government grants	-			-			-		
71100	Investment income - unrestricted	757	757		213	213		47	47	
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	757	757	-	213	213	-	47	47	-
91100	Administrative salaries	-			-			-		
91200	Auditing fees	-			-			-		
91300	Management Fee	-	-		9,926	9,926		10,801	10,801	
91310	Book-Keeping Fee	-	-		-	-		-		
91400	Advertising and Marketing	-			-			-		
91500	Employee benefit contributions - administrative	-			-			-		
91600	Office Expenses	-			-			-		
91700	Legal Expense	-	-		-	-		-		
91800	Travel	-			-			-		
91810	Allocated Overhead	-			-			-		
91900	Other	2,748	2,748		1,221	1,221		1,526	1,526	-
91000	Total Operating-Administrative	2,748	2,748	-	11,147	11,147	-	12,327	12,327	-
92000	Asset Management Fee	-	-		-	-		-	-	
92100	Tenant services - salaries	-			-					
92200	Relocation Costs	-			-					
92300	Employee benefit contributions - tenant services	-			-					
92400	Tenant services - other	100,000	100,000		-					
92500	Total Tenant Services	100,000	100,000	-	-	-	-	-	-	-
93100	Water	-			-					
93200	Electricity	-			-					
93300	Gas	-			-					
93400	Fuel	-			-					
93500	Labor	-			-					
93600	Sewer	-			-					
93700	Employee benefit contributions - utilities	-			-					
93750	HAP Portability-In	-			-					
93800	Other utilities expense	-			-					
93000	Total Utilities	-	-	-	-	-	-	-	-	-

Public Housing Income Statement										
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP 996	Operating Fund Program	Capital Fund Program
94100	Ordinary maintenance and operations - labor	-			-					
94200	Ordinary maintenance and operations - materials and other	-			-					
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	-			-					
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	-			-					
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-			-					
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-			-					
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-			-					
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-			-					
94300-070	Ord Maint and Op Contracts - Electrical Contracts	-			-					
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	-			-					
94300-090	Ord Maint and Op Contracts - Extermination Contracts	-			-					
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-			-					
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	-			-					
94300-120	Ord Maint and Op Contracts - Misc Contracts	-			-					
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-			-			-		
94000	Total Maintenance	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-			-					
95200	Protective services - other contract costs	-			-					
95300	Protective services - other	-			-					
95500	Employee benefit contributions - protective services	-			-					
95000	Total Protective Services	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-			-					
96120	Liability Insurance	-			-					
96130	Workmen's Compensation	-			-					
96140	All other Insurance	-			-					
96100	Total Insurance Premiums	-	-	-	-	-	-	-	-	-
96200	Other general expenses	-	-		97,205	97,205		109,801	109,801	
96210	Compensated absences	-			-			-		
96300	Payments in lieu of taxes	-			-			-		
96400	Bad debt - tenant rents	-			-			-		
96500	Bad debt - mortgages	-			-			-		
96600	Bad debt - other	-			-			-		
96800	Severance expense	-			-			-		
96000	Total Other General Expenses	-	-	-	97,205	97,205	-	109,801	109,801	-
96710	Interest of Mortgage (or Bonds) Payable	-			-					
96720	Interest on Notes Payable (Short and Long Term)	-			-					
96730	Amortization of Bond Issue Costs	-			-					
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	102,748	102,748	-	108,352	108,352	-	122,128	122,128	-
97000	Excess Revenue Over Operating Expenses	(101,991)	(101,991)	-	(108,139)	(108,139)	-	(122,081)	(122,081)	-
97100	Extraordinary maintenance	-			-			-		
97200	Casualty losses- Non-capitalized	-			-			-		
97300-010	Mainstream 1 & 5 year	-			-			-		
97300-020	Home-Ownership	-			-			-		
97300-025	Litigation	-			-			-		
97300-030	Hope IV	-			-			-		
97300-035	Moving to Work	-			-			-		
97300-040	Tenant Protection	-			-			-		
97300-050	Portability In	-			-			-		
97300-060	Enhanced	-			-			-		
97300-070	All Other	-			-			-		
97300	Housing assistance payments	-			-			-		
97400	Depreciation expense	-			-			-		
97500	Fraud losses	-			-			-		
97800	Dwelling units rent expense	-			-			-		
90000	Total Expenses	102,748	102,748	-	108,352	108,352	-	122,128	122,128	-

Public Housing Income Statement										
Line Item No.	Description	AMP 994	Operating Fund Program	Capital Fund Program	AMP 995	Operating Fund Program	Capital Fund Program	AMP 996	Operating Fund Program	Capital Fund Program
10010	Operating transfer in	132,035	132,035	-	226,621	226,621	-	141,237	141,237	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	-	-	-	-	-	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	132,035	132,035	-	226,621	226,621	-	141,237	141,237	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	30,044	30,044	-	118,482	118,482	-	19,156	19,156	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-
11030	Beginning equity	1,197,319	1,197,319	-	243,962	243,962	-	201,607	201,607	-
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040-070	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity									
11180	Housing Assistance Payments									
11190	Unit Months Available	-	-	-	264	264	-	309	309	-
11210	Unit Months Leased	-	-	-	257	257	-	285	285	-
11270	Excess Cash	800,299	800,299	-	225,540	225,540	-	49,631	49,631	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-

Public Housing Income Statement									
Line Item No.	Description	AMP Other	Operating Fund Program	Capital Fund Program	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
70300	Net tenant rental revenue	-	-		7,547,733	-		-	7,547,733
70400	Tenant revenue - other	-			45,091	-		-	45,091
70500	Total Tenant Revenue	-	-	-	7,592,824	-	-	-	7,592,824
70600	HUD PHA operating grants	-			-			-	-
70610	Capital grants	-		-	-			-	-
70710	Management Fee				-	4,664,122	-	4,664,122	4,664,122
70720	Asset Management Fee				-	318,905	-	318,905	318,905
70730	Book-Keeping Fee				-	751,777	-	751,777	751,777
70740	Front Line Service Fee				-	15,561,353	-	15,561,353	15,561,353
70750	Other Fees				-			-	-
70700	Total Fee Revenue				-	21,296,157	-	21,296,157	21,296,157
70800	Other government grants	-			-			-	-
71100	Investment income - unrestricted	20,738	20,738		36,491	6,375		6,375	42,866
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	185,757	185,757		3,351,062	396,198		396,198	3,747,260
71600	Gain or loss on sale of capital assets	-	-		21,725	-		-	21,725
72000	Investment income - restricted	-			-			-	-
70000	Total Revenue	206,495	206,495	-	11,002,102	21,698,730	-	21,698,730	32,700,832
91100	Administrative salaries	-			1,062,078	6,630,763		6,630,763	7,692,841
91200	Auditing fees	-	-		20,161	35,000		35,000	55,161
91300	Management Fee	-			3,832,522	-		-	3,832,522
91310	Book-Keeping Fee	-			232,030	-		-	232,030
91400	Advertising and Marketing	-			24,151	120,931		120,931	145,082
91500	Employee benefit contributions - administrative	-	-		416,562	2,412,093		2,412,093	2,828,655
91600	Office Expenses	15,250	15,250		398,968	966,949		966,949	1,365,917
91700	Legal Expense	211,054	211,054		964,574	300,996		300,996	1,265,570
91800	Travel	-			21,476	140,415		140,415	161,891
91810	Allocated Overhead	-			-	-		-	-
91900	Other	11,290	11,290	-	4,169,650	1,426,158		1,426,158	5,595,808
91000	Total Operating-Administrative	237,594	237,594	-	11,142,172	12,033,305	-	12,033,305	23,175,477
92000	Asset Management Fee	-	-		318,905	-		-	318,905
92100	Tenant services - salaries	-			-	660,003		660,003	660,003
92200	Relocation Costs	-	-		13,820	-		-	13,820
92300	Employee benefit contributions - tenant services	-			-	262,310		262,310	262,310
92400	Tenant services - other	-	-		1,868,347	904,275		904,275	2,772,622
92500	Total Tenant Services	-	-	-	1,882,167	1,826,588	-	1,826,588	3,708,755
93100	Water	94,364	94,364		1,452,524	-	-	-	1,452,524
93200	Electricity	11,910	11,910		2,050,954	24,248		24,248	2,075,202
93300	Gas	-			1,097,743	13,785		13,785	1,111,528
93400	Fuel	-			-			-	-
93500	Labor	-			-			-	-
93600	Sewer	4,224	4,224		2,423,880	-		-	2,423,880
93700	Employee benefit contributions - utilities	-	-		-	-		-	-
93750	HAP Portability-In	-			-	-		-	-
93800	Other utilities expense	-			99,576	-		-	99,576
93000	Total Utilities	110,498	110,498	-	7,124,677	38,033	-	38,033	7,162,710

Public Housing Income Statement									
Line Item No.	Description	AMP Other	Operating Fund Program	Capital Fund Program	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
94100	Ordinary maintenance and operations - labor	-	-		1,849,339	4,744,890		4,744,890	6,594,229
94200	Ordinary maintenance and operations - materials and other	-	-		2,121,795	149,950		149,950	2,271,745
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	23,465	23,465		77,792	220		220	78,012
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	1,173	1,173		1,264,970	3,859		3,859	1,268,829
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts	-	-		9,850	-		-	9,850
94300-040	Ord Maint and Op Contracts - Elevator Maintenance Contracts	-	-		63,803	3,173		3,173	66,976
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	-	-		235,518	11,600		11,600	247,118
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	-	-		25,927	-		-	25,927
94300-070	Ord Maint and Op Contracts - Electrical Contracts	28,024	28,024		839,184	-		-	839,184
94300-080	Ord Maint and Op Contracts - Plumbing Contracts	653	653		1,823,474	290		290	1,823,764
94300-090	Ord Maint and Op Contracts - Extermination Contracts	167	167		242,601	-		-	242,601
94300-100	Ord Maint and Op Contracts - Janitorial Contracts	-	-		70,969	3,510		3,510	74,479
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	7,872	7,872		1,687,706	5,361		5,361	1,693,067
94300-120	Ord Maint and Op Contracts - Misc Contracts	2,656	2,656		3,512,496	168,122		168,122	3,680,618
94300	Ordinary Maintenance and Operations Contracts	64,010	64,010	-	9,854,290	196,135	-	196,135	10,050,425
94500	Employee benefit contribution - ordinary maintenance	-	-		694,136	1,935,469	-	1,935,469	2,629,605
94000	Total Maintenance	64,010	64,010	-	14,519,560	7,026,444	-	7,026,444	21,546,004
95100	Protective services - labor	-	-		175,342	-		-	175,342
95200	Protective services - other contract costs	-	-		2,851,729	-		-	2,851,729
95300	Protective services - other	-	-		1,231,677	-		-	1,231,677
95500	Employee benefit contributions - protective services	-	-		41,198	-		-	41,198
95000	Total Protective Services	-	-	-	4,299,946	-	-	-	4,299,946
96110	Property Insurance	4,674	4,674		403,280	5,675		5,675	408,955
96120	Liability Insurance	19,976	19,976		227,197	140,660		140,660	367,857
96130	Workmen's Compensation	32,482	32,482		196,210	372,124		372,124	568,334
96140	All other Insurance	-	-		47,492	11,436		11,436	58,928
96100	Total Insurance Premiums	57,132	57,132	-	874,179	529,895	-	529,895	1,404,074
96200	Other general expenses	2,143	2,143		3,761,825	-		-	3,761,825
96210	Compensated absences	-	-		90,437	129,165		129,165	219,602
96300	Payments in lieu of taxes	3,659	3,659		28,647	-		-	28,647
96400	Bad debt - tenant rents	-	-		137,849	-		-	137,849
96500	Bad debt - mortgages	-	-		-	-		-	-
96600	Bad debt - other	-	-		-	-		-	-
96800	Severance expense	-	-		-	-		-	-
96000	Total Other General Expenses	5,802	5,802	-	4,018,758	129,165	-	129,165	4,147,923
96710	Interest of Mortgage (or Bonds) Payable	-	-		-	-		-	-
96720	Interest on Notes Payable (Short and Long Term)	5,519	5,519		177,294	-		-	177,294
96730	Amortization of Bond Issue Costs	-	-		-	-		-	-
96700	Interest expense and Amortization cost	5,519	5,519	-	177,294	-	-	-	177,294
96900	Total Operating Expenses	480,555	480,555	-	44,357,658	21,583,430	-	21,583,430	65,941,088
97000	Excess Revenue Over Operating Expenses	(274,060)	(274,060)	-	(33,355,556)	115,300	-	115,300	(33,240,256)
97100	Extraordinary maintenance	-	-		1,300,000	-		-	1,300,000
97200	Casualty losses- Non-capitalized	-	-		30,000	-		-	30,000
97300-010	Mainstream 1 & 5 year	-	-		-	-		-	-
97300-020	Home-Ownership	-	-		-	-		-	-
97300-025	Litigation	-	-		-	-		-	-
97300-030	Hope IV	-	-		-	-		-	-
97300-035	Moving to Work	-	-		-	-		-	-
97300-040	Tenant Protection	-	-		-	-		-	-
97300-050	Portability In	-	-		-	-		-	-
97300-060	Enhanced	-	-		-	-		-	-
97300-070	All Other	-	-		283,041	-		-	283,041
97300	Housing assistance payments	-	-		283,041	-		-	283,041
97400	Depreciation expense	-	-		8,927,727	278,827		278,827	9,206,554
97500	Fraud losses	-	-		-	-		-	-
97800	Dwelling units rent expense	-	-		-	-		-	-
90000	Total Expenses	480,555	480,555	-	54,898,426	21,862,257	-	21,862,257	76,760,683

Public Housing Income Statement									
Line Item No.	Description	AMP Other	Operating Fund Program	Capital Fund Program	TOTAL AMPs	COCC Operations	COCC Capital Fund	TOTAL COCC	TOTAL
10010	Operating transfer in	-	-	-	67,537,081	-		-	67,537,081
10020	Operating transfer out	-	-		(18,182,967)	-		-	(18,182,967)
10030-010	Not For Profit	-			-			-	-
10030-020	Partnership	-			-			-	-
10030-030	Joint Venture	-			-			-	-
10030-040	Tax Credit	-			-			-	-
10030-050	Other	-			-			-	-
10030	Operating transfers from / to primary government	-	-		-	-		-	-
10040	Operating transfers from / to component unit	-			-			-	-
10070	Extraordinary items, net gain/loss	-			-			-	-
10080	Special items, net gain/loss	-			(3,091,729)	-		-	(3,091,729)
10091	Inter AMP Excess Cash Transfer In	-			-			-	-
10092	Inter AMP Excess Cash Transfer Out	-			-			-	-
10093	Transfers from Program to AMP	-			2,342,979	-		-	2,342,979
10094	Transfers from AMP to Program	-			-			-	-
10100	Total other financing sources (uses)	-	-	-	48,605,364	-	-	-	48,605,364
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(274,060)	(274,060)	-	4,709,040	(163,527)	-	(163,527)	4,545,513
11020	Required Annual Debt Principal Payments	145,428	145,428		2,649,277	-		-	2,649,277
11030	Beginning equity	7,372,371	7,372,371	-	78,899,740	8,194,073		8,194,073	87,093,813
11040-010	Prior period adjustments and correction of errors - Editable	-			-			-	-
11040-070	Prior period adjustments and correction of errors - Editable	-	-		2,609	2		2	2,611
11040	Prior period adjustments, equity transfers, and correction of errors	(175,623)	(175,623)	-	(2,344,114)	2	-	2	(2,344,112)
11170	Administrative Fee Equity				-				
11180	Housing Assistance Payments				-				
11190	Unit Months Available	-			39,754			-	39,754
11210	Unit Months Leased	-			38,519			-	38,519
11270	Excess Cash	(127,191)	(127,191)		20,576,957			-	20,576,957
11610	Land Purchases	-	-		-			-	-
11620	Building Purchases	-			2,257,798			-	2,257,798
11630	Furniture & Equipment-Dwelling Purchases	-			-			-	-
11640	Furniture & Equipment-Administrative Purchases	-			-			-	-
11650	Leasehold Improvements Purchases	-			-			-	-
11660	Infrastructure Purchases	-			-			-	-
13510	CFFP Debt Service Payments	-			-			-	-
13901	Replacement Housing Factor Funds	-			-			-	-

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTE TO THE FINANCIAL DATA SCHEDULES

FOR THE YEAR ENDED DECEMBER 31, 2017

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED DECEMBER 31, 2018

<u>Federal Grantor/Pass-Through Grantor/Program or Cluster</u>	<u>Federal CFDA Number</u>	<u>Pass-Through Grantor's No.</u>	<u>Passed Through to Subrecipients</u>	<u>Total Federal Expenditures</u>
<u>U.S. Department of Housing and Urban Development</u>				
Moving to Work Demonstration Program	14.881	N/A	\$ 5,026,794	\$ 118,243,087
Resident Opportunity and Supportive Services - Service Coordinators	14.870	N/A	-	123,360
Family Self-Sufficiency Program	14.896	N/A	-	350,339
Juvenile Reentry Assistance Program (JRAP)	14.897	N/A	-	74,527
Housing Voucher Cluster / Section 8 Housing Choice Vouchers	14.871	N/A	-	445,616
Hope VI Cluster / Choice Neighborhoods Implementation Grants	14.889	N/A	-	10,312,443
Choice Neighborhoods Planning Grants	14.892	N/A	-	174,423
Section 8 Project-Based Cluster:				
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	N/A	-	82,767
Section 8 New Construction and Substantial Rehabilitation	14.182	N/A	-	358,250
Total Section 8 Project-Based Cluster			-	441,017
Passed Through the Urban Redevelopment Authority, Pittsburgh Pennsylvania:				
CDBG - Entitlement Grants Cluster / Community Development Block Grants/Entitlement Grants	14.218	MC-43-0103	-	2,071,230
Subtotal CDBG - Entitlement Grants Cluster / Community Development Block Grants/Entitlement Grants - 14.218			-	2,071,230
Total Expenditures of Federal Awards			\$ 5,026,794	\$ 132,236,042

See accompanying notes to schedule of expenditures of federal awards.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED DECEMBER 31, 2018

1. Basis of Presentation

The accompanying schedule of expenditures of federal awards (schedule) for the year ended December 31, 2018 includes the federal award activity of the Housing Authority of the City of Pittsburgh (the Authority). The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because this schedule presents only a selected portion of operations of the Authority, it is not intended to and does not present the net position, change in net position, or cash flows of the Authority

2. Summary of Significant Accounting Policies

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

**Housing Authority of the
City of Pittsburgh**

Independent Auditor's Reports
Required by the Uniform Guidance

Year Ended December 31, 2018

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

**Board of Commissioners
Housing Authority of the
City of Pittsburgh**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of Pittsburgh (Authority), as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated September 18, 2019.

Internal Control over Financial Reporting

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

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

Our consideration of the internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify a certain deficiency in internal control, described in the accompanying schedule of findings and questioned costs as item 2018-001 that we consider to be a significant deficiency.

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

Compliance and Other Matters

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

Authority's Response to Finding

The Authority's response to the finding identified in our audit is described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

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

Maher Duessel

Pittsburgh, Pennsylvania
September 18, 2019

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

**Board of Commissioners
Housing Authority of the
City of Pittsburgh**

Report on Compliance for the Major Federal Program

We have audited the Housing Authority of the City of Pittsburgh's (Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal programs for the year ended December 31, 2018. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

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

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

Board of Commissioners
Housing Authority of the City of Pittsburgh
Independent Auditor's Report on Compliance for its
Major Program and on Internal Control over Compliance

Opinion on the Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2018.

Report on Internal Control over Compliance

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

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

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

Board of Commissioners
Housing Authority of the City of Pittsburgh
Independent Auditor's Report on Compliance
for its Major Federal Program

control over compliance, as described in the accompanying schedule of findings and questioned costs as Finding 2018-002, that we consider to be a significant deficiency.

The Authority's response to the internal control over compliance finding identified in our audit is described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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

Maher Duessel

Pittsburgh, Pennsylvania
September 18, 2019

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED DECEMBER 31, 2018

I. Summary of Audit Results

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

2. Internal control over financial reporting:

Material weakness(es) identified? ☐ yes ☒ no

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

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

4. Internal control over major programs:

Material weakness(es) identified? ☐ yes ☒ no

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

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

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

7. Major Program:

CFDA Number(s)

14.881

14.892

Name of Federal Program or Cluster

Moving to Work Demonstration Program

Hope VI Cluster / Choice Neighborhood

Implementation Grants

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

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

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED DECEMBER 31, 2018

Finding 2018-001

Mixed Finance Financial Reporting

Condition: As part of the audit process, significant adjustments were made to the Financial Data Schedules (FDS) and financial statements with regard to mixed financing related transactions. These included adjustments to reclassify items to the appropriate financial reporting category based on the terms of the related agreement, classification of principal and interest payments received by the Authority, and categorization of expenses as current period expenses, or potentially long-term assets. In addition, conduit debt issuances from both the prior and current year were not identified by the Authority as such, and were identified as a result of the audit process.

Criteria: Procedures should be in place to ensure accurate and timely financial reporting prior to the audit process. In addition, clear documentation should be available that provides clarity as to the nature of these complicated transactions, and for the related accounting treatment/decisions.

Cause: We note that the Authority experienced turnover in key management positions during the audit process, which in part may have contributed to the available resources to address the issues noted above.

With that considered, each mixed financing (and RAD) deal is unique in nature, and requires significant knowledge and effort to conclude on the appropriate accounting treatment, as well as to accurately use subledgers to account for the different types of loans. It appears that while the current process to account for the various components of each deal is working in many areas, there are still significant improvements that could be made. As many of the transactions in the deals are for large dollar amounts, accounting for a few items incorrectly could still lead to material adjustments during the audit process.

Effect: Significant adjustments to the financial statements and FDS were required as part of audit process and required disclosures were not made in the prior year financials statements.

Recommendation: Improvements have been made from past years in the availability of information related to these mixed financing deals accessible to the finance department;

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however, changes should be made to ensure the review of this information translates to accurate financial reporting. We recommend that management develop a more formal process for the review of trial balances and mixed financing loan subledgers prior to submission of the unaudited FDS to HUD. This review process should include a review of the status and balances of mixed finance permanent and predevelopment loans and the status future projects and project closings.

View of Responsible Official: Management agrees; see separate Corrective Action Plan

III. Findings and questioned costs for federal awards.

Finding 2018-002

U.S. Department of Housing and Urban Development Moving to Work Demonstration Program - CFDA # 14.881 Reporting

Condition: During our review of 60 HUD-50058 submissions to the PIH Information Center (PIC), we noted ten submissions that were not completed within the required 60 days. Of the ten late submissions, one submission related to the MTW - Low Income Public Housing Program, and nine submissions were related to the MTW - Housing Choice Voucher Program.

Criteria: The Housing Authority of the City of Pittsburgh (Authority) is required to submit HUD-50058, *Family Report (OMB No. 2577-0083)* (HUD-50058) form electronically to HUD each time the Authority completes an admission, annual reexamination, portability move-in, or other change of unit for a family. HUD-50058 must be submitted no later than 60 calendar days from the effective date of any action recorded on line 2b of the HUD-50058 in accordance with PIH Notice 2010-25.

Cause: During the year the Authority experienced turnover within several key positions, including but not limited to the Chief Operations Officer and the Housing Choice Voucher Department Director.

Effect: The Authority had ten HUD-50058s that were not submitted to HUD through the PIC system on a timely basis. The data collected on HUD-50058 provides HUD with a picture of the people who participate in subsidized housing programs. The Multifamily Tenant Characteristic System then captures this information and creates reports used to analyze

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the subsidized housing programs, monitor PHAs, detect fraud, and provide information to Congress and other interested parties.

Questioned Costs: None

Identification as a Repeat Finding: This is a repeat of finding 2017-001 from the prior year audit.

Recommendation: We recommend that the Authority implement additional procedures to ensure HUD- 50058s submitted are all received and accepted by PIC within 60 days, and to the extent they are not, that action be taken to resolve any issues, and that this action be documented. In addition, appropriate training and planning should be performed to ensure that future turnover in the organization does not lead to a lapse in internal controls over compliance.

Views of responsible officials and planned corrective action: Management agrees with the finding. See separate corrective action plan.

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SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

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Finding 2017-001

U.S. Department of Housing and Urban Development Reporting

Moving to Work Demonstration Program - CFDA # 14.881

Condition: During our review of 60 HUD-50058 submissions to the PIH Information Center (PIC), we noted seven submissions that were not completed within the required 60 days. Of the seven late submissions, one submission related to the MTW - Low Income Public Housing Program, and six submissions were related to the MTW - Housing Choice Voucher Program.

Criteria: The Housing Authority of the City of Pittsburgh (Authority) is required to submit HUD-50058, *Family Report (OMB No. 2577-0083)* (HUD-50058) form electronically to HUD each time the Authority completes an admission, annual reexamination, portability move-in, or other change of unit for a family. HUD-50058 must be submitted no later than 60 calendar days from the effective date of any action recorded on line 2b of the HUD-50058 in accordance with PIH Notice 2010-25.

Status: A similar finding was noted during the audit for the year ended December 31, 2018. See Finding 2018-02.