

**Allegheny County  
Housing Authority**

Single Audit

September 30, 2021

# ALLEGHENY COUNTY HOUSING AUTHORITY

## SINGLE AUDIT

SEPTEMBER 30, 2021

### DIRECTORY

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**Allegheny County  
Housing Authority**

Financial Statements and  
Required Supplementary and  
Supplementary Information

For the Years Ended  
September 30, 2021 and 2020

# ALLEGHENY COUNTY HOUSING AUTHORITY

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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### **Independent Auditor’s Reports Required by the Uniform Guidance:**

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# ALLEGHENY COUNTY HOUSING AUTHORITY

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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## Independent Auditor's Report

**Board of Directors  
Allegheny County  
Housing Authority**

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the Allegheny County Housing Authority (Authority), as of and for the years ended September 30, 2021 and 2020, 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 September 30, 2021 and 2020, 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 as listed in the table of contents 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.

#### *Supplementary 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 basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic 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 basic 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 June 27, 2022 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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.

*Maher Duessel*

Pittsburgh, Pennsylvania  
June 27, 2022



# **MANAGEMENT’S DISCUSSION AND ANALYSIS FOR ALLEGHENY COUNTY HOUSING AUTHORITY**

In accordance with Governmental Accounting Standards Board (GASB) Statement No. 34, Allegheny County Housing Authority (Authority) is providing this Management’s Discussion and Analysis (MD&A) report. This MD&A should be considered in conjunction with the Authority-Wide Financial Statements and with the Authority’s Financial Data Schedule (FDS) for the fiscal year ending September 30, 2021. The Authority’s MD&A is designed to:

1. Assist the reader in focusing on significant financial issues,
2. Provide an overview of the Authority’s financial activity,
3. Identify changes in the Authority’s financial position and discuss its ability to address the next and subsequent year challenges, and
4. Identify issues or concerns.

The MD&A is designed to focus on the current year’s activities, resulting changes, and currently known facts. The Authority consists of a standalone Enterprise Fund. Under GAAP, Enterprise Funds utilize the full accrual basis of accounting and are similar to accounting utilized by the private sector. Within the Enterprise Fund, the Authority maintains many distinct programs.

## **SINGLE AUDIT HIGHLIGHTS**

The Authority is subject to a Single Audit under the Uniform Guidance. A summary of the auditor’s results can be found on page 93. There were no findings noted for the year ended September 30, 2021.

## **FINANCIAL HIGHLIGHTS**

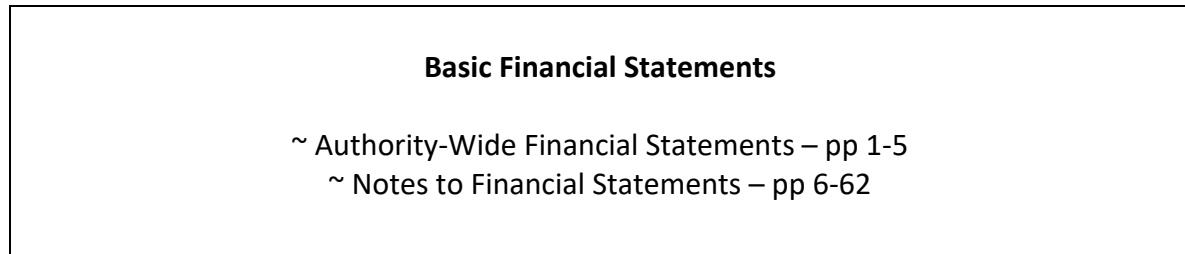
- During 2021, the Enterprise Fund’s total assets decreased by \$3.0 million (or 1.4%). Total assets were \$204.1 million and \$207.1 million for 2021 and 2020, respectively. The \$3.0 million decrease is comprised of decreases in capital assets, offset by increases in accounts and notes receivable and cash and cash equivalents. Capital assets decreased by \$5.2 million. Cash increased by \$2.1 million. Accounts and notes receivable increased by \$2.5 million. The net decrease in capital assets is due to the increase in buildings of \$4 million, mainly due to the CDBG completed work at Corbett and Commerce Plaza (Wilmerding) an increase of the Construction Work in Progress of \$1.2 million due to the roof work at Jefferson and additional modernization at Commerce Plaza and an increase of \$0.7 million in Administration Furniture, Equipment and Machinery. These increases are offset by the normal depreciation of \$11.4 million. The increase in cash is mainly due to COVID Subsidy Assistance received by HUD for the LIPH and Section 8 programs. The increase in accounts

and notes receivable is mainly due to the notes predevelopment notes for the Hawkins Village and Mount Lebanon II Tax Credit deals.

- The Enterprise Fund net position decreased to \$178.9 million for 2021 compared to \$181.5 million for 2020. Unrestricted net position increased by \$5.6 million, restricted net position decreased by \$2.9 million, and net investment in capital assets decreased by \$5.3 million. The change in unrestricted net position represents an increase of the LIPH AMPS unrestricted net position of \$3.1 million and an increase in the Component Unit unrestricted net position of \$1.4 million. The decrease in net investment in capital assets is related mainly to the depreciation of Capital Assets of \$11.4 million offset by an increase in Buildings and Construction Work in Process of \$5.2 million. The decrease in restricted net position can be contributed mainly to amortization of some mixed financing loans.
- The Enterprise Fund's total revenues decreased by \$4.7 million from \$85.6 million in fiscal year 2020 to \$80.9 million in fiscal year 2021. The \$4.7 million decrease is related to the following main factors: Operating subsidies increased by \$3.7 million. Partnership contributions decreased by \$8.5 million, mainly attributable to Mt. Lebanon Senior Housing contribution in 2020.
- The Enterprise Fund's total operating expenses increased by \$3.4 million. Total operating expenses were \$71.6 million and \$68.2 million for 2021 and 2020, respectively. This increase is mainly comprised of increases in the following operating expenses: Ordinary maintenance and operation expenses by \$1.5 million, Housing assistance payments by \$0.8 million, Utilities by \$0.4 million, and Insurance by \$.3 million.
- The Enterprise Fund's total non-operating expenses increased by \$0.6 million (or 5.5%). Total non-operating expenses were (\$11.8) million and (\$11.2) million for 2021 and 2020, respectively. This increase is mainly attributable to an increase in depreciation expense of \$0.7 million, offset by interest expense decreasing \$0.2 million.
- The Enterprise Fund's total capital contributions decreased \$7.9 million (or 55.2% in 2021 as compared to 2020. Total capital contributions were \$6.4 million and \$14.3 million for 2021 and 2020, respectively. CDBG capital grants increased by \$0.2 million, HUD capital grants increased by \$.3 million, and partnership contributions decreased by \$8.5 million.

## USING THIS ANNUAL REPORT

The following graphic outlines the format of the Annual Report:



### Authority-Wide Financial Statements

The Authority-Wide Financial Statements include the Statements of Net Position, which are similar to a Balance Sheet. The Statements of Net Position report all financial and capital resources for the Authority. These statements are presented in the format where assets equal liabilities plus net position. Assets and liabilities are presented in order of liquidity and are classified as “current” (convertible into cash within one year) and “noncurrent.”

Net position is reported in three broad categories:

Net Investment in Capital Assets: This component of net position consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position: This component of net position consists of restricted assets, whose use is constrained by the terms and conditions of agreements entered into by the Authority. The largest portion of the Authority’s restricted net position relates to its mixed finance development transactions and debt agreements, and also for use in the Housing Choice Voucher Program.

Unrestricted Net Position: Consists of net position that does not meet the definition of “Net Investment in Capital Assets” or “Restricted Net Position,” and represents the net available liquid assets, net of liabilities for the Authority.

The Authority-Wide Financial Statements also include the Statements of Revenues, Expenses, and Changes in Net Position (similar to an income statement). These statements include operating revenues (such as rental income and government grants), operating expenses (such as housing assistance payments, administrative, utilities, and maintenance), and non-operating revenue and expenses (such as capital grant revenue, depreciation, and interest expense).

The focus of the Statements of Revenues, Expenses, and Changes in Net Position is the “change in net position,” which is similar to net income or loss.

Finally, the Statements of Cash Flows are included, which disclose net cash provided by or used in operating activities, non-capital and related financing activities, capital and related financing activities, and investing activities.

### **Allegheny County Housing Authority’s Programs**

Low Income Public Housing - Under the Low-Income Public Housing Program (LIPH), the Authority rents apartments that it owns to low-income households. The LIPH 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 PHA to provide the housing at a rent that is based upon 30% of household income.

Capital Fund Program - Under the Capital Fund Program, the Authority receives funding to rehabilitate and repair existing housing stock and to develop new housing. The Capital Fund Program operates under annual grants from HUD. These grants are formula based and not competitive awards. The Capital Fund Program is the primary funding source for physical and management improvements to the Authority’s properties. All Capital Fund Program activity is required to be reported within the Low-Income Public Housing Program on the Financial Data Schedule.

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

Section 8 Moderate Rehabilitation Program - A program of housing assistance payments administered by the Authority under the Section 8 Program.

Resident Opportunities and Supportive Services (ROSS) - A grant program awarded by HUD to foster resident business opportunities and supportive services.

Emergency Solutions Grant Program (ESG) - A grant program to provide assistance to homeless individuals and families, which are funded through HUD and passed through Allegheny County and the City of Pittsburgh.

Other Federal and State and Local Programs - Represents other grant programs not included above, that vary from year to year in amount and nature.

Business Activities - The Business Activities represent various endeavors by the Authority to supplement the mission of the agency.

## AUTHORITY-WIDE FINANCIAL STATEMENTS

### Statements of Net Position

The following table reflects the Statement of Net Position compared to the prior year.

**TABLE 1**

### STATEMENTS OF NET POSITION

	2021 (in millions of dollars)	2020 (in millions of dollars)
Current Assets	\$ 33.5	\$ 30.7
Capital Assets	158.4	163.6
Other Assets	12.2	12.8
Total Assets	\$ 204.1	\$ 207.1
Current Liabilities	\$ 7.2	\$ 7.2
Noncurrent Liabilities	18.0	18.4
Total Liabilities	\$ 25.2	\$ 25.6
Net Position:		
Net Investment in		
Capital Assets	\$ 143.4	\$ 148.7
Restricted	16.4	19.3
Unrestricted	19.1	13.5
Total Net Position	\$ 178.9	\$ 181.5

For more detailed information see pages 1 and 2 for the Statements of Net Position.

## Major Factors Affecting the Statements of Net Position

Current assets increased \$2.8 million in fiscal year 2021. Cash and cash equivalents increased by \$2.1 million. Investments decreased by \$1.8 million. Accounts and notes receivable increased \$2.5 million. Prepaid expenses and other assets and inventories remained static.

Capital assets decreased \$5.2 million due to the normal depreciation of \$11.4 million, which was offset by the completion of modernization efforts at Corbet, Commerce Plaza which caused an increase in buildings of \$4.0 million. Construction Work in Progress increased by \$1.2 million for additional CDBG work at Commerce Plaza and the roof replacement at Jefferson.

Total liabilities increased \$0.4 million. Total current liabilities remained consistent, and total noncurrent liabilities decreased due to current year principal payments on debt.

Table 2 presents details on the change in unrestricted net position.

**TABLE 2**

### CHANGE IN UNRESTRICTED NET POSITION

	Millions of Dollars	Millions of Dollars
Unrestricted Net Position as of September 30, 2020		\$ 13.5
Operating Income (Loss)	\$ 2.8	
Non-Operating Revenue (Expenses)	(11.8)	
Capital Contributions	6.4	
Net Increase (Decrease) in Net Position		(2.6)
<u>Other Changes in Net Position</u>		
Change in Net Investment in Capital Assets	(5.3)	
Change in Restricted Net Position	(2.9)	
		(8.2)
Unrestricted Net Position as of September 30, 2021		\$ 19.1

This table demonstrates that the change in net position was comprised as follows: the Authority decreased its net investment in capital assets by \$5.3 million, decreased its restricted net position by \$2.9 million, and increased its unrestricted net position by \$5.6 million.

**TABLE 3****STATEMENTS OF REVENUES, EXPENSES, AND  
CHANGES IN NET POSITION**

The following schedule compares the revenues and expenses for the current and previous fiscal year:

	2021 (in millions of dollars)	2020 (in millions of dollars)
Revenues:		
Resident revenue - rents and other	\$ 13.5	\$ 12.2
Operating subsidies and grants	58.4	54.6
Capital grants	5.1	4.5
Investment income	0.1	0.1
Partnership contribution	1.3	9.8
Other revenue	2.5	4.4
Total revenues	<u>80.9</u>	<u>85.6</u>
Expenses:		
Administrative	10.4	10.3
Tenant services	0.6	0.8
Utilities	6.4	6.0
Maintenance	11.5	10.0
Protective services	1.1	0.9
Insurance	2.7	2.3
General	2.3	2.1
Housing assistance payments	36.6	35.8
Depreciation and amortization	11.4	10.7
Casualty losses	0.2	0.1
Interest expense	0.3	0.4
Total expenses	<u>83.5</u>	<u>79.4</u>
Net increase (decrease)	<u>\$ (2.6)</u>	<u>\$ 6.2</u>

**MAJOR FACTORS AFFECTING THE STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**

Total revenues decreased by \$4.7 million (as compared to the previous year) primarily due to the following: Partnership contributions decreased by \$8.5 million. This decrease was offset by an increase in operating subsidies and grants of \$3.8 million and capital grants of \$0.6 million.

Total expenses increased by \$4.1 million in fiscal year 2021. Housing Assistance payments increased by \$0.8 million. Ordinary maintenance and operation expenses increased by \$1.5 million, depreciation expense increased by \$0.7 million, utilities increased by \$0.4 million, and insurance expenses increased by \$0.4 million.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**TABLE 4**

**CAPITAL ASSETS AT YEAR-END  
(NET OF DEPRECIATION AND AMORTIZATION)**

	2021 (in millions of dollars)	2020 (in millions of dollars)
Land	\$ 13.1	\$ 13.1
Buildings	323.2	319.2
Equipment - dwellings	16.8	16.8
Equipment - administrative	3.8	3.1
Accumulated depreciation	(210.2)	(199.1)
Construction in progress	8.0	6.8
Infrastructure	3.7	3.7
Total	<u>\$ 158.4</u>	<u>\$ 163.6</u>

**Capital Assets**

As of September 30, 2021, the Authority had \$158.4 million invested in a variety of capital assets as reflected in the table above, which represents a net decrease (addition, deductions, and depreciation) of \$5.2 million from \$163.6 million at September 30, 2020. This decrease was due to the normal depreciation of \$11.4 million along with an increase in construction work in progress of \$1.2 million at Commerce Plaza and Jefferson, an increase in buildings of \$4.0 million related to the completion of CDBG work at Corbett and Commerce Plaza and the increase of Construction in Progress of \$1.2 million due to roof work at Jefferson and additional modernization at Commerce Plaza.



**TABLE 5**

**OUTSTANDING DEBT, AT YEAR-END  
(IN MILLIONS)**

	Totals	
	2021	2020
Current portion of long-term debt	\$ 0.3	\$ 0.3
Noncurrent portion of long-term debt	15.9	16.2
Total debt	<u>\$ 16.2</u>	<u>\$ 16.5</u>

**Debt Outstanding**

The Authority had \$16.2 million and \$16.5 million in debt outstanding for fiscal years 2021 and 2020, respectively. This decrease was due to annual principal payments made during the year.

**ECONOMIC FACTORS**

Significant economic factors affecting the Authority are as follows:

- Federal funding of the Department of Housing and Urban Development by the U.S. Congress.
- Local labor supply and demand, which can affect salary and wage rates.
- Local inflationary, recessionary, and employment trends, which can affect resident incomes and therefore the amount of rental income.
- Inflationary pressure on utility rates, supplies, and other costs.

**CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT**

Questions concerning this report or requests for additional information should be directed, in writing, to:

Allegheny County Housing Authority  
Finance Department  
301 Chartiers Avenue  
McKees Rocks, PA 15136

# ALLEGHENY COUNTY HOUSING AUTHORITY

## STATEMENTS OF NET POSITION

SEPTEMBER 30, 2021 AND 2020

<b>Assets</b>		
	2021	2020
<b>Current assets:</b>		
Cash and cash equivalents:		
Cash - unrestricted	\$ 16,221,127	\$ 9,679,474
Cash - other restricted	4,770,485	9,245,597
Cash - tenant security deposits	909,978	923,751
Cash - restricted for payment of current liability	140	140
Total cash and cash equivalents	<u>21,901,730</u>	<u>19,848,962</u>
Accounts and notes receivables, net of allowances for doubtful accounts:		
Accounts receivable - HUD other projects	2,552,927	747,058
Accounts receivable - other government	24,803	130,226
Accounts receivable - miscellaneous	1,288,686	503,454
Accounts receivable - tenants - dwelling rents	505,825	397,973
Allowance for doubtful accounts - dwelling rents and other	(259,636)	(207,367)
Tenant fraud recovery	12,855	38,617
Total accounts and notes receivables, net of allowances for doubtful accounts	<u>4,125,460</u>	<u>1,609,961</u>
Investments:		
Investments - unrestricted	6,753,900	8,507,744
Investments - restricted	166,228	170,613
Total current investments	<u>6,920,128</u>	<u>8,678,357</u>
Prepaid expenses and other assets	581,246	554,734
Inventories	2,318	2,187
Total current assets	<u>33,530,882</u>	<u>30,694,201</u>
Noncurrent assets:		
Capital assets, non-depreciable	21,132,854	19,949,404
Capital assets, net of accumulated depreciation	137,237,479	143,655,615
Investment in mixed finance activities, net of accumulated amortization	11,750,723	12,297,758
Notes and mortgages receivable - non-current	190,033	190,033
Other assets	292,259	283,313
Total noncurrent assets	<u>170,603,348</u>	<u>176,376,123</u>
<b>Total Assets</b>	<u>\$ 204,134,230</u>	<u>\$ 207,070,324</u>

(Continued)

See accompanying notes to financial statements.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## STATEMENTS OF NET POSITION

SEPTEMBER 30, 2021 AND 2020

(Continued)

### Liabilities and Net Position

	2021	2020
<b>Liabilities:</b>		
<u>Current liabilities:</u>		
Accounts payable	\$ 1,588,836	\$ 1,266,266
Accrued wage/payroll taxes payable	386,840	128,618
Accrued compensated absences - current	218,175	244,740
Accrued interest payable	6,893	7,457
Accounts payable - HUD PHA programs	2,027,472	70,371
Accounts payable - other government	10,259	10,259
Tenant security deposits	909,760	923,751
Unearned revenue	197,549	1,444,171
Current portion of long-term debt	326,429	324,142
Other current liabilities	1,573,826	2,774,185
Accrued liabilities - other	-	18,983
Total current liabilities	7,246,039	7,212,943
<u>Noncurrent liabilities:</u>		
Long-term debt, net of current portion	15,915,496	16,185,363
Other noncurrent liabilities	1,354,406	1,334,404
Accrued compensated absences - noncurrent	709,088	824,554
Total noncurrent liabilities	17,978,990	18,344,321
Total Liabilities	25,225,029	25,557,264
<u>Net Position:</u>		
Net investment in capital assets	143,377,113	148,683,960
Restricted for:		
Mixed financing loans	11,940,756	12,488,287
Partnership reserves	3,810,467	6,148,700
Housing Choice Voucher Program	689,955	726,532
Unrestricted net position	19,090,910	13,465,581
Total Net Position	178,909,201	181,513,060
<b>Total Liabilities and Net Position</b>	\$ 204,134,230	\$ 207,070,324

(Concluded)

See accompanying notes to financial statements.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

	2021	2020
<b>Operating Revenues:</b>		
Tenant revenue	\$ 13,517,532	\$ 12,179,640
HUD PHA operating grants	58,277,700	54,584,814
Other governmental operating grants	138,345	191,379
Investment income - unrestricted	35,453	143,716
Other revenue	2,504,603	4,189,941
Investment income - restricted	3,515	27,046
	<u>74,477,148</u>	<u>71,316,536</u>
Total operating revenues		
<b>Operating Expenses:</b>		
Housing assistance payments	36,642,952	35,770,585
Administrative	10,419,389	10,267,513
Tenant services	567,118	768,231
Utilities	6,439,746	5,995,017
Maintenance	11,485,613	9,971,812
Protective services	1,032,949	915,359
Insurance expense	2,722,489	2,358,289
General expenses	2,324,044	2,154,284
	<u>71,634,300</u>	<u>68,201,090</u>
Total operating expenses		
<b>Operating Income (Loss)</b>	<u>2,842,848</u>	<u>3,115,446</u>
<b>Non-Operating Revenue (Expenses):</b>		
Casualty losses - non-capitalized	(161,362)	(77,923)
Interest expense	(247,228)	(424,195)
Gain (loss) on disposal of capital asset	18,806	-
Depreciation and amortization expense	(11,456,135)	(10,727,345)
	<u>(11,845,919)</u>	<u>(11,229,463)</u>
Total non-operating revenue (expenses)		
<b>Capital Contributions:</b>		
HUD capital grants	3,532,641	3,242,597
CDBG capital grant	1,532,929	1,300,398
Partnership contribution	1,333,642	9,752,907
	<u>6,399,212</u>	<u>14,295,902</u>
Total capital contributions		
<b>Change in Net Position</b>	(2,603,859)	6,181,885
Total net position	<u>181,513,060</u>	<u>175,331,175</u>
Total net position - ending	<u>\$ 178,909,201</u>	<u>\$ 181,513,060</u>

See accompanying notes to financial statements.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

	2021	2020
<b><u>Cash Flows From Operating Activities:</u></b>		
Operating grants received	\$ 59,287,616	\$ 55,760,293
Receipts from tenants	13,473,720	12,164,506
Other receipts	1,719,371	4,118,006
Housing assistance payments	(36,642,952)	(35,770,585)
Payments for good and services	(21,267,746)	(15,199,167)
Payments to employees	(14,328,280)	(14,245,828)
	<u>2,241,729</u>	<u>6,827,225</u>
Net cash provided by (used in) operating activities		
<b><u>Cash Flows From Noncapital and Related Financing Activities:</u></b>		
Loan repayments received	-	1,333
	<u>-</u>	<u>1,333</u>
Net cash provided by (used in) noncapital and related financing activities		
<b><u>Cash Flows From Capital and Related Financing Activities:</u></b>		
HUD and other capital grants	3,204,032	4,813,895
Acquisition of capital assets and construction of capital assets	(4,659,578)	(5,928,215)
Investment in mixed finance development activities	(15,804)	-
Principal payment on long-term debt	(321,724)	(621,177)
Interest paid on long-term debt	(193,084)	(424,195)
	<u>(1,986,158)</u>	<u>(2,159,692)</u>
Net cash provided by (used in) capital and related financing activities		
<b><u>Cash Flows From Investing Activities:</u></b>		
Purchase (sale) of investments	1,758,229	196,063
Interest income	38,968	170,762
	<u>1,797,197</u>	<u>366,825</u>
Net cash provided by (used in) investing activities		
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	2,052,768	5,035,691
<b><u>Cash and Cash Equivalents:</u></b>		
Beginning of year	19,848,962	14,813,271
	<u>\$ 21,901,730</u>	<u>\$ 19,848,962</u>
End of year		
<b><u>Noncash Investment, Capital, and Financing Activities:</u></b>		
Acquisition of capital assets through partnership contribution	\$ 1,333,642	\$ 9,752,907
	<u>\$ 1,333,642</u>	<u>\$ 9,752,907</u>

(Continued)

See accompanying notes to financial statements.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

(Continued)

	2021	2020
<b>Reconciliation of Operating Income (Loss) to Net Cash and Cash Equivalents From Operating Activities:</b>		
Operating income (loss)	\$ 2,842,848	\$ 3,115,446
Adjustments to reconcile operating income (loss) to cash and cash equivalents provided by (used in) operating activities:		
Investment (income) loss	(38,968)	(170,762)
Change in assets and liabilities:		
Accounts receivable	(653,961)	(380,876)
Prepaid expenses and other assets	(35,458)	(43,274)
Inventories	(131)	-
Accounts payable and accrued liabilities	1,182,531	2,683,259
Unearned revenue	(1,246,622)	1,333,073
Long-term debt, operating	191,490	290,359
Total adjustments	(601,119)	3,711,779
Net cash and cash equivalents provided by (used in) operating activities	\$ 2,241,729	\$ 6,827,225

(Concluded)

See accompanying notes to financial statements.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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### 1. Organization

#### Reporting Entity

The governing body of the Allegheny County Housing Authority (Authority) is its Board of Directors (Board), which is comprised of five members appointed by the County Executive with approval made by the County Council of Allegheny (County). The Board appoints an executive director to administer the affairs of the Authority. The County 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 County because, although the County appoints the governing body of the Authority, the County cannot impose its will on the Authority, and there is no financial burden or benefit relationship between the County 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.

#### Component Units

The criteria used by the Authority to evaluate the possible inclusion of related entities within its reporting entity are financial accountability and the nature and significance of the relationship. In determining financial accountability in a given case, the Authority reviews the applicability of the following criteria:

The Authority is financially accountable for:

1. Organizations that make up its legal entity.
2. Legally separate organizations if the Authority officials appoints a voting majority of the organizations' governing body and the Authority is able to impose its will on the organization or if there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the Authority, as defined below.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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- a. *Impose its will* - If the Authority can significantly influence the programs, projects, or activities, or the level of services performed or provided by, the organization.
  - b. *Financial benefit or burden* - If the Authority (1) is entitled to the organization's resources, (2) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide support to, the organization, or (3) is obligated in some manner for the debt of the organization.
3. Organizations that are fiscally dependent on the Authority. Fiscal dependency is established if the organization is unable to adopt its budget, levy taxes or set rates or charges, or issue bonded debt without approval by the Authority.

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

### **Blended Component Units:**

#### Mixed Financing Blended Component Units

In order to participate in various mixed financing transactions, the Authority has created a number of non-profit and corporate entities for which the Authority is the sole member. These entities' sole purpose is to function as a general partner in each of the partnerships, and their individual activity is included within the activity of each mixed financing partnership that is reported as a blended component unit of the Authority as described in the next paragraph.

The Authority has interests in numerous partnerships, created as part of mixed financing transactions, which are considered to be blended component units because of the Authority's ongoing control, involvement, and regulatory authority with the partnerships, HUD limitations on use of the properties, and because the outside entities involved in the partnerships do not benefit in the risks and rewards of ownership, except under certain limited circumstances. Additionally, all of these partnerships have appointed the Authority as the management agent, and the partnership site is leased from the Authority in all instances described below, except for Pine Ridge Heights Associates, Hays Manor Associates, West Pine Associates, and Generations, L.P. The Authority may, under certain circumstances, be compelled to reacquire the properties.



# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

During development of these sites, it is the Authority's policy to record only the activity funded by the Authority's contributions to the partnership until development is substantially complete. At that time, and after completion of a cost certification, the Authority records the entire partnership for presentation as a blended component unit in the financial statements.

These entities are reported as blended component units on the Financial Data Schedule (FDS), and the Authority reports only the related notes receivable, long-term debt, and subsidy activity within the Public Housing Program on the FDS. Transactions between the Authority and the partnerships have been eliminated for presentation in the financial statements. Contributions by the other members of the partnerships are treated as non-operating revenue (partnership contribution) to the Authority.

A summary of the partnerships reported as blended component units, and the controlled entity representing the interests of the Authority is as follows:

AMP	Legal Name	Partner	Partner Type	
103	Pine Ridge Heights Associates	Three Rivers Communities	Exempt Organization	No ground lessor
201	Sharpsburg Housing, L.P.	Three Rivers Communities	Exempt Organization	Ground lessor
301	Hays Manor Associates	Three Rivers GP Corp	Corporation	No ground lessor
303	Groveton Housing Partnership, L.P.	Ohio Valley Housing GP Corp	Corporation	Ground lessor
501	Homestead Housing Development, L.P.	Three Rivers Communities	Exempt Organization	Ground lessor
502	Homestead Housing Development, L.P. II	Three Rivers Communities	Exempt Organization	Ground lessor
503	Homestead Housing Development, L.P. III	Three Rivers Communities	Exempt Organization	Ground lessor
504	Homestead Housing Development, L.P. IV	Three Rivers Communities	Exempt Organization	Ground lessor
701	Dumplin Hall Housing Partnership, L.P.	Dumplin Hall Housing Partnership, L.P.	Exempt Organization	Ground lessor
704	Fraser Housing, L.P.	Waterfront Fraser, LLC	Disregarded Entity	Ground lessor
801	Felix Negley, L.P.	Waterfront Housing GP Corp	Exempt Organization	Ground lessor
805	Ohioview Housing Partnership, L.P.	Fox Hill Management, Inc.	Exempt Organization	Ground lessor
806	Ohioview Housing Partnership, L.P. II	Fox Hill Management, Inc.	Exempt Organization	Ground lessor
813	West Pine Associates, L.P.	Three Rivers Communities	Exempt Organization	No ground lessor
814	Tarentum Housing, L.P.	Waterfront Housing GP Corp	Exempt Organization	Ground lessor
815	Tarentum Housing, L.P. II	Waterfront Housing GP Corp	Exempt Organization	Ground lessor
821/822	514 Lydia Street, L.P.	Three Rivers Communities	Exempt Organization	Ground lessor
824	Orchard Park Housing Initiative, L.P.	Waterfront Orchard I GP, LLC	Disregarded Entity	Ground lessor
825	Senior Apartments of Mt. Lebanon, L.P.	Mt. Lebanon Senior Housing Apartments, LLC	Exempt Organization	Ground lessor
n/a	Generations, L.P.	Three Rivers Communities	Disregarded Entity	No ground lessor

Separately issued audited financial statements of the partnerships for the years ended December 31<sup>st</sup> are available at the Authority's administrative office.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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In addition to these partnerships presented as blended component units, the Authority controls a number of other partnerships through their wholly owned component unit entities described below. These entities are also considered blended component units, and are as follows:

### Glenshaw Gardens, Inc.

The Authority exercises "oversight responsibilities" and is the owner of a for-profit corporation known as Glenshaw Gardens, Inc. (Glenshaw) that operates a market rate housing unit. Glenshaw also serves as the property management agency for six additional housing sites and receives a management fee for its services. Stand-alone financial statements for Glenshaw are not issued.

### Other Blended Component Units

It has been determined that Three Rivers Communities, Inc. and Harrison High Rise (owned by Allegheny Housing Development Corporation, which is wholly owned by the Authority and accounted for as all of its activity is included in the partnership entity that is reported as a blended component unit), have also met the requirements to be blended component units, as they provide services exclusively for the benefit of the Authority, and are wholly owned by the Authority.

## **2. Summary of Significant Accounting Policies**

### 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:

Public Housing: Under the Public Housing (PH) Program, the Authority rents apartments that it owns to low-income households. The PH 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 Public Housing Authority (PHA) to provide the housing at a rent that is based upon 30% of household income.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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Capital Fund Program: Under the Capital Fund Program, the Authority receives funding to rehabilitate and repair existing housing stock and to develop new housing. The Capital Fund Program operates under annual grants from HUD. These grants are formula based and not competitive awards. The Capital Fund Program is the primary funding source for physical and management improvements to the Authority's properties. All Capital Fund Program activity is required to be reported together with the PH Program on the FDS.

Section 8 Housing Choice Voucher Program: Under the Housing Choice Voucher (HCV) Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The HCV Program is administered under an ACC with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participant's rent at 30% of household income. Under this program, the Authority also has a Mainstream Program for disabled individuals.

Section 8 Moderate Rehabilitation Program: A program of Housing Assistance Payments administered by the Authority under the HCV Program.

CDBG Program: Represents Community Development Block Grants (CDBG), which are funded through HUD and passed through Allegheny County.

Residential Opportunity Supportive Services (ROSS): A grant program awarded by HUD to foster resident business opportunities and supportive services.

Emergency Solutions Grant Program (ESG): A grant program to provide assistance to homeless individuals and families, which are funded through HUD and passed through Allegheny County and the City of Pittsburgh.

Other Federal and State and Local Programs: Represents other grant programs not included above that vary from year to year in amount and nature.

Business Activities: Business activities represent various endeavors by the Authority to supplement the mission of the agency.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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### Operating Revenues and 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 used for operating purposes. Non-operating revenues and expenses consist of those revenues and expenses relating to capital items.

### Non-Operating Revenue - Partnership Contribution

To the extent that partnerships received funds to construct capital assets from an entity other than the Authority, this income is shown as a capital contribution.

### Budgets

The Authority's activities are governed by budgets established with its grantor agencies, chiefly HUD. The Authority as a whole is not required to adopt a legally authorized budget on an annual basis and is therefore not required to present budget to actual financial information as part of its basic financial statements.

### 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, unless funds are meant as long-term investments.

### Accounts Receivable

The Authority 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 uncollectible accounts, estimated based on historical experience.

### Fair Value Measurement

The Authority categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America.

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.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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### Prepaid Expenses

Certain payments to vendors reflect cost applicable to future accounting periods and are recorded as prepaid expenses in the financial statements. The cost of prepaid items is recorded as an expense when consumed.

### Inventories

Materials and supplies are expensed when purchased.

### Capital Assets

The Authority capitalizes capital 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: 25-40 years for buildings and extensive modernization efforts; 12 years for standard modernization efforts; five years for vehicles; three years for dwelling equipment; and three years for computer equipment.

### Unearned Revenue

Unearned revenues will be recognized as revenue in the fiscal year they are earned. Any amounts received for which applicable expenses were not incurred prior to September 30, 2021 are recorded as unearned revenue.

### Compensated Absences

Unused employee vacation time is accumulated and paid upon resignation, retirement, or termination. The amount of the compensated absence liability is accrued and expensed as earned. Unused sick leave is not paid and, therefore, is not subject to accrual.

### Use of Estimates

The preparation of 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 reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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### Classifications of Net Position

The following are three categories of net position:

Net investment in capital assets – The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are also included in this component of net position. If there are significant unspent related debt proceeds or deferred inflows of resources at the end of the reporting period, the portion of the debt or deferred inflows of resources attributable to the unspent amount is not included in the calculation of net investment in capital assets. Instead, that portion of the debt or deferred inflow of resources is included in the same net position component (restricted or unrestricted) as the unspent amount.

Restricted – The restricted component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Generally, a liability relates to restricted assets if the asset results from a resource flow that also results in the recognition of a liability or if the liability will be liquidated with the restricted assets reported.

The Authority's restricted net position as of September 30, 2021 consisted of \$11,940,756 restricted in accordance with mixed financing and loan agreements as discussed in Notes 5 and 6, respectively, \$3,810,467 restricted per various partnership escrow agreements in the component units, and \$689,955 of net position restricted in the Housing Choice Voucher and Emergency Housing Vouchers Programs, as this portion of net position is available only for future housing assistance payments.

The Authority's restricted net position as of September 30, 2020 consisted of \$12,488,287 restricted in accordance with mixed financing and loan agreements as discussed in Notes 5 and 6, respectively, \$6,148,700 restricted per various partnership escrow agreements in the component units, and \$726,532 of net position restricted in the Housing Choice Voucher Program, as this portion of net position is available only for future housing assistance payments.

Unrestricted – The unrestricted component of net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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included in the determination of net investment in capital assets or the restricted components of net position.

### 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.

### Adopted Pronouncements

The requirements of the following Governmental Accounting Standards Board (GASB) Statements were adopted for the financial statements: GASB Statement No. 84, "*Fiduciary Activities*," and GASB Statement No. 90, "*Majority Equity Interests*." These statements had no significant impact on the Authority's financial statements for the year ended September 30, 2021.

### Pending Pronouncements

GASB has issued statements that will become effective in future years, including Statement Nos. 87 (Leases), 89 (Accounting for Interest Cost), 91 (Conduit Debt Obligations), 92 (Omnibus 2020), 94 (Public-Private and Public-Public Partnerships), 96 (Information Technology Arrangements), 97 (Deferred Compensation Plans), 99 (Omnibus 2022), and 100 (Accounting Changes and Error Corrections). Management has not yet determined the impact of these statements on the financial statements.

## **3. 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, commercial paper, bankers' acceptance, and demand and savings deposits. The Authority's depositories are required by statute to continuously and fully secure all deposits in excess of the amounts insured under federal or state plans by the deposit or setting aside of collateral of the types, and in the manner as is prescribed by state law for the security of public funds. Such collateral shall at all times be of a market value at least equal to the amount of deposits so secured.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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The following is a description of the Authority's deposit risks:

*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 does not have a formal deposit policy for custodial credit risk.

As of September 30, 2021, \$1,118,888 of the Authority's \$18,965,222 bank balance was insured by the Federal Deposit Insurance Corporation. The remaining bank balance was exposed to custodial credit risk, which is collateralized 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. These deposits have carrying amounts of \$19,531,268 as of September 30, 2021.

As of September 30, 2020, \$1,081,288 of the Authority's \$19,323,612 bank balance was insured by the Federal Deposit Insurance Corporation. The remaining bank balance was exposed to custodial credit risk, which is collateralized 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. These deposits have carrying amounts of \$18,212,832 as of September 30, 2020.

Excluded from the above amounts but presented as cash and cash equivalents on the statements of net position as of September 30, 2021 and 2020, are investments of \$2,370,462 and \$1,636,130 (book and bank value), respectively, described in more detail under the investments section below.

### Investments

Investments consisted of the following at September 30:

Investment Type	Fair Value	
	2021	2020
INVEST	\$ 17,043	\$ 16,590
Mutual fund - BlackRock	500,000	500,000
U.S. Treasury and Federal Agency obligations	1,825,655	1,636,130
Other investments	193,992	198,821
	<u>\$ 2,536,690</u>	<u>\$ 2,351,541</u>

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# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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In addition to the above investments, the Authority also held certificates of deposit, with original maturities of greater than one year, in the amounts of \$6,753,900 and \$7,962,946 as of September 30, 2021 and 2020, respectively. These certificates of deposit have maturities ranging from one to three years. These amounts are included in investments on the statements of net position.

The fair value of the Authority's investments is the same as their carrying amount. The fair value of the Authority's investments in the external investment pool (INVEST) is the same as the value of the pool shares. The Authority can withdraw funds from the external investment pools and BlackRock without limitation. INVEST may also impose certain administration fees.

U.S. Treasury and Federal Agency obligations and mutual funds are valued using quoted market prices (Level 1 inputs).

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 has no formal investment policy that would limit its investment choices based on credit ratings by nationally recognized statistical rating organizations. As of September 30, 2021 and 2020, investments in BlackRock have received an AAA rating from Standard & Poor's.

*Custodial Credit Risk* – For an investment, custodial credit risk is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside entity. The Authority does not have a formal investment policy for custodial credit risk. The Authority's investments in BlackRock are not exposed to custodial credit risk because they are not evidenced by securities that exist in physical or book entry form.

*Concentration of Credit Risk* – The Authority places no limit on the amount the Authority may invest in any one issuer. The Authority has no investments of greater than 5% with one issuer.

*Interest Rate Risk* – The Authority has no formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. All investments have an average maturity of less than one year.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### 4. Capital Assets

A summary of changes in capital assets during fiscal year 2021 for the Authority is as follows:

	September 30, 2020	Increases/ Transfers	Decreases/ Transfers	September 30, 2021
Capital assets, not being depreciated:				
Land	\$ 13,144,903	\$ -	\$ -	\$ 13,144,903
Construction in progress	6,804,501	1,183,450	-	7,987,951
Total capital assets not being depreciated	<u>19,949,404</u>	<u>1,183,450</u>	<u>-</u>	<u>21,132,854</u>
Capital assets being depreciated:				
Buildings	319,208,913	4,031,142	-	323,240,055
Furniture, equipment, and machinery - dwellings	16,845,302	-	-	16,845,302
Furniture, equipment, and machinery - administration	3,086,738	940,924	(258,682)	3,768,980
Infrastructure	3,676,472	-	-	3,676,472
Total capital assets being depreciated	<u>342,817,425</u>	<u>4,972,066</u>	<u>(258,682)</u>	<u>347,530,809</u>
Less accumulated depreciation for:				
Buildings	(182,335,558)	(10,402,220)	-	(192,737,778)
Furniture, equipment, and machinery - dwellings	(12,651,703)	(564,766)	-	(13,216,469)
Furniture, equipment, and machinery - administration	(2,409,842)	(249,157)	258,682	(2,400,317)
Infrastructure	(1,764,707)	(174,059)	-	(1,938,766)
Total accumulated depreciation	<u>(199,161,810)</u>	<u>(11,390,202)</u>	<u>258,682</u>	<u>(210,293,330)</u>
Total capital assets being depreciated, net	<u>143,655,615</u>	<u>(6,418,136)</u>	<u>-</u>	<u>137,237,479</u>
Total capital assets	<u>\$ 163,605,019</u>	<u>\$ (5,234,686)</u>	<u>\$ -</u>	<u>\$ 158,370,333</u>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

A summary of changes in capital assets during fiscal year 2020 for the Authority is as follows:

	September 30, 2019	Increases/ Transfers	Decreases/ Transfers	September 30, 2020
Capital assets, not being depreciated:				
Land	\$ 12,508,667	\$ 636,236	\$ -	\$ 13,144,903
Construction in progress	2,898,235	3,906,266	-	6,804,501
Total capital assets not being depreciated	<u>15,406,902</u>	<u>4,542,502</u>	<u>-</u>	<u>19,949,404</u>
Capital assets being depreciated:				
Buildings	303,973,650	15,235,263	-	319,208,913
Furniture, equipment, and machinery - dwellings	16,666,806	178,496	-	16,845,302
Furniture, equipment, and machinery - administration	2,788,398	298,340	-	3,086,738
Infrastructure	3,676,472	-	-	3,676,472
Total capital assets being depreciated	<u>327,105,326</u>	<u>15,712,099</u>	<u>-</u>	<u>342,817,425</u>
Less accumulated depreciation for:				
Buildings	(172,580,534)	(9,755,024)	-	(182,335,558)
Furniture, equipment, and machinery - dwellings	(12,268,184)	(383,519)	-	(12,651,703)
Furniture, equipment, and machinery - administration	(2,183,784)	(226,058)	-	(2,409,842)
Infrastructure	(1,617,648)	(147,059)	-	(1,764,707)
Total accumulated depreciation	<u>(188,650,150)</u>	<u>(10,511,660)</u>	<u>-</u>	<u>(199,161,810)</u>
Total capital assets being depreciated, net	<u>138,455,176</u>	<u>5,200,439</u>	<u>-</u>	<u>143,655,615</u>
Total capital assets	<u>\$ 153,862,078</u>	<u>\$ 9,742,941</u>	<u>\$ -</u>	<u>\$ 163,605,019</u>

## 5. Notes Receivable

In 2002, the Authority recorded long-term notes receivable for second mortgages for individuals through the Family Self-Sufficiency program of \$80,000 in component unit Three Rivers and \$71,000 in the PH Fund, (total \$151,000), at 0% for twenty years. If a property is sold, the related note becomes due. After ten years, the Authority will forgive these notes at a rate of 10% a year for ten years. The receivables are recorded at their net present value of \$71,000 and \$71,000 as of September 30, 2021 and 2020, respectively.

Component unit Three Rivers has a long-term note receivable from St. Joseph Apartment Associates for the St. Joseph property in Wilmerding. The receivable is recorded at its net present value, assuming a 1% interest rate, of \$119,033 at September 30, 2021 and 2020.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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In fiscal year 2006, component unit Three Rivers issued multiple second mortgage notes in the amount of \$731,347 at 0% for ten years. If any of the properties (which are located at Pleasant Ridge) are sold, the related note would become due. The Authority amortized these notes at a rate of 10% over ten years, and the notes are fully amortized.

A summary of the above-described notes receivable as of September 30 is as follows:

<u>Note</u>	<u>2021</u>	<u>2020</u>
Second mortgages	\$ 71,000	\$ 71,000
St. Joseph	119,033	119,033
Total	<u>\$ 190,033</u>	<u>\$ 190,033</u>

### Other Component Unit Activities

In 2009, component unit Three Rivers issued a note in the amount of \$164,302 to Glenshaw, to refinance a previous note. The amount outstanding was \$72,450 and \$80,638 as of September 30, 2021 and 2020, respectively. As this amount is due between component units, it is eliminated for presentation on the financial statements.

## **6. Mixed Finance Development Activities**

As part of the mixed financing development activities, long-term loans were made by the Authority (or one of its controlled entities) to the majority of the various partnerships established as part of the mixed financing transaction in order to fund the revitalization of the site.

As further described in Note 1, the Authority has interests in a number of these partnerships and considers them to be blended component units.

The loans between the Authority and its blended component units are eliminated for financial reporting purposes. These loans are summarized below. Any loans payable by the blended component units that are not eliminated for financial reporting because they are payable to outside entities are described in Note 7.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

The balance of the loans payable to the Authority, and from the partnerships, are as follows at September 30:

AMP	Property	2021	2020
201	Sharps Terrace	\$ 6,982,319	\$ 6,659,341
301	Hays Manor	8,774,231	8,774,231
303	Groveton Village	11,340,866	10,939,901
501	Homestead Apartments I	1,770,412	1,674,623
502	Homestead Apartments II	2,583,736	2,465,633
503	Homestead Apartments III	3,738,708	3,581,738
504	Homestead Apartments IV	3,288,985	3,138,914
701	Dumplin Hall	2,007,461	1,940,773
704	John Fraser Hall	3,301,865	3,301,865
801	Negley Gardens	3,948,129	3,765,862
805	Pleasant Ridge I (Ohioview I)	10,357,450	9,960,113
806	Pleasant Ridge II (Ohioview II)	4,633,929	4,457,808
814	Dalton's Edge I (Tarentum I)	2,665,404	2,552,213
815	Dalton's Edge II (Tarentum II)	7,235,411	6,917,799
821	Andrew Carnegie Apartments	1,132,756	1,108,047
824	Orchard Park	3,466,961	3,466,961
825	Mt. Lebanon	3,076,000	2,921,221
Long-term debt recorded in component units on FDS prior to elimination		<u>\$ 80,304,623</u>	<u>\$ 77,627,043</u>

### Investment in Mixed Finance Activities

In addition to the partnerships and properties created through mixed financing transactions reported as blended component units as described in Note 1 and previously in this Note, the Authority has invested in some mixed financing housing sites solely as a lender as described below (except for Meyers Ridge where the Authority is also the ground lessor). The Authority holds various notes and mortgages receivable ranging in length from 15 years to 40 years, with no payment being due until maturity. Interest rates range from 0% to 7.11%. These long-term investments are amortized over the life of each note receivable, as it is the Authority's intent to continue to utilize these properties for its low-income housing mission over the life of these loans. Amortization expense is included in other general expense in the statements of revenues, expenses, and changes in net position.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

As of September 30, 2021, the balance of the notes receivable, which is considered an investment in mixed finance activities, was as follows:

Property	Term	Due Date	Amount
Lavender Heights	30 years	04/01/2029	\$ 505,300
Monroe Meadows	30 years	01/10/2031	940,500
Forest Green #1	40 years	08/14/2040	2,475,000
Meyers Ridge	40 years	02/13/2040	3,238,830
Forest Green #2	40 years	08/14/2040	49,715
Meyers Ridge #2	40 years	08/01/2040	3,124,045
Caldwell Station *	15 years	06/18/2012	434,000
Ohioview Infrastructure	40 years	10/17/2044	8,674,588
North Hills Housing #1	40 years	03/01/2051	1,323,646
North Hills Housing #2	40 years	03/01/2051	742,466
Subtotal			21,508,090
Accumulated amortization as of September 30, 2020		\$ (9,226,136)	
Amortization for the year ended September 30, 2021		(531,231)	
Accumulated amortization as of September 30, 2021			(9,757,367)
Balance at September 30, 2021			\$ 11,750,723

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

As of September 30, 2020, the balance of the notes receivable, which is considered an investment in mixed finance activities, was as follows:

Property	Term	Due Date	Amount
Lavender Heights	30 years	04/01/2029	\$ 505,300
Monroe Meadows	30 years	01/10/2031	940,500
Forest Green #1	40 years	08/14/2040	2,475,000
Meyers Ridge	40 years	02/13/2040	3,238,830
Forest Green #2	40 years	08/14/2040	49,715
Meyers Ridge #2	40 years	08/01/2040	3,124,045
Caldwell Station *	15 years	06/18/2012	434,000
Ohioview Infrastructure	40 years	10/17/2044	8,674,588
North Hills Housing #1	40 years	03/01/2051	1,325,846
North Hills Housing #2	40 years	03/01/2051	756,070
Subtotal			21,523,894
Accumulated amortization as of September 30, 2019		\$ (8,671,036)	
Amortization for the year ended September 30, 2020		(555,100)	
Accumulated amortization as of September 30, 2020			(9,226,136)
Balance at September 30, 2020			\$ 12,297,758

\*Although the Caldwell Station note was due in 2012, both parties have agreed to renegotiate the terms of the note, and as such, no payments are expected, and no action is expected to be taken by the Authority at this time.

A summary of the above notes receivable, the elimination of loans between entities, and the remaining notes receivable due from outside entities is summarized below.

	September 30, 2021
Notes, loans, & mortgages receivable - mixed financing partnerships	\$ 92,055,346
Elimination of loans between the Authority & controlled entities	(80,304,623)
Investment in mixed finance activities, net of accumulated amortization recorded on statement of net position	\$ 11,750,723

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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	<u>September 30, 2020</u>
Notes, loans, & mortgages receivable - mixed financing partnerships	\$ 89,924,801
Elimination of loans between the Authority & controlled entities	<u>(77,627,043)</u>
Investment in mixed finance activities, net of accumulated amortization recorded on statement of net position	<u>\$ 12,297,758</u>

### 7. Long-Term Debt

#### Notes and Mortgages Payable – Direct Borrowings

Homestead Housing Development Limited Partnership (a blended component unit of the Authority) has a note payable in an original principal amount of \$806,139 payable to Pennsylvania Housing Finance Agency, due May 2032. Annual payments of \$26,871 are to be paid from surplus of revenues over expenses, if any, generated by the project during the calendar year. No interest will be due and payable. The note is collateralized by a first leasehold mortgage on the apartment complex.

In November 2005, Ohioview Housing Limited Partnership, (a blended component unit of the Authority) obtained a note payable in an original principal amount of \$500,000 payable to Action Housing Inc., due November 2045. Annual principal payments are to be paid from surplus of revenues over expenses, if any, generated by the project during the calendar year. No interest will be due and payable. The note is collateralized by a first leasehold mortgage on the apartment complex.

In January 2006, Tarentum Housing Limited Partnership (a blended component unit of the Authority) obtained a note payable in an original principal amount of \$914,600 payable to the Pennsylvania Housing Finance Agency due March 2036. Annual payments are due in an amount equal to 50% of the surplus of revenues over expenses, if any, generated by the project during the calendar year. No interest will be due and payable. The note is collateralized by a first leasehold mortgage on the apartment complex.

In October 2004, Ohioview Housing Limited Partnership II, (a blended component unit of the Authority) obtained a note payable in an original principal amount of \$1,250,000 payable to Action Housing Inc., due 40 years from the issuance of the certificates of occupancy for the unit, estimated to be July 2046. Annual principal payments are to be paid from the surplus of revenues over operating expenses, if any, generated by the project



# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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during the previous calendar year. No interest will be due and payable. The note is collateralized by property leased by the developer from the Authority.

In 2012, the Authority purchased 40 units to be converted to public housing at Pine Ridge in exchange for assuming the mortgages on the building and providing \$240,000 in cash. The principal balance of the mortgage assumed was \$777,759 payable to the Pennsylvania Housing Finance Agency, due February 2030. Annual payments are due in an amount equal to 50% of the surplus of revenues over expenses, if any, generated by the project during the calendar year. In addition, the Authority also assumed an additional mortgage on the property in the amount of \$170,063, payable in full in December 2029. No interest will be due and payable on these notes. Both notes are collateralized by a first leasehold mortgage on the respective property.

In 2012, the Authority purchased the St. Brendan's Apartments in exchange for assuming the mortgage on the building. The principal balance of the mortgage assumed was \$530,000, payable in full in June 2022. No interest will be due and payable. The note is collateralized by a first leasehold mortgage on the property.

In October 2012, the Authority purchased 20 units that were converted to public housing at the Meadows at Forest Glen. As part of the purchase, the Authority assumed the mortgages on the building. The balance of the first mortgage assumed was \$960,000 in principal and \$649,728 of accrued interest, with an interest rate of 5.64%, due August 2029. Accrued interest was \$1,123,488 and \$1,069,344 at September 30, 2021 and 2020, respectively. Annual payments are due in an amount equal to 75% of cash flow up to 1% of the original principal balance and then 50% of cash flow. The note is collateralized by a mortgage on the property. The principal balance of the second mortgage assumed was \$50,000, with an interest rate of 0%, with no payments due until August 2019. The note is collateralized by a mortgage on the property.

In 2016, as part of the purchase of Orchard Park, the Authority assumed the mortgages on the building. The balance of the first mortgage assumed was \$500,000 in principal, with an interest rate of 0%, due 30 years from the date of construction completion of the project. Annual payments are due in an amount equal to 50% of excess revenue. The principal balance of the second mortgage assumed was \$750,000, with an interest rate of 0%, due in October 2064. Annual payments are due in an amount equal to 50% of cash flow. Both notes are collateralized by a mortgage, a regulatory agreement, and a security agreement on the property.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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The Authority recorded three mortgage note payables related to West Pine that were executed to the USDA. The first note was in the amount of \$1,428,628 with an interest rate of 8.75%. This note requires monthly principal and interest payments of \$10,553 through maturity of December 2041. The principal balance outstanding was \$1,199,995 and \$1,218,644 as of September 30, 2021 and 2020, respectively. The second note was in the amount of \$76,331 with an interest rate of 8.75%. This note requires monthly principal and interest payments of \$564 through maturity of December 2041. The principal balance outstanding was \$64,122 and \$65,118 as of September 30, 2021 and 2020, respectively. The third note was in the amount of \$187,062 with an interest rate of 8.00%. This note requires monthly principal and interest payments of \$1,271 through maturity of November 2044. The principal balance outstanding was \$160,608 and \$162,687 as of September 30, 2021 and 2020, respectively. For each mortgage note payable, West Pine entered into an Interest Credit and Rental Assistance Agreement that reduces the monthly mortgage payment and effectively lowers the interest rate to approximately 1% per annum. All three notes are collateralized by a mortgage and loan agreement on the property.

As of October 1, 2018, the Authority recorded three mortgage notes payable related to Generations, a blended component unit evaluated to meet the criteria for reporting in 2018. The first note is payable to the County of Allegheny Department of Economic Development in the amount of \$400,000 with an interest rate of 4.73%. The terms of the note defer all payments until the final maturity in January 2037. The second note is payable to the County of Allegheny Department of Economic Development in the amount of \$400,000 with an interest rate of 0.1%. The terms of the note defer all payments until the final maturity in January 2037. These notes are collateralized by a regulatory agreement, a mortgage and security agreement, and an assignment of rents and leases on the Project. The third note is payable to Strength Incorporated in the amount of \$400,000 with an interest rate of 4.37%. The note was assigned by Strength Incorporated to the Allegheny County Department of Human Services in 2011. The terms of the note defer all payments until the final maturity in January 2037. This note is collateralized by a mortgage and security agreement and an assignment of rents and leases on the Project. Accrued interest on the notes was \$606,463 and \$547,713 as of September 30, 2021 and 2020, respectively.

As of December 31, 2019, the Authority recorded three mortgage notes payable for Mt. Lebanon. The first two notes are in the amounts of \$575,000 and \$500,000 with a 0% interest rate, payable in annual installments of 50% of excess revenue. The notes have a final maturity of 40 years from the date of construction completion and are collateralized by a mortgage, regulatory agreement, and a security agreement. The third note is in the amount of \$1,900,000 with a 0% interest rate. The note defers all payments until June 1, 2059 and is collateralized by a mortgage and regulatory agreement.

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# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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### CFFP Notes Payable – Direct Borrowings

In 2006, the Authority issued four notes in the amount of \$500,000, \$700,000, \$2,800,000, and \$2,000,000. These notes were issued to assist in providing funding for continuing mixed financing projects as described in Notes 1 and 5 and bear interest at rates of 4.46%, 6.58%, 6.58%, and 7.02%, respectively. Payments of principal and interest are due annually through October 2025. The notes are collateralized by future Capital Fund grant revenues of the Authority. As of September 30, 2021, the aggregate principal balance outstanding was \$1,500,000. A summary of future payments on these note obligations is as follows:

<u>Fiscal Year Ending September 30,</u>	<u>Principal Payment</u>	<u>Interest Payment</u>
2022	\$ 300,000	\$ 78,589
2023	300,000	58,942
2024	300,000	39,294
2025	300,000	19,648
2026	300,000	-
	<u>\$ 1,500,000</u>	<u>\$ 196,473</u>

In the event of a default on any of the above direct borrowings, all principal and accrued interest become due and payable.

### Capital Lease

In January 2014, the Authority entered into an agreement in the amount of \$6,354,654 to (1) refinance the 2001, 2003, and 2007 capital leases, (2) install certain energy saving capital equipment to the Authority's owned and operated public housing in the amount of \$4,346,400, and (3) finance the costs of issuance of the capital lease. The lease was paid off in full during fiscal year 2020.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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Total long-term debt payments are as follows:

<u>Fiscal Year Ending September 30,</u>	
2022	\$ 1,057,241
2023	507,594
2024	487,946
2025	468,300
2026	448,652
2027-2031	3,824,167
2032-2036	2,463,997
2037-2041	2,549,722
2042-2046	2,518,863
2047-2051	1,075,000
2059 (Mt. Lebanon)	1,900,000
2064 (Orchard Park)	<u>750,000</u>
Total minimum debt payments	18,051,482
Less: amounts representing interest	<u>(1,809,557)</u>
Future minimum debt payments	<u><u>\$ 16,241,925</u></u>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### Changes in Long-Term Liabilities

The schedule of changes in long-term liability activity for the year ended September 30, 2021 is presented below:

	Balance at September 30, 2020	Additions	Reductions	Balance at September 30, 2021	Due Within One Year
Homestead Housing, LP Note	\$ 806,139	\$ -	\$ -	\$ 806,139	\$ -
Ohioview Housing I, LP Note	500,000	-	-	500,000	-
Tarentum Housing I, LP Note	914,600	-	-	914,600	-
Ohioview Housing II, LP Note	1,250,000	-	-	1,250,000	-
Pine Ridge Note	777,358	-	-	777,358	-
Pine Ridge Note	170,063	-	-	170,063	-
Pine Ridge Notes	204,089	-	-	204,089	-
St. Brendan Apartments Note	530,000	-	-	530,000	-
Meadows at Forest Glen Notes and Acc. Interest	2,079,344	54,144	-	2,133,488	-
Orchard Park Notes	1,250,000	-	-	1,250,000	-
West Pine Note	1,218,643	-	(18,648)	1,199,995	22,803
West Pine Note	65,118	-	(996)	64,122	1,114
West Pine Note	162,687	-	(2,079)	160,608	2,512
Generations Notes and Acc. Interest	1,806,464	-	(1)	1,806,463	-
Mt. Lebanon Notes	2,975,000	-	-	2,975,000	-
CFFP Notes Payable	1,800,000	-	(300,000)	1,500,000	300,000
Capital Leases	-	-	-	-	-
Total long-term debt	16,509,505	54,144	(321,724)	16,241,925	326,429
Compensated Absences	1,069,294	102,709	(244,740)	927,263	218,175
Other Noncurrent	1,334,404	194,676	(174,674)	1,354,406	-
Total other noncurrent liabilities	2,403,698	297,385	(419,414)	2,281,669	218,175
Total long-term liabilities	\$ 18,913,203	\$ 351,529	\$ (741,138)	\$ 18,523,594	\$ 544,604

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

The schedule of changes in long-term liability activity for the year ended September 30, 2020 is presented below:

	Balance at September 30, 2019	Additions	Reductions	Balance at September 30, 2020	Due Within One Year
Homestead Housing, LP Note	\$ 806,139	\$ -	\$ -	\$ 806,139	\$ -
Ohioview Housing I, LP Note	500,000	-	-	500,000	-
Tarentum Housing I, LP Note	914,600	-	-	914,600	-
Ohioview Housing II, LP Note	1,250,000	-	-	1,250,000	-
Pine Ridge Note	777,358	-	-	777,358	-
Pine Ridge Note	170,063	-	-	170,063	-
Pine Ridge Notes	204,089	-	-	204,089	-
St. Brendan Apartments Note	530,000	-	-	530,000	-
Meadows at Forest Glen Notes and Acc. Interest	2,025,200	54,144	-	2,079,344	-
Orchard Park Notes	1,225,000	25,000	-	1,250,000	-
West Pine Note	1,239,871	-	(21,228)	1,218,643	20,810
West Pine Note	66,251	-	(1,133)	65,118	1,013
West Pine Note	165,052	-	(2,365)	162,687	2,319
Generations Notes and Acc. Interest	1,758,223	58,751	(10,510)	1,806,464	-
Mt. Lebanon Notes	-	2,975,000	-	2,975,000	-
CFFP Notes Payable	2,100,000	-	(300,000)	1,800,000	300,000
Capital Leases	645,746	-	(645,746)	-	-
Total long-term debt	<u>14,377,592</u>	<u>3,112,895</u>	<u>(980,982)</u>	<u>16,509,505</u>	<u>324,142</u>
Compensated Absences	962,886	291,266	(184,858)	1,069,294	244,740
Other Noncurrent	509,706	864,291	(39,593)	1,334,404	-
Total other noncurrent liabilities	<u>1,472,592</u>	<u>1,155,557</u>	<u>(224,451)</u>	<u>2,403,698</u>	<u>244,740</u>
Total long-term liabilities	<u>\$ 15,850,184</u>	<u>\$ 4,268,452</u>	<u>\$ (1,205,433)</u>	<u>\$ 18,913,203</u>	<u>\$ 568,882</u>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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### 8. Tarentum Life Center Lease

In March 2007, the Authority entered into an agreement with a local non-profit entity for the leasing of the Tarentum Life Center, a building owned and constructed by the Authority in 2007. This senior housing development provides services for elderly low-income housing residents in the area. As part of the agreement the non-profit entity must comply with certain requirements set forth by the Authority in regard to the use of the building, specifically that it will be used for an adult daily living center, licensed by the Pennsylvania Department of Aging.

The term of the lease is for 15 years, with payments due monthly, ranging from approximately \$17,000 at the beginning of the lease term to approximately \$21,000 at the end of the lease term. Minimum annual payments receivable by the Authority for the fiscal year ending September 30, 2022 are \$125,448.

The net book value of this building was approximately \$1,386,000 and \$1,501,000 as of September 30, 2021 and 2020, respectively.

### 9. Pension Plan

The Authority sponsors a defined contribution, contributory pension plan (Plan) covering all eligible employees. Plan provisions and contribution requirements are established and may be amended by the Authority. All full-time employees are eligible to participate in the Plan upon completion of one hundred and eighty days of full-time employment. In fiscal years 2021 and 2020, the Authority contributed from 8% to 8.5% of the employee's salary, based upon their employment contract. The employee's mandatory contribution is 4% of salary, with optional employee contributions permitted up to a maximum of \$19,500 in 2021 and \$19,500 in 2020, and an additional \$6,500 catch-up for certain employees over age 50 in 2021 and \$6,500 for 2020. After five years of service, participants are 100% vested. The Authority deposits the total contribution with a trustee for investment and administration. Employer contributions for the years ended September 30, 2021 and 2020 were approximately \$777,000 and \$780,000, respectively. Employee contributions for the years ended September 30, 2021 and 2020 were approximately \$620,000 and \$602,000, respectively.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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### 10. Operating Leases

The Authority entered into a non-cancelable lease agreement for their office space for 20 years beginning August 2020. Rental expense for the office leases totaled approximately \$225,000 and \$225,000 for the years ended September 30, 2021 and 2020, respectively.

Future minimum lease payments relating to the office space are as follows:

Fiscal Year Ending September 30,	Minimum Lease Payments
2022	\$ 225,000
2023	225,000
2024	225,000
2025	226,667
2026	235,000
Thereafter	3,500,833
	<u>\$ 4,637,500</u>

### 11. Contingencies, Concentrations, and Commitments

The Authority is a defendant in various lawsuits, for which it believes it has meritorious defenses. Outcomes that would have a material impact on the Authority's financial status are not anticipated at this time.

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 2022, but any such reductions are not currently expected to have an immediate material adverse impact to the Authority.

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.

The operations of the Authority are subject to the administrative directives, rules, and regulations of HUD that are subject to change by an act of Congress, or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost to comply with a change.



# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

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### Construction Commitments

The Authority is also involved in contracts related to various projects. Construction and development commitments outstanding related to these projects as of September 30, 2021 amounted to approximately \$22.7 million.

### Whitehall Apartments Commitment

In July 2017, the Authority purchased the Whitehall Apartments from the Allegheny County Residential Finance Authority. As part of the covenants of the purchase agreement, the Authority agreed to make renovations and capital improvements to the property with a value of not less than \$1.5 million within 10 years. No activity has occurred to date.

## **12. Risk Management**

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. These risks are covered by commercial insurance the Authority purchases from independent third parties. Settled claims from these risks have not significantly exceeded commercial insurance coverage in the past. There were no significant changes in insurance coverage during the year.

## **13. Subsequent Events**

In July 2021, the Authority approved the purchase of West Deer Manor, a 40-unit apartment building for \$600,000. The purchase was effective as of October 1, 2021. As part of the agreement, the Authority assumed a mortgage note in the amount of \$1,855,847.

In March 2022, the Authority entered into a credit facility for a revolving line of credit for a maximum principal amount of \$2,000,000.

## **14. Blended Component Unit Combining Financial Statements**

Condensed combining information for the Authority's blended component units are as follows:

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF NET POSITION

2021	Three Rivers	Harrison	Pine Ridge	Sharpsburg	Hays Manor
<b>Assets:</b>					
Total current assets	\$ 4,772,332	\$ 3,466,241	\$ 341,469	\$ 520,767	\$ 679,069
Total capital assets, net of accumulated depreciation	5,280,418	330,785	1,623,198	3,319,999	4,655,488
Total non-current assets	5,721,533	-	-	-	-
<b>Total Assets</b>	<b>\$ 15,774,283</b>	<b>\$ 3,797,026</b>	<b>\$ 1,964,667</b>	<b>\$ 3,840,766</b>	<b>\$ 5,334,557</b>
<b>Liabilities:</b>					
Total current liabilities	\$ 458,048	\$ 109,204	\$ 44,477	\$ 6,990,946	\$ 9,065,083
Total non-current liabilities	530,000	-	1,152,782	7,588	5,732
<b>Total Liabilities</b>	<b>988,048</b>	<b>109,204</b>	<b>1,197,259</b>	<b>6,998,534</b>	<b>9,070,815</b>
<b>Net Position:</b>					
Net investment in capital assets	4,750,418	330,785	471,688	3,319,999	4,655,488
Restricted net position	5,721,533	-	20,634	1,571	81,843
Unrestricted net position	4,314,284	3,357,037	275,086	(6,479,338)	(8,473,589)
<b>Total Equity/Net Position</b>	<b>14,786,235</b>	<b>3,687,822</b>	<b>767,408</b>	<b>(3,157,768)</b>	<b>(3,736,258)</b>
<b>Total Liabilities and Equity/Net Position</b>	<b>\$ 15,774,283</b>	<b>\$ 3,797,026</b>	<b>\$ 1,964,667</b>	<b>\$ 3,840,766</b>	<b>\$ 5,334,557</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF NET POSITION

2021	Groveton	Homestead 1	Homestead 2	Homestead 3	Homestead 4
<b>Assets:</b>					
Total current assets	\$ 793,053	\$ 615,002	\$ 642,193	\$ 648,431	\$ 354,398
Total capital assets, net of accumulated depreciation	6,487,959	3,195,030	3,581,269	3,987,045	5,746,614
Total non-current assets	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 7,281,012</b>	<b>\$ 3,810,032</b>	<b>\$ 4,223,462</b>	<b>\$ 4,635,476</b>	<b>\$ 6,101,012</b>
<b>Liabilities:</b>					
Total current liabilities	\$ 11,352,725	\$ 1,787,246	\$ 2,601,907	\$ 3,753,577	\$ 3,304,981
Total non-current liabilities	8,214	809,339	3,096	2,608	3,272
<b>Total Liabilities</b>	<b>11,360,939</b>	<b>2,596,585</b>	<b>2,605,003</b>	<b>3,756,185</b>	<b>3,308,253</b>
<b>Net Position:</b>					
Net investment in capital assets	6,487,959	2,388,891	3,581,269	3,987,045	5,746,614
Restricted net position	33,406	341	50,198	413,926	1,409
Unrestricted net position	(10,601,292)	(1,175,785)	(2,013,008)	(3,521,680)	(2,955,264)
<b>Total Equity/Net Position</b>	<b>(4,079,927)</b>	<b>1,213,447</b>	<b>1,618,459</b>	<b>879,291</b>	<b>2,792,759</b>
<b>Total Liabilities and Equity/Net Position</b>	<b>\$ 7,281,012</b>	<b>\$ 3,810,032</b>	<b>\$ 4,223,462</b>	<b>\$ 4,635,476</b>	<b>\$ 6,101,012</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF NET POSITION

2021	Dumplin	Fraser	Felix Negley Gardens	Ohioview 1	Ohioview 2
<b>Assets:</b>					
Total current assets	\$ 661,483	\$ 570,515	\$ 212,157	\$ 1,098,687	\$ 686,082
Total capital assets, net of accumulated depreciation	3,817,896	7,867,087	2,614,471	9,440,473	6,627,811
Total non-current assets	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 4,479,379</b>	<b>\$ 8,437,602</b>	<b>\$ 2,826,628</b>	<b>\$ 10,539,160</b>	<b>\$ 7,313,893</b>
<b>Liabilities:</b>					
Total current liabilities	\$ 2,023,133	\$ 3,330,382	\$ 4,004,886	\$ 10,344,466	\$ 4,681,254
Total non-current liabilities	6,966	3,688	5,949	505,557	1,250,305
<b>Total Liabilities</b>	<b>2,030,099</b>	<b>3,334,070</b>	<b>4,010,835</b>	<b>10,850,023</b>	<b>5,931,559</b>
<b>Net Position:</b>					
Net investment in capital assets	3,817,896	7,867,087	2,614,471	8,940,473	5,377,811
Restricted net position	40,077	341,065	201,852	41,099	44,957
Unrestricted net position	(1,408,693)	(3,104,620)	(4,000,530)	(9,292,435)	(4,040,434)
<b>Total Equity/Net Position</b>	<b>2,449,280</b>	<b>5,103,532</b>	<b>(1,184,207)</b>	<b>(310,863)</b>	<b>1,382,334</b>
<b>Total Liabilities and Equity/Net Position</b>	<b>\$ 4,479,379</b>	<b>\$ 8,437,602</b>	<b>\$ 2,826,628</b>	<b>\$ 10,539,160</b>	<b>\$ 7,313,893</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF NET POSITION

2021	West Pine	Tarentum 1	Tarentum 2	Lydia St - Carnegie 1	Lydia St - Carnegie 2
<b>Assets:</b>					
Total current assets	\$ 115,503	\$ 559,386	\$ 817,021	\$ 245,432	\$ 31,199
Total capital assets, net of accumulated depreciation	146,785	4,171,288	6,308,179	2,914,476	-
Total non-current assets	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 262,288</b>	<b>\$ 4,730,674</b>	<b>\$ 7,125,200</b>	<b>\$ 3,159,908</b>	<b>\$ 31,199</b>
<b>Liabilities:</b>					
Total current liabilities	\$ 327,770	\$ 2,715,281	\$ 7,301,446	\$ 1,293,273	\$ 1,418
Total non-current liabilities	1,398,296	918,944	1,750	560	560
<b>Total Liabilities</b>	<b>1,726,066</b>	<b>3,634,225</b>	<b>7,303,196</b>	<b>1,293,833</b>	<b>1,978</b>
<b>Net Position:</b>					
Net investment in capital assets	(1,277,940)	3,256,688	6,308,179	2,914,476	-
Restricted net position	-	126,464	487,747	168,700	-
Unrestricted net position	(185,838)	(2,286,703)	(6,973,922)	(1,217,101)	29,221
<b>Total Equity/Net Position</b>	<b>(1,463,778)</b>	<b>1,096,449</b>	<b>(177,996)</b>	<b>1,866,075</b>	<b>29,221</b>
<b>Total Liabilities and Equity/Net Position</b>	<b>\$ 262,288</b>	<b>\$ 4,730,674</b>	<b>\$ 7,125,200</b>	<b>\$ 3,159,908</b>	<b>\$ 31,199</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF NET POSITION

2021	Orchard Park	Mount Lebanon	Glenshaw Gardens	Generations	Elimination Comp Unit	Total Component Units
<b>Assets:</b>						
Total current assets	\$ 797,069	\$ 937,939	\$ 565,538	\$ 41,539	\$ -	20,172,505
Total capital assets, net of accumulated depreciation	14,014,105	14,024,565	50,771	1,873,652	-	112,079,364
Total non-current assets	-	283,313	-	-	(72,450)	5,932,396
<b>Total Assets</b>	<b>\$ 14,811,174</b>	<b>\$ 15,245,817</b>	<b>\$ 616,309</b>	<b>\$ 1,915,191</b>	<b>\$ (72,450)</b>	<b>\$ 138,184,265</b>
<b>Liabilities:</b>						
Total current liabilities	\$ 3,512,039	\$ 2,600,011	\$ 279,807	\$ 47,303	\$ (72,450)	81,858,213
Total non-current liabilities	1,252,995	3,832,439	-	1,993,463	-	13,694,103
<b>Total Liabilities</b>	<b>4,765,034</b>	<b>6,432,450</b>	<b>279,807</b>	<b>2,040,766</b>	<b>(72,450)</b>	<b>95,552,316</b>
<b>Net Position:</b>						
Net investment in capital assets	12,764,105	11,049,565	50,771	67,189	-	99,470,927
Restricted net position	551,230	917,544	-	319	(72,450)	9,173,465
Unrestricted net position	(3,269,195)	(3,153,742)	285,731	(193,083)	72,450	(66,012,443)
<b>Total Equity/Net Position</b>	<b>10,046,140</b>	<b>8,813,367</b>	<b>336,502</b>	<b>(125,575)</b>	<b>-</b>	<b>42,631,949</b>
<b>Total Liabilities and Equity/Net Position</b>	<b>\$ 14,811,174</b>	<b>\$ 15,245,817</b>	<b>\$ 616,309</b>	<b>\$ 1,915,191</b>	<b>\$ -</b>	<b>\$ 138,184,265</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

2021	Three Rivers	Harrison	Pine Ridge	Sharps Terrace	Hays Manor
<b>Operating Revenue:</b>					
Tenant Revenue	\$1,963,697	\$ 903,793	\$ 180,091	\$ 113,729	\$ 307,972
Other government grants	-	-	89,749	186,733	990,331
Investment income - unrestricted	6,002	13,478	-	530	985
Other revenue	811,813	9,413	498	5,444	2,909
Investment income - restricted	-	-	-	-	-
<b>Total Operating Revenue</b>	<b>2,781,512</b>	<b>926,684</b>	<b>270,338</b>	<b>306,436</b>	<b>1,302,197</b>
<b>Operating Expenses:</b>					
Interest of Mortgage (or Bonds) Payable	-	-	-	-	-
Interest on Notes Payable (Short and Long Term)	-	-	-	322,978	-
Other operating expenses	1,594,157	647,094	224,424	277,274	1,557,930
<b>Total Operating Expenses</b>	<b>1,594,157</b>	<b>647,094</b>	<b>224,424</b>	<b>600,252</b>	<b>1,557,930</b>
<b>Operating Income (Loss)</b>	<b>1,187,355</b>	<b>279,590</b>	<b>45,914</b>	<b>(293,816)</b>	<b>(255,733)</b>
<b>Non-Operating Revenue (Expenses):</b>					
Depreciation expense	509,727	56,086	84,475	146,019	242,900
Other non operating revenue (expenses)	25,000	-	-	-	-
<b>Total Non-Operating Revenue (Expenses)</b>	<b>534,727</b>	<b>56,086</b>	<b>84,475</b>	<b>146,019</b>	<b>242,900</b>
<b>Total Change in Net Position</b>	<b>\$ 652,628</b>	<b>\$ 223,504</b>	<b>\$ (38,561)</b>	<b>\$ (439,835)</b>	<b>\$ (498,633)</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

2021	Groveton	Homestead 1	Homestead 2	Homestead 3	Homestead 4
<b>Operating Revenue:</b>					
Tenant Revenue	\$ 203,634	\$ 195,969	\$ 212,457	\$ 194,172	\$ 174,422
Other government grants	341,833	343,087	268,719	251,114	228,549
Investment income - unrestricted	1,757	509	-	-	-
Other revenue	9,829	14,113	17,205	12,472	8,080
Investment income - restricted	-	-	1,314	713	-
<b>Total Operating Revenue</b>	<b>557,053</b>	<b>553,678</b>	<b>501,009</b>	<b>459,184</b>	<b>411,051</b>
<b>Operating Expenses:</b>					
Interest of Mortgage (or Bonds) Payable	-	-	-	-	-
Interest on Notes Payable (Short and Long Term)	400,965	95,788	118,104	156,970	150,071
Other operating expenses	562,772	520,963	525,375	474,650	421,032
<b>Total Operating Expenses</b>	<b>963,737</b>	<b>616,751</b>	<b>643,479</b>	<b>631,620</b>	<b>571,103</b>
<b>Operating Income (Loss)</b>	<b>(406,684)</b>	<b>(63,073)</b>	<b>(142,470)</b>	<b>(172,436)</b>	<b>(160,052)</b>
<b>Non-Operating Revenue (Expenses):</b>					
Depreciation expense	223,955	155,398	160,957	170,222	231,237
Other non operating revenue (expenses)	-	-	-	-	-
<b>Total Non-Operating Revenue (Expenses)</b>	<b>223,955</b>	<b>155,398</b>	<b>160,957</b>	<b>170,222</b>	<b>231,237</b>
<b>Total Change in Net Position</b>	<b>\$ (630,639)</b>	<b>\$ (218,471)</b>	<b>\$ (303,427)</b>	<b>\$ (342,658)</b>	<b>\$ (391,289)</b>



# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

2021	Dumplin	Fraser	Negley Gardens	Ohioview 1	Ohioview 2
<b>Operating Revenue:</b>					
Tenant Revenue	\$ 164,901	\$ 309,093	\$ 48,455	\$ 461,867	\$ 373,090
Other government grants	129,718	99,889	137,444	518,255	138,299
Investment income - unrestricted	1,411	49	23	2,477	899
Other revenue	756	40,857	30,313	9,501	880
Investment income - restricted	-	-	-	-	-
<b>Total Operating Revenue</b>	<b>296,786</b>	<b>449,888</b>	<b>216,235</b>	<b>992,100</b>	<b>513,168</b>
<b>Operating Expenses:</b>					
Interest of Mortgage (or Bonds) Payable	-	-	-	-	-
Interest on Notes Payable (Short and Long Term)	66,688	-	182,268	397,337	176,121
Other operating expenses	307,664	475,209	285,259	930,959	482,175
<b>Total Operating Expenses</b>	<b>374,352</b>	<b>475,209</b>	<b>467,527</b>	<b>1,328,296</b>	<b>658,296</b>
<b>Operating Income (Loss)</b>	<b>(77,566)</b>	<b>(25,321)</b>	<b>(251,292)</b>	<b>(336,196)</b>	<b>(145,128)</b>
<b>Non-Operating Revenue (Expenses):</b>					
Depreciation expense	169,043	298,407	120,249	423,109	289,237
Other non operating revenue (expenses)	-	-	-	-	-
<b>Total Non-Operating Revenue (Expenses)</b>	<b>169,043</b>	<b>298,407</b>	<b>120,249</b>	<b>423,109</b>	<b>289,237</b>
<b>Total Change in Net Position</b>	<b>\$ (246,609)</b>	<b>\$ (323,728)</b>	<b>\$ (371,541)</b>	<b>\$ (759,305)</b>	<b>\$ (434,365)</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

2021	West Pine	Tarentum 1	Tarentum 2	Carnegie 1	Carnegie 2
<b>Operating Revenue:</b>					
Tenant Revenue	\$ 235,237	\$ 234,585	\$ 420,163	\$ 41,698	\$ 11,703
Other government grants	-	211,800	119,551	44,080	16,382
Investment income - unrestricted	-	35	150	15	-
Other revenue	68,528	1,411	9,608	2,856	-
Investment income - restricted	-	-	-	-	-
<b>Total Operating Revenue</b>	<b>303,765</b>	<b>447,831</b>	<b>549,472</b>	<b>88,649</b>	<b>28,085</b>
<b>Operating Expenses:</b>					
Interest of Mortgage (or Bonds) Payable	17,757	-	-	-	-
Interest on Notes Payable (Short and Long Term)	-	113,191	317,612	24,709	-
Other operating expenses	248,680	478,605	551,668	98,916	22,873
<b>Total Operating Expenses</b>	<b>266,437</b>	<b>591,796</b>	<b>869,280</b>	<b>123,625</b>	<b>22,873</b>
<b>Operating Income (Loss)</b>	<b>37,328</b>	<b>(143,965)</b>	<b>(319,808)</b>	<b>(34,976)</b>	<b>5,212</b>
<b>Non-Operating Revenue (Expenses):</b>					
Depreciation expense	64,176	172,870	278,434	99,247	-
Other non operating revenue (expenses)	-	-	-	-	-
<b>Total Non-Operating Revenue (Expenses)</b>	<b>64,176</b>	<b>172,870</b>	<b>278,434</b>	<b>99,247</b>	<b>-</b>
<b>Total Change in Net Position</b>	<b>\$ (26,848)</b>	<b>\$ (316,835)</b>	<b>\$ (598,242)</b>	<b>\$ (134,223)</b>	<b>\$ 5,212</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

2021	Orchard Park	Mount Lebanon	Glenshaw Gardens	Generations	Elimination Component Unit	Total Component Units
<b>Operating Revenue:</b>						
Tenant Revenue	\$ 206,789	\$ 445,048	\$ 273,875	\$ 102,360	\$ -	\$ 7,778,800
Other government grants	164,118	67,558	-	-	-	4,347,209
Investment income - unrestricted	66	160	-	1	-	28,547
Other revenue	345	1,177,696	270,880	3,686	-	2,509,093
Investment income - restricted	1,488	-	-	-	-	3,515
<b>Total Operating Revenue</b>	<b>372,806</b>	<b>1,690,462</b>	<b>544,755</b>	<b>106,047</b>	<b>-</b>	<b>14,667,164</b>
<b>Operating Expenses:</b>						
Interest of Mortgage (or Bonds) Payable	-	-	2,953	-	-	20,710
Interest on Notes Payable (Short and Long Term)	-	208,020	-	-	-	2,730,822
Other operating expenses	402,547	420,262	503,041	149,554	-	12,163,083
<b>Total Operating Expenses</b>	<b>402,547</b>	<b>628,282</b>	<b>505,994</b>	<b>149,554</b>	<b>-</b>	<b>14,914,615</b>
<b>Operating Income (Loss)</b>	<b>(29,741)</b>	<b>1,062,180</b>	<b>38,761</b>	<b>(43,507)</b>	<b>-</b>	<b>(247,451)</b>
<b>Non-Operating Revenue (Expenses):</b>						
Depreciation expense	521,204	422,696	-	80,829	-	4,920,477
Other non operating revenue (expenses)	-	-	-	-	-	25,000
<b>Total Non-Operating Revenue (Expenses)</b>	<b>521,204</b>	<b>422,696</b>	<b>-</b>	<b>80,829</b>	<b>-</b>	<b>4,945,477</b>
<b>Total Change in Net Position</b>	<b>\$ (550,945)</b>	<b>\$ 639,484</b>	<b>\$ 38,761</b>	<b>\$ (124,336)</b>	<b>\$ -</b>	<b>\$(5,192,928)</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF CASH FLOWS

2021	Sharps				
	Three Rivers	Harrison	Pine Ridge	Terrace	Hays Manor
Net cash provided by (used in) operating activities	<u>\$ (1,390,900)</u>	<u>\$ 295,849</u>	<u>\$ 47,339</u>	<u>\$ 35,209</u>	<u>\$ 9,198</u>
Net cash provided by (used in) investing activities	842,954	(2,008)	-	(485)	(967)
Net cash provided by (used in) financing activities	-	-	-	-	-
Net increase (decrease) in cash and cash equivalents	135,116	293,841	47,339	34,724	8,231
Beginning of year cash and cash equivalents	<u>1,767,449</u>	<u>1,098,724</u>	<u>294,080</u>	<u>232,633</u>	<u>90,035</u>
End of year cash and cash equivalents	<u>\$ 1,902,565</u>	<u>\$ 1,392,565</u>	<u>\$ 341,419</u>	<u>\$ 267,357</u>	<u>\$ 98,266</u>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF CASH FLOWS

<u>2021</u>	<u>Groveton</u>	<u>Homestead 1</u>	<u>Homestead 2</u>	<u>Homestead 3</u>	<u>Homestead 4</u>
Net cash provided by (used in) operating activities	\$ 1,085	\$ 25,445	\$ (35,505)	\$ (19,224)	\$ (11,612)
Net cash provided by (used in) investing activities	(1,749)	(506)	(2,356)	(713)	(667)
Net cash provided by (used in) financing activities	-	-	-	-	-
Net increase (decrease) in cash and cash equivalents	(664)	24,939	(37,861)	(19,937)	(12,279)
Beginning of year cash and cash equivalents	92,457	406,118	154,680	669,750	30,545
End of year cash and cash equivalents	<u>\$ 91,793</u>	<u>\$ 431,057</u>	<u>\$ 116,819</u>	<u>\$ 649,813</u>	<u>\$ 18,266</u>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF CASH FLOWS

2021	Negley				
	Dumplin	Fraser	Gardens	Ohioview 1	Ohioview 2
Net cash provided by (used in) operating activities	\$ (9,107)	\$ (13,235)	\$ (23,447)	\$ 5,269	\$ 52,178
Net cash provided by (used in) investing activities	(1,406)	-	-	(2,462)	(886)
Net cash provided by (used in) financing activities	-	-	-	-	-
Net increase (decrease) in cash and cash equivalents	(10,513)	(13,235)	(23,447)	2,807	51,292
Beginning of year cash and cash equivalents	102,752	588,113	234,740	94,503	188,191
End of year cash and cash equivalents	<u>\$ 92,239</u>	<u>\$ 574,878</u>	<u>\$ 211,293</u>	<u>\$ 97,310</u>	<u>\$ 239,483</u>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF CASH FLOWS

<u>2021</u>	<u>West Pine</u>	<u>Tarentum 1</u>	<u>Tarentum 2</u>	<u>Carnegie 1</u>	<u>Carnegie 2</u>
Net cash provided by (used in) operating activities	\$ 84,170	\$ (31,770)	\$ 3,680	\$ 9,045	\$ (3,465)
Net cash provided by (used in) investing activities	(1,236)	-	-	-	-
Net cash provided by (used in) financing activities	(21,724)	-	-	-	-
Net increase (decrease) in cash and cash equivalents	61,210	(31,770)	3,680	9,045	(3,465)
Beginning of year cash and cash equivalents	45,098	584,744	812,287	236,351	25,547
End of year cash and cash equivalents	<u>\$ 106,308</u>	<u>\$ 552,974</u>	<u>\$ 815,967</u>	<u>\$ 245,396</u>	<u>\$ 22,082</u>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF CASH FLOWS

2021	Mount		Glenshaw		Total
	Orchard Park	Lebanon	Gardens	Generations	Component Units
Net cash provided by (used in) operating activities	\$ (13,627)	\$ (261,694)	\$ 23,965	\$ (53,517)	\$ (591,609)
Net cash provided by (used in) investing activities	-	1,437	(2,028)	-	826,922
Net cash provided by (used in) financing activities	-	-	(8,188)	-	(29,912)
Net increase (decrease) in cash and cash equivalents	(13,627)	(260,257)	13,749	(53,517)	205,401
Beginning of year cash and cash equivalents	800,826	1,198,196	93,807	80,319	9,921,945
End of year cash and cash equivalents	\$ 787,199	\$ 937,939	\$ 107,556	\$ 26,802	\$ 10,127,346



# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF NET POSITION

2020	Three Rivers	Harrison	Pine Ridge	Sharpsburg	Hays Manor
<b>Assets:</b>					
Total current assets	\$ 3,942,164	\$ 3,170,779	\$ 294,169	\$ 495,509	\$ 661,673
Total capital assets, net of accumulated depreciation	5,211,821	386,871	1,707,673	3,466,018	4,898,388
Total non-current assets	5,946,586	-	-	-	-
<b>Total Assets</b>	<b>\$ 15,100,571</b>	<b>\$ 3,557,650</b>	<b>\$ 2,001,842</b>	<b>\$ 3,961,527</b>	<b>\$ 5,560,061</b>
<b>Liabilities:</b>					
Total current liabilities	\$ 436,964	\$ 93,332	\$ 43,091	\$ 6,671,872	\$ 8,791,954
Total non-current liabilities	530,000	-	1,152,782	7,588	5,732
<b>Total Liabilities</b>	<b>966,964</b>	<b>93,332</b>	<b>1,195,873</b>	<b>6,679,460</b>	<b>8,797,686</b>
<b>Net Position</b>					
<b>Total Equity/Net Position</b>	<b>14,133,607</b>	<b>3,464,318</b>	<b>805,969</b>	<b>(2,717,933)</b>	<b>(3,237,625)</b>
<b>Total Liabilities and Equity/Net Position</b>	<b>\$ 15,100,571</b>	<b>\$ 3,557,650</b>	<b>\$ 2,001,842</b>	<b>\$ 3,961,527</b>	<b>\$ 5,560,061</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF NET POSITION

2020	Groveton	Homestead 1	Homestead 2	Homestead 3	Homestead 4
<b>Assets:</b>					
Total current assets	\$ 797,278	\$ 588,075	\$ 678,465	\$ 669,464	\$ 366,016
Total capital assets, net of accumulated depreciation	6,711,914	3,350,428	3,742,226	4,157,267	5,977,851
Total non-current assets	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 7,509,192</b>	<b>\$ 3,938,503</b>	<b>\$ 4,420,691</b>	<b>\$ 4,826,731</b>	<b>\$ 6,343,867</b>
<b>Liabilities:</b>					
Total current liabilities	\$ 10,950,266	\$ 1,697,246	\$ 2,494,395	\$ 3,601,461	\$ 3,156,547
Total non-current liabilities	8,214	809,339	3,096	2,608	3,272
<b>Total Liabilities</b>	<b>10,958,480</b>	<b>2,506,585</b>	<b>2,497,491</b>	<b>3,604,069</b>	<b>3,159,819</b>
<b>Net Position</b>					
<b>Total Equity/Net Position</b>	<b>(3,449,288)</b>	<b>1,431,918</b>	<b>1,923,200</b>	<b>1,222,662</b>	<b>3,184,048</b>
<b>Total Liabilities and Equity/Net Position</b>	<b>\$ 7,509,192</b>	<b>\$ 3,938,503</b>	<b>\$ 4,420,691</b>	<b>\$ 4,826,731</b>	<b>\$ 6,343,867</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF NET POSITION

2020	Dumplin	Fraser	Felix Negley Gardens	Ohioview 1	Ohioview 2
<b>Assets:</b>					
Total current assets	\$ 670,786	\$ 591,775	\$ 237,615	\$ 1,092,120	\$ 651,007
Total capital assets, net of accumulated depreciation	3,986,939	8,165,494	2,734,720	9,863,582	6,917,048
Total non-current assets	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 4,657,725</b>	<b>\$ 8,757,269</b>	<b>\$ 2,972,335</b>	<b>\$ 10,955,702</b>	<b>\$ 7,568,055</b>
<b>Liabilities:</b>					
Total current liabilities	\$ 1,954,870	\$ 3,326,321	\$ 3,779,052	\$ 10,001,703	\$ 4,501,051
Total non-current liabilities	6,966	3,688	5,949	505,557	1,250,305
<b>Total Liabilities</b>	<b>1,961,836</b>	<b>3,330,009</b>	<b>3,785,001</b>	<b>10,507,260</b>	<b>5,751,356</b>
<b>Net Position</b>					
<b>Total Equity/Net Position</b>	<b>2,695,889</b>	<b>5,427,260</b>	<b>(812,666)</b>	<b>448,442</b>	<b>1,816,699</b>
<b>Total Liabilities and Equity/Net Position</b>	<b>\$ 4,657,725</b>	<b>\$ 8,757,269</b>	<b>\$ 2,972,335</b>	<b>\$ 10,955,702</b>	<b>\$ 7,568,055</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF NET POSITION

2020	West Pine	Tarentum 1	Tarentum 2	Lydia St - Carnegie 1	Lydia St - Carnegie 2
<b>Assets:</b>					
Total current assets	\$ 53,895	\$ 584,575	\$ 813,735	\$ 237,626	\$ 25,547
Total capital assets, net of accumulated depreciation	209,725	4,344,158	6,586,613	3,013,723	-
Total non-current assets	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 263,620</b>	<b>\$ 4,928,733</b>	<b>\$ 7,400,348</b>	<b>\$ 3,251,349</b>	<b>\$ 25,547</b>
<b>Liabilities:</b>					
Total current liabilities	\$ 278,243	\$ 2,596,505	\$ 6,978,352	\$ 1,250,491	\$ 978
Total non-current liabilities	1,422,307	918,944	1,750	560	560
<b>Total Liabilities</b>	<b>1,700,550</b>	<b>3,515,449</b>	<b>6,980,102</b>	<b>1,251,051</b>	<b>1,538</b>
<b>Net Position</b>					
<b>Total Equity/Net Position</b>	<b>(1,436,930)</b>	<b>1,413,284</b>	<b>420,246</b>	<b>2,000,298</b>	<b>24,009</b>
<b>Total Liabilities and Equity/Net Position</b>	<b>\$ 263,620</b>	<b>\$ 4,928,733</b>	<b>\$ 7,400,348</b>	<b>\$ 3,251,349</b>	<b>\$ 25,547</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF NET POSITION

2020	Orchard Park	Mount Lebanon	Glenshaw Gardens	Generations	Elimination Comp Unit	Total Component Units
<b>Assets:</b>						
Total current assets	\$ 835,288	\$ 1,198,959	\$ 447,769	\$ 91,969	\$ -	\$ 19,196,258
Total capital assets, net of accumulated depreciation	14,535,309	14,448,698	48,743	1,954,481	-	116,419,690
Total non-current assets	-	283,313	-	-	(80,638)	6,149,261
<b>Total Assets</b>	<b>\$ 15,370,597</b>	<b>\$ 15,930,970</b>	<b>\$ 496,512</b>	<b>\$ 2,046,450</b>	<b>\$ (80,638)</b>	<b>\$ 141,765,209</b>
<b>Liabilities:</b>						
Total current liabilities	\$ 3,520,517	\$ 4,119,324	\$ 118,133	\$ 54,226	\$ -	\$ 80,416,894
Total non-current liabilities	1,252,995	3,637,763	80,638	1,993,463	(80,638)	13,523,438
<b>Total Liabilities</b>	<b>4,773,512</b>	<b>7,757,087</b>	<b>198,771</b>	<b>2,047,689</b>	<b>(80,638)</b>	<b>93,940,332</b>
<b>Net Position</b>						
<b>Total Equity/Net Position</b>	<b>10,597,085</b>	<b>8,173,883</b>	<b>297,741</b>	<b>(1,239)</b>	<b>-</b>	<b>47,824,877</b>
<b>Total Liabilities and Equity/Net Position</b>	<b>\$ 15,370,597</b>	<b>\$ 15,930,970</b>	<b>\$ 496,512</b>	<b>\$ 2,046,450</b>	<b>\$ (80,638)</b>	<b>\$ 141,765,209</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

2020	Three Rivers	Harrison	Pine Ridge	Sharps Terrace	Hays Manor
<b>Operating Revenue:</b>					
Tenant Revenue	590,452	885,791	176,150	96,018	323,264
Other government grants	-	-	52,460	116,928	1,023,490
Investment income - unrestricted	20,222	20,205	123	4,182	4,795
Other revenue	1,285,127	34,536	2,507	8,341	16,989
Investment income - restricted	-	-	2,814	-	-
<b>Total Operating Revenue</b>	<b>1,895,801</b>	<b>940,532</b>	<b>234,054</b>	<b>225,469</b>	<b>1,368,538</b>
<b>Operating Expenses:</b>					
Interest of Mortgage (or Bonds) Payable	-	-	-	-	-
Interest on Notes Payable (Short and Long Term)	-	-	-	308,038	-
Other operating expenses	1,158,621	529,415	177,594	258,426	1,237,834
<b>Total Operating Expenses</b>	<b>1,158,621</b>	<b>529,415</b>	<b>177,594</b>	<b>566,464</b>	<b>1,237,834</b>
<b>Operating Income (Loss)</b>	<b>737,180</b>	<b>411,117</b>	<b>56,460</b>	<b>(340,995)</b>	<b>130,704</b>
<b>Non-Operating Revenue (Expenses):</b>					
Depreciation expense	511,060	56,086	91,266	146,019	243,019
Other non operating revenue (expenses)	-	-	-	7,000	-
<b>Total Non-Operating Revenue (Expenses)</b>	<b>511,060</b>	<b>56,086</b>	<b>91,266</b>	<b>153,019</b>	<b>243,019</b>
Transfers	290,000	-	-	-	-
<b>Total Change in Net Position</b>	<b>\$ 516,120</b>	<b>\$ 355,031</b>	<b>\$ (34,806)</b>	<b>\$ (494,014)</b>	<b>\$ (112,315)</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

2020	Groveton	Homestead 1	Homestead 2	Homestead 3	Homestead 4
<b>Operating Revenue:</b>					
Tenant Revenue	191,372	192,559	207,022	192,502	164,162
Other government grants	208,027	327,287	221,804	324,879	287,541
Investment income - unrestricted	9,205	604	6,777	593	1,132
Other revenue	6,597	5,387	21,774	10,826	5,421
Investment income - restricted	-	14,934	-	-	-
<b>Total Operating Revenue</b>	<b>415,201</b>	<b>540,771</b>	<b>457,377</b>	<b>528,800</b>	<b>458,256</b>
<b>Operating Expenses:</b>					
Interest of Mortgage (or Bonds) Payable	-	-	-	-	-
Interest on Notes Payable (Short and Long Term)	381,690	90,606	112,705	150,139	143,224
Other operating expenses	432,166	400,829	492,071	440,910	405,154
<b>Total Operating Expenses</b>	<b>813,856</b>	<b>491,435</b>	<b>604,776</b>	<b>591,049</b>	<b>548,378</b>
<b>Operating Income (Loss)</b>	<b>(398,655)</b>	<b>49,336</b>	<b>(147,399)</b>	<b>(62,249)</b>	<b>(90,122)</b>
<b>Non-Operating Revenue (Expenses):</b>					
Depreciation expense	224,281	155,904	160,956	170,859	231,237
Other non operating revenue (expenses)	-	-	-	-	-
<b>Total Non-Operating Revenue (Expenses)</b>	<b>224,281</b>	<b>155,904</b>	<b>160,956</b>	<b>170,859</b>	<b>231,237</b>
Transfers	-	(290,000)	-	-	-
<b>Total Change in Net Position</b>	<b>\$ (622,936)</b>	<b>\$ (396,568)</b>	<b>\$ (308,355)</b>	<b>\$ (233,108)</b>	<b>\$ (321,359)</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

2020	Dumplin	Fraser	Negley Gardens	Ohioview 1	Ohioview 2
<b>Operating Revenue:</b>					
Tenant Revenue	178,725	297,865	56,555	461,710	357,942
Other government grants	97,478	36,663	148,312	274,001	15,873
Investment income - unrestricted	7,622	2,864	740	12,796	5,910
Other revenue	5,730	61,592	100,722	5,329	4,131
Investment income - restricted	-	-	-	-	-
<b>Total Operating Revenue</b>	<b>289,555</b>	<b>398,984</b>	<b>306,329</b>	<b>753,836</b>	<b>383,856</b>
<b>Operating Expenses:</b>					
Interest of Mortgage (or Bonds) Payable	-	-	-	-	-
Interest on Notes Payable (Short and Long Term)	63,583	-	173,853	379,573	168,135
Other operating expenses	295,285	368,395	205,066	767,982	369,371
<b>Total Operating Expenses</b>	<b>358,868</b>	<b>368,395</b>	<b>378,919</b>	<b>1,147,555</b>	<b>537,506</b>
<b>Operating Income (Loss)</b>	<b>(69,313)</b>	<b>30,589</b>	<b>(72,590)</b>	<b>(393,719)</b>	<b>(153,650)</b>
<b>Non-Operating Revenue (Expenses):</b>					
Depreciation expense	169,043	305,141	121,154	298,945	270,831
Other non operating revenue (expenses)	-	-	5,752	-	17,436
<b>Total Non-Operating Revenue (Expenses)</b>	<b>169,043</b>	<b>305,141</b>	<b>126,906</b>	<b>298,945</b>	<b>288,267</b>
Transfers	-	-	-	-	-
<b>Total Change in Net Position</b>	<b>\$ (238,356)</b>	<b>\$ (274,552)</b>	<b>\$ (199,496)</b>	<b>\$ (692,664)</b>	<b>\$ (441,917)</b>



# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

2020	West Pine	Tarentum 1	Tarentum 2	Carnegie 1	Carnegie 2
<b>Operating Revenue:</b>					
Tenant Revenue	143,699	226,219	416,822	45,751	14,855
Other government grants	-	167,583	32,983	16,290	14,135
Investment income - unrestricted	-	365	4,892	1,187	-
Other revenue	126,659	6,275	16,590	788	80
Investment income - restricted	-	5,088	-	-	-
<b>Total Operating Revenue</b>	<b>270,358</b>	<b>405,530</b>	<b>471,287</b>	<b>64,016</b>	<b>29,070</b>
<b>Operating Expenses:</b>					
Interest of Mortgage (or Bonds) Payable	18,347	-	-	-	-
Interest on Notes Payable (Short and Long Term)	-	108,384	302,635	24,170	-
Other operating expenses	257,292	363,950	507,946	101,084	14,366
<b>Total Operating Expenses</b>	<b>275,639</b>	<b>472,334</b>	<b>810,581</b>	<b>125,254</b>	<b>14,366</b>
<b>Operating Income (Loss)</b>	<b>(5,281)</b>	<b>(66,804)</b>	<b>(339,294)</b>	<b>(61,238)</b>	<b>14,704</b>
<b>Non-Operating Revenue (Expenses):</b>					
Depreciation expense	64,176	172,871	278,434	99,247	-
Other non operating revenue (expenses)	-	-	9,342	-	-
<b>Total Non-Operating Revenue (Expenses)</b>	<b>64,176</b>	<b>172,871</b>	<b>287,776</b>	<b>99,247</b>	<b>-</b>
Transfers	-	-	-	-	-
<b>Total Change in Net Position</b>	<b>\$ (69,457)</b>	<b>\$ (239,675)</b>	<b>\$ (627,070)</b>	<b>\$ (160,485)</b>	<b>\$ 14,704</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

2020	Orchard Park	Mount Lebanon	Glenshaw Gardens	Generations	Elimination Component Unit	Total Component Units
<b>Operating Revenue:</b>						
Tenant Revenue	206,741	413,250	269,395	90,895	-	6,199,716
Other government grants	144,546	28,283	-	-	-	3,538,563
Investment income - unrestricted	1,411	155	1,181	23	-	106,984
Other revenue	4,154	9,635,332	189,040	15,930	-	11,569,857
Investment income - restricted	2,216	1,994	-	-	-	27,046
<b>Total Operating Revenue</b>	<b>359,068</b>	<b>10,079,014</b>	<b>459,616</b>	<b>106,848</b>	<b>-</b>	<b>21,442,166</b>
<b>Operating Expenses:</b>						
Interest of Mortgage (or Bonds) Payable	-	-	3,139	38,240	-	59,726
Interest on Notes Payable (Short and Long Term)	-	417,995	-	-	-	2,824,730
Other operating expenses	243,508	568,430	436,645	128,984	-	10,161,324
<b>Total Operating Expenses</b>	<b>243,508</b>	<b>986,425</b>	<b>439,784</b>	<b>167,224</b>	<b>-</b>	<b>13,045,780</b>
<b>Operating Income (Loss)</b>	<b>115,560</b>	<b>9,092,589</b>	<b>19,832</b>	<b>(60,376)</b>	<b>-</b>	<b>8,396,386</b>
<b>Non-Operating Revenue (Expenses):</b>						
Depreciation expense	521,208	918,706	-	81,760	-	5,292,203
Other non operating revenue (expenses)	-	-	-	-	-	39,530
<b>Total Non-Operating Revenue (Expenses)</b>	<b>521,208</b>	<b>918,706</b>	<b>-</b>	<b>81,760</b>	<b>-</b>	<b>5,331,733</b>
Transfers	-	-	-	-	-	-
<b>Total Change in Net Position</b>	<b>\$ (405,648)</b>	<b>\$ 8,173,883</b>	<b>\$ 19,832</b>	<b>\$ (142,136)</b>	<b>\$ -</b>	<b>\$ 3,064,653</b>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF CASH FLOWS

2020	Sharps				
	Three Rivers	Harrison	Pine Ridge	Terrace	Hays Manor
Net cash provided by (used in) operating activities	\$ 1,097,900	\$ 395,537	\$ 110,708	\$ (40,126)	\$ (2,555)
Net cash provided by (used in) investing activities	(8,598)	(18,400)	-	(9,693)	(4,087)
Net cash provided by (used in) financing activities	-	-	-	-	-
Net increase (decrease) in cash and cash equivalents	1,089,302	377,137	110,708	(49,819)	(6,642)
Beginning of year cash and cash equivalents	678,147	721,587	183,372	282,452	96,677
End of year cash and cash equivalents	<u>\$ 1,767,449</u>	<u>\$ 1,098,724</u>	<u>\$ 294,080</u>	<u>\$ 232,633</u>	<u>\$ 90,035</u>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF CASH FLOWS

<u>2020</u>	<u>Groveton</u>	<u>Homestead 1</u>	<u>Homestead 2</u>	<u>Homestead 3</u>	<u>Homestead 4</u>
Net cash provided by (used in) operating activities	\$ (3,239)	\$ (139,701)	\$ (25,291)	\$ 28,226	\$ 20,714
Net cash provided by (used in) investing activities	(8,947)	206,826	(6,030)	-	(3,778)
Net cash provided by (used in) financing activities	-	-	-	-	-
Net increase (decrease) in cash and cash equivalents	(12,186)	67,125	(31,321)	28,226	16,936
Beginning of year cash and cash equivalents	104,643	338,993	186,001	641,524	13,609
End of year cash and cash equivalents	<u>\$ 92,457</u>	<u>\$ 406,118</u>	<u>\$ 154,680</u>	<u>\$ 669,750</u>	<u>\$ 30,545</u>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF CASH FLOWS

2020	Negley				
	Dumplin	Fraser	Gardens	Ohioview 1	Ohioview 2
Net cash provided by (used in) operating activities	\$ (11,762)	\$ 21,023	\$ 105,376	\$ (14,204)	\$ 5,017
Net cash provided by (used in) investing activities	(7,310)	-	(5,752)	(44,197)	(22,903)
Net cash provided by (used in) financing activities	-	-	-	-	-
Net increase (decrease) in cash and cash equivalents	(19,072)	21,023	99,624	(58,401)	(17,886)
Beginning of year cash and cash equivalents	121,824	567,090	135,116	152,904	206,077
End of year cash and cash equivalents	\$ 102,752	\$ 588,113	\$ 234,740	\$ 94,503	\$ 188,191

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF CASH FLOWS

<u>2020</u>	<u>West Pine</u>	<u>Tarentum 1</u>	<u>Tarentum 2</u>	<u>Carnegie 1</u>	<u>Carnegie 2</u>
Net cash provided by (used in) operating activities	\$ 21,439	\$ 47,160	\$ (36,338)	\$ (28,062)	\$ 16,321
Net cash provided by (used in) investing activities	-	-	(9,342)	-	-
Net cash provided by (used in) financing activities	(24,726)	-	-	-	-
Net increase (decrease) in cash and cash equivalents	(3,287)	47,160	(45,680)	(28,062)	16,321
Beginning of year cash and cash equivalents	48,385	537,584	857,967	264,413	9,226
End of year cash and cash equivalents	<u>\$ 45,098</u>	<u>\$ 584,744</u>	<u>\$ 812,287</u>	<u>\$ 236,351</u>	<u>\$ 25,547</u>

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

### CONDENSED STATEMENT OF CASH FLOWS

2020	Orchard Park	Mount Lebanon	Glenshaw Gardens	Generations	Total Component Units
Net cash provided by (used in) operating activities	\$ 90,847	\$ 13,590,600	\$ (14,265)	\$ (48,261)	\$ 15,187,064
Net cash provided by (used in) investing activities	-	(15,367,404)	-	-	(15,309,615)
Net cash provided by (used in) financing activities	-	2,975,000	(7,053)	48,240	2,991,461
Net increase (decrease) in cash and cash equivalents	90,847	1,198,196	(21,318)	(21)	2,868,910
Beginning of year cash and cash equivalents	709,979	-	115,125	80,340	7,053,035
End of year cash and cash equivalents	\$ 800,826	\$ 1,198,196	\$ 93,807	\$ 80,319	\$ 9,921,945

## **SUPPLEMENTARY INFORMATION**



**ENTITY-WIDE FINANCIAL  
DATA SCHEDULE**

2021		14.850	14.871	14.879	14.CCC	14.PHC	14.HCC	14.MOC	741/791 14.EHV	14.856	14.218	983 14.896	987 14.896	988 14.896	989 14.896	990 14.870	14.870	14.211	Total State/Local	Total Business Activities	Total Component Units	Subtotal	Elimination	Total	
Line Item No.	Description	Total Public Housing	Section 8 Housing Choice Voucher	Section 8 - Mainstream	CARES Act - COCC	CARES Act - LIPIH	CARES Act - HCV	CARES Act - Mainstream	Emergency Housing Vouchers	Total Section 8 -Mod Rehab	Total CDBG	Family Self- Sufficiency	FY 18 FSS	FY 20 FSS	FY 20 FSS	FY 20 SC	Total ROSS	Total ESG	Total State/Local	Total Business Activities	Total Component Units	Subtotal	Elimination	Total	
111	Cash - unrestricted	7,316,754	2,058,277	183,786	-	-	-	-	308,127	200,177	-	-	-	-	-	-	-	-	2,000	-	6,152,006	16,221,127	-	16,221,127	
112	Cash - restricted - modernization and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
113	Cash - other restricted	286,085	713,268	-	-	-	-	-	246,750	-	-	-	-	-	-	-	-	-	-	-	3,524,382	4,770,485	-	4,770,485	
114	Cash - tenant security deposits	459,020	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	450,958	909,978	-	909,978	
115	Cash - restricted for payment of current liability	140	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	140	-	140	
100	<b>Total Cash</b>	<b>8,061,999</b>	<b>2,771,545</b>	<b>183,786</b>	-	-	-	-	<b>554,877</b>	<b>200,177</b>	-	-	-	-	-	-	-	-	<b>2,000</b>	-	<b>10,127,346</b>	<b>21,901,730</b>	-	<b>21,901,730</b>	
121	Accounts receivable - FHA projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
122	Accounts receivable - HUD other projects	2,455,943	-	-	-	-	-	-	-	66,504	-	-	-	-	-	13,930	16,550	30,480	-	-	-	2,552,927	-	2,552,927	
124	Account receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	24,803	-	-	24,803	-	24,803	
125	Account receivable - miscellaneous	111,393	677	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,176,618	1,288,688	-	1,288,688	
126	Accounts receivable - tenants	282,893	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	222,932	505,825	-	505,825	
126.1	Allowance for doubtful accounts - tenants	(158,601)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(101,035)	(259,636)	-	(259,636)	
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
127	Notes, Loans, & Mortgages Receivable - Current	79,764,623	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	540,000	80,304,623	(80,304,623)	-	
128	Fraud recovery	4,312	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,543	12,855	-	12,855
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
130	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>82,460,563</b>	<b>677</b>	-	-	-	-	-	-	<b>66,504</b>	-	-	-	-	-	<b>13,930</b>	<b>16,550</b>	<b>30,480</b>	-	<b>24,803</b>	<b>1,847,056</b>	<b>84,430,083</b>	<b>(80,304,623)</b>	-	<b>4,125,460</b>
131	Investments - unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
132	Investments - restricted	166,228	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	166,228	-	166,228	
135	Investments - restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
142	Prepaid expenses and other assets	364,003	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	217,243	581,246	-	581,246
143	Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,318	2,318	-	2,318
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
144	Other programs - due from	265,751	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,224,642	1,490,393	(1,490,393)	-
145	Assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
150	<b>Total Current Assets</b>	<b>91,918,544</b>	<b>2,772,222</b>	<b>183,786</b>	-	-	-	-	<b>554,877</b>	<b>266,681</b>	-	-	-	-	-	<b>13,930</b>	<b>16,550</b>	<b>30,480</b>	-	<b>26,803</b>	<b>20,172,505</b>	<b>115,325,899</b>	<b>(81,795,016)</b>	-	<b>33,530,882</b>
161	Land	5,372,939	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,771,964	13,144,903	-	13,144,903	
162	Buildings	138,223,593	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,884,221	182,032,241	(323,240,055)	-	323,240,055
163	Furniture, equipment and machinery - dwellings	15,329,568	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,626,724	18,956,292	-	18,956,292	
164	Furniture, equipment and machinery - administration	1,753,341	343,490	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,672,149	3,768,980	-	3,768,980	
165	Leasehold improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
166	Accumulated depreciation	(127,782,021)	(108,790)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,499,795)	(80,902,724)	(210,293,330)	-	(210,293,330)
167	Construction in progress	2,887,951	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,676,472	7,987,951	-	7,987,951
168	Infrastructure	3,676,472	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,676,472	-	3,676,472	
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>44,671,848</b>	<b>234,700</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>1,884,426</b>	<b>112,079,364</b>	<b>158,976,383</b>	<b>(81,795,016)</b>	-	<b>158,976,383</b>
171	Notes, Loans, & mortgages receivable - Non-current	6,291,673	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,649,083	11,940,756	-	11,940,756	
172	Notes, Loans, & mortgages receivable - Non-current - past due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
173	Grants receivable - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
174	Other assets	8,946	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	283,313	292,259	-	292,259
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
180	<b>Total Non-current Assets</b>	<b>50,972,462</b>	<b>234,700</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>1,884,426</b>	<b>118,011,760</b>	<b>170,601,348</b>	<b>(81,795,016)</b>	-	<b>170,601,348</b>
190	<b>Total Assets</b>	<b>142,291,006</b>	<b>3,006,922</b>	<b>183,786</b>	-	-	-	-	<b>554,877</b>	<b>266,681</b>	-	-	-	-	-	<b>13,930</b>	<b>16,550</b>	<b>30,480</b>	-	<b>26,803</b>	<b>1,884,426</b>	<b>118,184,263</b>	<b>285,929,246</b>	<b>(81,795,016)</b>	<b>204,134,230</b>

2021		14.850	14.871	14.879	14.CCC	14.PHC	14.HCC	14.MCC	741/791 14.EHV	14.856	14.218	983 14.896	987 14.896	988 14.896	989 14.896	990 14.870	14.870	14.211	Total State/Local	Total Business Activities	Total Component Units	Subtotal	Elimination	Total		
Line Item No.	Description	Total Public Housing	Section 8 Housing Choice Voucher	Section 8 - Mainstream	CARES Act COCC	CARES Act LIPIH	CARES Act HCV	CARES Act - Mainstream	Emergency Housing Vouchers	Total Section 8 -Mod Rehab	Total CDBG	Family Self- Sufficiency	FY 18 F55	FY 20 F55	FY 20 F55	FY 20 SC	Total ROSS	Total ESG								
311	Bank overdraft																									
312	Accounts payable < 90 days	1,315,416																				273,420	1,588,836		1,588,836	
313	Accounts payable > 90 days past due																									
321	Accrued wage/payroll taxes payable	298,331	30,059																			58,450	386,840		386,840	
322	Accrued compensated absences - current portion	133,091	28,878																			56,306	218,175		218,175	
324	Accrued contingency liability																									
325	Accrued interest payable																									
331	Accounts payable - HUD PIH Programs	1,984,837	703							39,932												2,000	2,027,472		2,027,472	
332	Accounts payable - PIH Projects																									
333	Accounts payable - other government	10,259																					10,259		10,259	
341	Tenant security deposits	409,020																				400,740	909,760		909,760	
342	Unearned Revenue	90,716																				150,831	197,549		197,549	
343	Current portion of LTD - capital projects/mortgage revenue bonds	70,259																				26,429	96,688		96,688	
344	Current portion of long-term debt - operating borrowings	229,741																					229,741		229,741	
345	Other current liabilities	195,483	1,129,688																			80,563,279	83,878,448	(80,304,623)	1,573,825	
346	Accrued liabilities - other																									
347	Inter program - due to	1,116,376								2,770					13,930	16,550	30,480		24,803			315,964	1,490,393	(1,490,393)		
348	Loan liability - current																									
310	<b>Total Current Liabilities</b>	<b>5,893,529</b>	<b>1,189,928</b>							<b>42,702</b>					<b>13,930</b>	<b>16,550</b>	<b>30,480</b>		<b>26,803</b>			<b>81,858,213</b>	<b>89,041,055</b>	<b>(81,795,616)</b>	<b>7,246,039</b>	
351	Capital Projects/Mortgage Revenue Bonds	2,314,524																				12,582,008	14,896,532		14,896,532	
352	Long-term debt, net of current - operating borrowings	1,018,964																					1,018,964		1,018,964	
353	Non-current liabilities - other	62,608	750,122																			1,041,676	1,354,406		1,354,406	
354	Accrued compensated absences - Non-current	529,157	115,112																			70,413	700,080		700,080	
355	Loan liability - Non-current																									
356	FASB 5 Liabilities																									
357	Accrued Pension and OPEB Liability																									
350	<b>Total Non-Current Liabilities</b>	<b>3,919,253</b>	<b>365,634</b>																				<b>13,604,103</b>	<b>17,978,990</b>		<b>17,978,990</b>
300	<b>Total Liabilities</b>	<b>9,812,782</b>	<b>1,554,962</b>							<b>42,702</b>					<b>13,930</b>	<b>16,550</b>	<b>30,480</b>		<b>26,803</b>			<b>95,552,316</b>	<b>107,020,045</b>	<b>(81,795,616)</b>	<b>25,225,029</b>	
508.1	Net Investment in capital assets	42,287,060	234,700																			1,384,426	99,470,927	143,377,113		143,377,113
511.1	Restricted Net Position	6,577,758	443,005						346,750														9,173,463	16,441,178		16,441,178
512.1	Unrestricted Net Position	83,613,406	774,055	183,786					308,127	223,978													(66,012,443)	19,050,910		19,050,910
513	<b>Total Equity/Net Position</b>	<b>132,478,224</b>	<b>1,451,860</b>	<b>183,786</b>					<b>554,877</b>	<b>223,978</b>												<b>1,384,426</b>	<b>42,631,949</b>	<b>178,909,201</b>		<b>178,909,201</b>
600	<b>Total Liabilities and Equity/Net Position</b>	<b>142,291,006</b>	<b>3,006,922</b>	<b>183,786</b>					<b>554,877</b>	<b>266,681</b>					<b>13,930</b>	<b>16,550</b>	<b>30,480</b>		<b>26,803</b>			<b>1,384,426</b>	<b>138,184,265</b>	<b>285,929,246</b>	<b>(81,795,616)</b>	<b>204,134,230</b>

2021																						
Line Item No.	Description	14.850	740 14.871	790 14.879	14.CCC	14.PHC	14.HCC	14.MSC	741/791 14.EHV	14.856	14.218	983 14.896	14.870	14.231	Total State/Local	Total Business Activities	Total Component Units	Subtotal	Elimination	Total		
		Total Public Housing	Section 8 Housing Choice Voucher	Section 8 - Mainstream	CARES Act - COCC	CARES Act - LIPH	CARES Act - HCV	CARES Act - Mainstream	Emergency Housing Vouchers	Total Section 8 - Mod Rehab	Total CDBG	Family Self-Sufficiency	Total Ross	Total ESG								
70300	Net tenant rental revenue	5,702,112																7,773,856	13,475,968		13,475,968	
70400	Tenant revenue - other	36,620										4,944						4,944	41,564		41,564	
70500	<b>Total Tenant Revenue</b>	<b>5,738,732</b>																<b>7,778,800</b>	<b>13,517,532</b>		<b>13,517,532</b>	
70600	<b>HUD PHA operating grants</b>	<b>15,599,291</b>	<b>38,794,534</b>	<b>652,518</b>		<b>492,855</b>	<b>1,375,599</b>	<b>10,979</b>	<b>554,877</b>	<b>418,891</b>		<b>134,717</b>	<b>243,439</b>					<b>58,277,700</b>			<b>58,277,700</b>	
70610	Capital grants	3,532,641																	3,532,641		3,532,641	
70710	Management Fee	3,950,244																	3,950,244	(3,950,244)		
70720	Asset Management Fee	259,320																	259,320	(259,320)		
70730	Book-keeping Fee	681,319																	681,319	(681,319)		
70740	Front Line Service Fee	3,169,334																	3,169,334	(3,169,334)		
70750	Other Fees	-																	-	-		
70700	<b>Total Fee Revenue</b>	<b>8,060,217</b>																	<b>8,060,217</b>	<b>(8,060,217)</b>		
70800	Other government grants	-									1,532,929			42,514	92,577				4,347,209	6,015,229	(4,343,955)	1,671,274
71100	Investment income - unrestricted	5,533	1,373																28,547	35,453		35,453
71200	Mortgage interest income	2,677,581																		2,677,581	(2,677,581)	
71300	Proceeds from disposition of assets held for sale	-																	-	-		
71310	Cost of sale of assets	-																	-	-		
71400	Fraud recovery	-		42,620															-	42,620		42,620
71500	Other revenue	1,069,113	217,307							112									2,509,093	3,795,625		3,795,625
71600	Gain or loss on sale of capital assets	405	18,401																-	18,806		18,806
72000	Investment income - restricted	-																	3,515	3,515		3,515
70000	<b>Total Revenue</b>	<b>36,683,513</b>	<b>39,074,235</b>	<b>652,518</b>		<b>492,855</b>	<b>1,375,599</b>	<b>10,979</b>	<b>554,877</b>	<b>419,003</b>	<b>1,532,929</b>	<b>134,717</b>	<b>243,439</b>	<b>42,514</b>	<b>92,577</b>			<b>14,667,164</b>	<b>95,976,919</b>	<b>(15,081,753)</b>	<b>80,895,166</b>	
91100	Administrative salaries	3,287,305	141,766			5,670	1,024,327												673,385	5,195,134		5,195,134
91200	Auditing fees	61,200	13,501												62,681				195,175	269,876		269,876
91300	Management Fee	2,493,045	818,136	2,990				10,979		7,104									617,990	3,950,244	(3,950,244)	
91310	Book-keeping Fee	156,814	511,335	8,730						4,440									-	681,319	(681,319)	
91400	Advertising and Marketing	9,150																	-	25,300		25,300
91500	Employee benefit contributions - administrative	1,020,204	171,395			340	347,705								20,853				405,364	1,965,861		1,965,861
91600	Office Expenses	584,743	669,909				3,567								9,043				214,668	1,481,930		1,481,930
91700	Legal Expense	416,694																	1,751	418,445		418,445
91800	Travel	13,398	1,132																4,852	19,382		19,382
91810	Allocated Overhead	-																	-	-		
91900	Other	410,400	76,082												42,514				514,465	1,043,461		1,043,461
91000	<b>Total Operating-Administrative</b>	<b>8,452,953</b>	<b>2,403,256</b>	<b>11,720</b>		<b>6,010</b>	<b>1,375,599</b>	<b>10,979</b>		<b>11,544</b>				<b>42,514</b>	<b>92,577</b>			<b>2,643,800</b>	<b>15,050,952</b>	<b>(4,631,563)</b>	<b>10,419,389</b>	
92000	Asset Management Fee	259,320																	259,320	(259,320)		
92100	Tenant services - salaries	61,433										104,416	173,294							339,143		339,143
92200	Relocation Costs	-																	-	-		
92300	Employee benefit contributions - tenant services	-										27,031	59,300							86,331		86,331
92400	Tenant services - other	17,301		40								3,270	10,845							110,188	141,644	141,644
92500	<b>Total Tenant Services</b>	<b>78,734</b>		<b>40</b>								<b>134,717</b>	<b>243,439</b>						<b>110,188</b>	<b>567,118</b>		<b>567,118</b>
93100	Water	697,554																	627,340	1,324,894		1,324,894
93200	Electricity	1,317,725																	749,510	2,067,235		2,067,235
93300	Gas	643,687																	252,340	896,027		896,027
93400	Fuel	-																	-	-		
93500	Labor	-																	-	-		
93600	Sewer	1,060,836																	1,090,754	2,151,590		2,151,590
93700	Employee benefit contributions - utilities	-																	-	-		
93750	HAP Portability-In	-																	-	-		
93800	Other utilities expense	-																	-	-		
93000	<b>Total Utilities</b>	<b>3,719,802</b>																	<b>2,719,944</b>	<b>6,439,746</b>		<b>6,439,746</b>

2021		14.850	740	790	14.CCC	14.PHC	14.HCC	14.MSC	741/791	14.856	14.218	983	14.870	14.231						
Line Item No.	Description	Total Public Housing	Section 8 Housing Choice Voucher	Section 8 - Mainstream	CARES Act - COCC	CARES Act - LIPH	CARES Act - HCV	CARES Act - Mainstream	Emergency Housing Vouchers	Total Section 8 - Mod Rehab	Total CDBG	Family Self-Sufficiency	Total Ross	Total ESG	Total State/Local	Total Business Activities	Total Component Units	Subtotal	Elimination	Total
94100	Ordinary maintenance and operations - labor	3,042,458				357,473											948,617	4,348,548		4,348,548
94200	Ordinary maintenance and operations - materials and other	1,141,228															757,596	1,898,824		1,898,824
94300	Ordinary maintenance and operations contracts	3,760,746				83,816											3,007,127	6,851,689	(3,169,334)	3,682,355
94500	Employee benefit contribution - ordinary maintenance	1,211,875				329											343,682	1,555,886		1,555,886
94000	<b>Total Maintenance</b>	<b>9,156,307</b>				<b>441,618</b>											<b>5,057,022</b>	<b>14,654,947</b>	<b>(3,169,334)</b>	<b>11,485,613</b>
95100	Protective services - labor	690,654																690,654		690,654
95200	Protective services - other contract costs	64,881															7,827	72,708		72,708
95300	Protective services - other	6,675																6,675		6,675
95500	Employee benefit contributions - protective services	262,912																262,912		262,912
95000	<b>Total Protective Services</b>	<b>1,025,122</b>															<b>7,827</b>	<b>1,032,949</b>		<b>1,032,949</b>
96110	Property Insurance	950,511	4,981														873,340	1,828,832		1,828,832
96120	Liability Insurance	77,951	37,059														151,770	266,780		266,780
96130	Workmen's Compensation	201,457	40,961														54,091	296,509		296,509
96140	All other Insurance	248,642	21,841														59,885	330,368		330,368
96100	<b>Total Insurance Premiums</b>	<b>1,478,561</b>	<b>104,842</b>														<b>1,139,086</b>	<b>2,722,489</b>		<b>2,722,489</b>
96200	Other general expenses	5,518,314	146,668			45,227				3,894							251,678	5,965,781	(4,343,955)	1,621,826
96210	Compensated absences	63,353																63,353		63,353
96300	Payments in lieu of taxes	222,639																147,743	370,382	370,382
96400	Bad debt - tenant rents	180,250	1,385							1,053							85,795	268,483		268,483
96500	Bad debt - mortgages																			
96600	Bad debt - other																			
96800	Severance expense																			
96000	<b>Total Other General Expenses</b>	<b>5,984,556</b>	<b>148,053</b>			<b>45,227</b>				<b>4,947</b>							<b>485,216</b>	<b>6,667,999</b>	<b>(4,343,955)</b>	<b>2,324,044</b>
96710	Interest of Mortgage (or Bonds) Payable	173,277															20,710	193,987		193,987
96720	Interest on Notes Payable (Short and Long Term)																2,730,822	2,730,822	(2,677,581)	53,241
96730	Amortization of Bond Issue Costs																			
96700	<b>Interest Expense and Amortization Cost</b>	<b>173,277</b>															<b>2,751,532</b>	<b>2,924,809</b>	<b>(2,677,581)</b>	<b>247,228</b>
96900	<b>Total Operating Expenses</b>	<b>30,328,632</b>	<b>2,656,151</b>	<b>11,760</b>		<b>492,855</b>	<b>1,375,599</b>	<b>10,979</b>		<b>16,491</b>		<b>134,717</b>	<b>243,439</b>	<b>42,514</b>	<b>92,577</b>		<b>14,914,615</b>	<b>50,320,329</b>	<b>(15,081,753)</b>	<b>35,238,576</b>
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>6,354,881</b>	<b>36,418,084</b>	<b>640,758</b>					<b>554,877</b>	<b>402,512</b>	<b>1,532,929</b>						<b>(247,451)</b>	<b>45,656,590</b>		<b>45,656,590</b>
97100	Extraordinary maintenance																			
97200	Casualty losses- Non-capitalized	136,362															25,000	161,362		161,362
97300	Total Housing assistance payments		35,480,337	575,927						376,693								36,432,957		36,432,957
97350	Port In		209,995															209,995		209,995
97400	Depreciation expense	6,375,390	44,899												115,369		4,920,477	11,456,135		11,456,135
97800	Dwelling units rent expense																			
90000	<b>Total Expenses</b>	<b>36,840,384</b>	<b>38,391,382</b>	<b>587,687</b>		<b>492,855</b>	<b>1,375,599</b>	<b>10,979</b>		<b>393,184</b>		<b>134,717</b>	<b>243,439</b>	<b>42,514</b>	<b>92,577</b>	<b>115,369</b>	<b>19,860,092</b>	<b>98,580,778</b>	<b>(15,081,753)</b>	<b>83,499,025</b>

2021																					
Line Item No.	Description	14.850	740 14.871	790 14.879	14.CCC	14.PHC	14.HCC	14.MSC	741/791 14.EHV	14.856	14.218	983 14.896	14.870	14.231	Total State/Local	Total Business Activities	Total Component Units	Subtotal	Elimination	Total	
		Total Public Housing	Section 8 Housing Choice Voucher	Section 8 - Mainstream	CARES Act - COCC	CARES Act - LIPH	CARES Act - HCV	CARES Act - Mainstream	Emergency Housing Vouchers	Total Section 8 - Mod Rehab	Total CDBG	Family Self-Sufficiency	Total Ross	Total ESG							
10010	Operating transfer in	1,610,231									-		-		-	-	-	1,610,231	(1,610,231)	-	
10020	Operating transfer out	(1,610,231)									-		-		-	-	-	(1,610,231)	1,610,231	-	
10070	Extraordinary items, net gain/loss	-									-		-		-	-	-	-	-	-	
10080	Special items, net gain/loss	-									-		-		-	-	-	-	-	-	
10091	Inter AMP Excess Cash Transfer In	971,878									-		-		-	-	-	971,878	(971,878)	-	
10092	Inter AMP Excess Cash Transfer Out	(971,878)									-		-		-	-	-	(971,878)	971,878	-	
10100	Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(156,871)	682,853	64,831	-	-	-	-	554,877	25,819	1,532,929	-	-	-	-	(115,369)	(5,192,928)	(2,603,859)	-	(2,603,859)	
11020	Required Annual Debt Principal Payments	-	-								-		-		-	-	-	-	-	-	
11030	Beginning equity	131,102,166	769,107	118,955	-	-	-	-	-	198,160	-		-		-	1,499,795	47,824,877	181,513,060	-	181,513,060	
11040	Prior period adjustments, equity transfers, and correction of errors	1,532,929	-	-	-						(1,532,929)		-	-	-	-	-	-	-	-	
11170	Administrative Fee Equity		1,006,016															1,006,016	-	1,006,016	
11180	Housing Assistance Payments Equity		443,205															443,205		443,205	
11190	Unit Months Available	33,053	70,767	1,311						648			-		-	-	3,696	109,475	-	109,475	
11210	Unit Months Leased	32,066	68,178	1,253						648			-		-	-	3,581	105,726	-	105,726	
11270	Excess Cash	83,466,017	-	-	-					-	-		-	-	-	-	-	83,466,017	-	83,466,017	
11610	Land Purchases	-																-	-	-	
11620	Building Purchases	3,518,747																3,518,747	-	3,518,747	
11630	Furniture & Equipment-Dwelling Purchases	-																-	-	-	
11640	Furniture & Equipment-Administrative Purchases	-																-	-	-	
11650	Leasehold Improvements Purchases	-																-	-	-	
11660	Infrastructure Purchases	-																-	-	-	
13510	CFFP Debt Service Payments	13,894																13,894	-	13,894	
13901	Replacement Housing Factor Funds	-																-	-	-	

**PUBLIC HOUSING  
FINANCIAL DATA SCHEDULE**

2021 Public Housing Balance Sheet													
Line Item No.	Description	AMP 101	AMP 102	AMP 103	AMP 201	AMP 202	AMP 203	AMP 301	AMP 302	AMP 303	AMP 304 - Other AMP column	AMP 305	AMP 401
111	Cash - unrestricted	253,422	149,771	-	4,436	189,223	1,871,773		128,624	23,998	4,755	107,096	164,110
112	Cash - restricted-modernization and development	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash - other restricted	-	-	-	-	-	-	-	-	-	-	-	-
114	Cash - tenant security deposits	45,314	57,697	-	-	54,868	67,060	-	15,635	-	800	7,588	31,472
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-
100	<b>Total Cash</b>	<b>298,736</b>	<b>207,468</b>	<b>-</b>	<b>4,436</b>	<b>244,091</b>	<b>1,938,833</b>	<b>-</b>	<b>144,259</b>	<b>23,998</b>	<b>5,555</b>	<b>114,684</b>	<b>195,582</b>
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	-	127,836	-	-	-	397,812	-	-	-	-	-	-
124	Account receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-
125	Account receivable - miscellaneous	-	399	-	-	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants	44,373	12,379	-	-	3,817	-	-	11,445	-	-	9,736	29,529
126.1	Allowance for doubtful accounts - tenants	(36,104)	-	-	-	(1,232)	-	-	(6,438)	-	-	(6,941)	(15,910)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	6,982,319	-	-	8,774,231	-	11,340,866	-	-	-
128	Fraud recovery	-	-	-	-	656	-	-	-	-	-	-	1,620
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>8,269</b>	<b>140,614</b>	<b>-</b>	<b>6,982,319</b>	<b>3,241</b>	<b>397,812</b>	<b>8,774,231</b>	<b>5,007</b>	<b>11,340,866</b>	<b>-</b>	<b>2,795</b>	<b>15,239</b>
131	Investments - unrestricted	-	-	-	-	-	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-	-	-	-	-	-
135	Investments - restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	-	-	-	-	-	-	-	-	-	-	-
143	Inventories	-	-	-	-	-	-	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-	-	-	-	-
144	Inter program - due from	-	-	-	-	-	-	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-
150	<b>Total Current Assets</b>	<b>307,005</b>	<b>348,082</b>	<b>-</b>	<b>6,986,755</b>	<b>247,332</b>	<b>2,336,645</b>	<b>8,774,231</b>	<b>149,266</b>	<b>11,364,864</b>	<b>5,555</b>	<b>117,479</b>	<b>210,821</b>
161	Land	650,380	113,546	-	43,655	437,660	337,501	-	172,373	109,727	-	-	283,581
162	Buildings	18,004,248	5,321,638	-	-	8,477,034	12,330,091	2,000	8,416,847	-	-	-	15,033,538
163	Furniture, equipment and machinery - dwellings	1,243,677	702,309	-	-	877,891	1,738,708	-	697,438	-	-	-	873,011
164	Furniture, equipment and machinery - administration	66,791	-	-	-	14,071	9,156	-	64,011	-	-	7,041	56,801
165	Leasehold improvements	-	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated depreciation	(14,993,259)	(5,524,408)	-	-	(9,139,086)	(9,754,610)	(1,834)	(7,700,004)	-	-	(7,041)	(14,487,692)
167	Construction in progress	33,237	366,062	-	-	873,898	863,884	-	-	-	864,869	-	-
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>5,005,074</b>	<b>979,147</b>	<b>-</b>	<b>43,655</b>	<b>1,541,468</b>	<b>5,524,730</b>	<b>166</b>	<b>1,650,665</b>	<b>109,727</b>	<b>864,869</b>	<b>-</b>	<b>1,759,239</b>
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	<b>Total Non-current Assets</b>	<b>5,005,074</b>	<b>979,147</b>	<b>-</b>	<b>43,655</b>	<b>1,541,468</b>	<b>5,524,730</b>	<b>166</b>	<b>1,650,665</b>	<b>109,727</b>	<b>864,869</b>	<b>-</b>	<b>1,759,239</b>
190	<b>Total Assets</b>	<b>5,312,079</b>	<b>1,327,229</b>	<b>-</b>	<b>7,030,410</b>	<b>1,788,800</b>	<b>7,861,375</b>	<b>8,774,397</b>	<b>1,799,931</b>	<b>11,474,591</b>	<b>870,424</b>	<b>117,479</b>	<b>1,970,060</b>



2021		Public Housing Balance Sheet												
Line Item No.	Description	AMP 101	AMP 102	AMP 103	AMP 201	AMP 202	AMP 203	AMP 301	AMP 302	AMP 303	AMP 304 - Other AMP column	AMP 305	AMP 401	
311	Bank overdraft													
312	Accounts payable <= 90 days	5,801	22,838	18,136		42,743	28,474		6,057			15,795	14,289	
313	Accounts payable > 90 days past due													
321	Accrued wage/payroll taxes payable	4,494	4,370			3,444	5,000		664			1,215	5,008	
322	Accrued compensated absences - current portion	1,037	673		2,454	1,167	9,176		29			573	3,082	
324	Accrued contingency liability													
325	Accrued interest payable													
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	1,984,837	-	-	-	-	-	-	
332	Accounts payable - PHA Projects													
333	Accounts payable - other government													
341	Tenant security deposits	45,314	57,697			54,868	67,060		15,635		800	7,588	31,472	
342	Unearned Revenue	22,342	5,728	-	-	-	-	-	61,403	-	-	242	-	
343	Current portion of LTD- capital projects/mortgage revenue bonds	1,588	-	-	-	-	-	-	-	-	-	-	-	
344	Current portion of long-term debt - operating borrowings									30,845				
345	Other current liabilities	1,351	25,395	694	540	3,238	8,503	2,010	2,483	985	17	540	2,866	
346	Accrued liabilities - other													
347	Inter program - due to													
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-	-	-	
310	<b>Total Current Liabilities</b>	<b>81,927</b>	<b>116,701</b>	<b>18,830</b>	<b>2,994</b>	<b>105,460</b>	<b>2,103,050</b>	<b>2,010</b>	<b>86,271</b>	<b>31,830</b>	<b>817</b>	<b>25,953</b>	<b>56,717</b>	
351	Capital Projects/ Mortgage Revenue Bonds	6,350	-	-	-	-	-	-	-	-	-	-	-	
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	123,380	-	-	-	
353	Non-current liabilities - other	-	-	-	-	-	-	-	-	-	-	-	-	
354	Accrued compensated absences- Non-current	4,148	2,693	-	613	4,667	36,703	-	111	-	-	2,291	12,327	
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	
356	FASB 5 Liabilities													
357	Accrued Pension and OPEB Liability													
350	<b>Total Non-Current Liabilities</b>	<b>10,498</b>	<b>2,693</b>	<b>-</b>	<b>613</b>	<b>4,667</b>	<b>36,703</b>	<b>-</b>	<b>111</b>	<b>123,380</b>	<b>-</b>	<b>2,291</b>	<b>12,327</b>	
300	<b>Total Liabilities</b>	<b>92,425</b>	<b>119,394</b>	<b>18,830</b>	<b>3,607</b>	<b>110,127</b>	<b>2,139,753</b>	<b>2,010</b>	<b>86,382</b>	<b>155,210</b>	<b>817</b>	<b>28,244</b>	<b>69,044</b>	
508.1	Net investment in capital assets	4,997,136	979,147	-	43,655	1,541,468	5,524,730	166	1,650,665	109,727	864,869	-	1,759,239	
511.1	Restricted Net Position	-	-	-	-	-	-	-	-	-	-	-	-	
512.1	Unrestricted Net Position	222,518	228,688	(18,830)	6,983,148	137,205	196,892	8,772,221	62,884	11,209,654	4,738	89,235	141,777	
513	<b>Total Equity/Net Position</b>	<b>5,219,654</b>	<b>1,207,835</b>	<b>(18,830)</b>	<b>7,026,803</b>	<b>1,678,673</b>	<b>5,721,622</b>	<b>8,772,387</b>	<b>1,713,549</b>	<b>11,319,381</b>	<b>869,607</b>	<b>89,235</b>	<b>1,901,016</b>	
600	<b>Total Liabilities and Equity/Net Position</b>	<b>5,312,079</b>	<b>1,327,229</b>	<b>-</b>	<b>7,030,410</b>	<b>1,788,800</b>	<b>7,861,375</b>	<b>8,774,397</b>	<b>1,799,931</b>	<b>11,474,591</b>	<b>870,424</b>	<b>117,479</b>	<b>1,970,060</b>	

2021		Public Housing Balance Sheet											
Line Item No.	Description	AMP 403	AMP 501	AMP 502	AMP 503	AMP 504	AMP 601	AMP 602	AMP 701	AMP 702	AMP 703	AMP 704	AMP 705
111	Cash - unrestricted	357,530	-	175,775	65,091	42,321	272,563	170,709	198,581	219,669		276,532	86,879
112	Cash - restricted-modernization and development												
113	Cash - other restricted								67,988				
114	Cash - tenant security deposits	45,046					19,369	42,888		49,877	9,261		1,062
115	Cash - Restricted for payment of current liability							140					
100	<b>Total Cash</b>	<b>402,576</b>	<b>-</b>	<b>175,775</b>	<b>65,091</b>	<b>42,321</b>	<b>291,932</b>	<b>213,737</b>	<b>266,569</b>	<b>269,546</b>	<b>9,261</b>	<b>276,532</b>	<b>87,941</b>
121	Accounts receivable - PHA projects												
122	Accounts receivable - HUD other projects	-	-	-	-	-	285,395	-	-	154,774	1,490,126	-	-
124	Account receivable - other government												
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants	50,486					11,887	42,848		43,035			5,556
126.1	Allowance for doubtful accounts - tenants	(27,218)						(28,607)		(30,595)			(5,556)
126.2	Allowance for doubtful accounts - other												
127	Notes, Loans, & Mortgages Receivable - Current		1,770,412	2,583,736	3,738,708	3,288,985			2,007,461			3,301,865	
128	Fraud recovery	-					2,036						
128.1	Allowance for doubtful accounts - fraud												
129	Accrued interest receivable												
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>23,268</b>	<b>1,770,412</b>	<b>2,583,736</b>	<b>3,738,708</b>	<b>3,288,985</b>	<b>299,318</b>	<b>14,241</b>	<b>2,007,461</b>	<b>167,214</b>	<b>1,490,126</b>	<b>3,301,865</b>	<b>-</b>
131	Investments - unrestricted												
132	Investments - restricted												
135	Investments - restricted for payment of current liability												
142	Prepaid expenses and other assets												
143	Inventories												
143.1	Allowance for obsolete inventories												
144	Inter program - due from		-	-									
145	Assets held for sale												
150	<b>Total Current Assets</b>	<b>425,844</b>	<b>1,770,412</b>	<b>2,759,511</b>	<b>3,803,799</b>	<b>3,331,306</b>	<b>591,250</b>	<b>227,978</b>	<b>2,274,030</b>	<b>436,760</b>	<b>1,499,387</b>	<b>3,578,397</b>	<b>87,941</b>
161	Land	711,881	115,594	115,590		115,590	601,700	164,355	39,290	309,254	119,666		20,445
162	Buildings	14,211,687					11,583,421	14,879,498		14,937,560	6,078,328		367,144
163	Furniture, equipment and machinery - dwellings	1,682,623					951,050	4,186,481		1,097,368	1,289,012		
164	Furniture, equipment and machinery - administration	33,425	17,446				45,271	5,471		18,506			48,016
165	Leasehold improvements												
166	Accumulated depreciation	(12,289,888)	(17,446)				(12,585,732)	(14,063,892)		(14,371,871)	(4,051,074)		(208,307)
167	Construction in progress	1,991,746					486,251	109,004		477,263	1,900,838		20,899
168	Infrastructure												
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>6,341,474</b>	<b>115,594</b>	<b>115,590</b>	<b>-</b>	<b>115,590</b>	<b>1,081,961</b>	<b>5,280,917</b>	<b>39,290</b>	<b>2,468,080</b>	<b>5,336,770</b>	<b>-</b>	<b>248,197</b>
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	<b>Total Non-current Assets</b>	<b>6,341,474</b>	<b>115,594</b>	<b>115,590</b>	<b>-</b>	<b>115,590</b>	<b>1,081,961</b>	<b>5,280,917</b>	<b>39,290</b>	<b>2,468,080</b>	<b>5,336,770</b>	<b>-</b>	<b>248,197</b>
190	<b>Total Assets</b>	<b>6,767,318</b>	<b>1,886,006</b>	<b>2,875,101</b>	<b>3,803,799</b>	<b>3,446,896</b>	<b>1,673,211</b>	<b>5,508,895</b>	<b>2,313,320</b>	<b>2,904,840</b>	<b>6,836,157</b>	<b>3,578,397</b>	<b>336,138</b>

2021 Public Housing Balance Sheet													
Line Item No.	Description	AMP 403	AMP 501	AMP 502	AMP 503	AMP 504	AMP 601	AMP 602	AMP 701	AMP 702	AMP 703	AMP 704	AMP 705
311	Bank overdraft												
312	Accounts payable <= 90 days	4,722	140				4,759	14,101		16,989	-		-
313	Accounts payable > 90 days past due												
321	Accrued wage/payroll taxes payable	3,590						5,900		4,305	791		
322	Accrued compensated absences - current portion	2,451	182		31		-	2,989		2,791	2,997	932	-
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	45,046					19,369	42,888		49,877	9,261		1,062
342	Unearned Revenue	-	-	-	-	-	-	-	-	284	-	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	-	-	-	-	20,870		35,000	2,542	10,259	-	-
344	Current portion of long-term debt - operating borrowings												
345	Other current liabilities	3,003	1,034	75	529	1,215	32,689	3,329	2,678	4,040	1,461	2,228	6,984
346	Accrued liabilities - other												
347	Inter program - due to										1,116,376		-
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-	-	-
310	<b>Total Current Liabilities</b>	<b>58,812</b>	<b>1,356</b>	<b>75</b>	<b>560</b>	<b>1,215</b>	<b>77,687</b>	<b>69,207</b>	<b>37,678</b>	<b>80,828</b>	<b>1,141,145</b>	<b>3,160</b>	<b>8,046</b>
351	Capital Projects/ Mortgage Revenue Bonds		-	-	-	-	83,481	-	40,000	10,169	41,036	-	-
352	Long-term debt, net of current - operating borrowings												
353	Non-current liabilities - other												
354	Accrued compensated absences - Non-current	9,802	728	-	125		-	11,953		11,166	11,992	3,726	-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities												
357	Accrued Pension and OPEB Liability												
350	<b>Total Non-Current Liabilities</b>	<b>9,802</b>	<b>728</b>	<b>-</b>	<b>125</b>	<b>-</b>	<b>83,481</b>	<b>11,953</b>	<b>40,000</b>	<b>21,335</b>	<b>53,028</b>	<b>3,726</b>	<b>-</b>
300	<b>Total Liabilities</b>	<b>68,614</b>	<b>2,084</b>	<b>75</b>	<b>685</b>	<b>1,215</b>	<b>161,168</b>	<b>81,160</b>	<b>77,678</b>	<b>102,163</b>	<b>1,194,173</b>	<b>6,886</b>	<b>8,046</b>
508.1	Net investment in capital assets	6,341,474	115,594	115,590	-	115,590	977,610	5,280,517	(35,710)	2,455,369	5,285,475	-	248,197
511.1	Restricted Net Position	-	-	-	-	-	-	-	67,988	-	-	-	-
512.1	Unrestricted Net Position	357,230	1,768,328	2,759,436	3,803,114	3,330,091	534,433	146,818	2,203,364	347,308	356,509	3,571,511	79,895
513	<b>Total Equity/Net Position</b>	<b>6,698,704</b>	<b>1,883,922</b>	<b>2,875,026</b>	<b>3,803,114</b>	<b>3,445,681</b>	<b>1,512,043</b>	<b>5,427,735</b>	<b>2,235,642</b>	<b>2,802,677</b>	<b>5,641,984</b>	<b>3,571,511</b>	<b>328,092</b>
600	<b>Total Liabilities and Equity/Net Position</b>	<b>6,767,318</b>	<b>1,886,006</b>	<b>2,875,101</b>	<b>3,803,799</b>	<b>3,446,896</b>	<b>1,673,211</b>	<b>5,508,895</b>	<b>2,313,320</b>	<b>2,904,840</b>	<b>6,836,157</b>	<b>3,578,397</b>	<b>336,138</b>

2021 Public Housing Balance Sheet													
Line Item No.	Description	AMP 801	AMP 802	AMP 803	AMP 804	AMP 805	AMP 806	AMP 807	AMP 808	AMP 811	AMP 812	AMP 813	AMP 814
111	Cash - unrestricted	64,811	24,000	15,531	61,855	-	42,458	223,892	216,915	108,468	41,703	5,841	-
112	Cash - restricted-modernization and development												
113	Cash - other restricted				2,340			110,931	93,115				
114	Cash - tenant security deposits												
115	Cash - Restricted for payment of current liability												
100	<b>Total Cash</b>	<b>64,811</b>	<b>24,000</b>	<b>15,531</b>	<b>64,195</b>	<b>-</b>	<b>42,458</b>	<b>334,823</b>	<b>310,030</b>	<b>108,468</b>	<b>41,703</b>	<b>5,841</b>	<b>-</b>
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	3,948,129				10,357,450	4,633,929						2,665,404
128	Fraud recovery												
128.1	Allowance for doubtful accounts - fraud												
129	Accrued interest receivable												
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>3,948,129</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,357,450</b>	<b>4,633,929</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,665,404</b>
131	Investments - unrestricted												
132	Investments - restricted												
135	Investments - Restricted for payment of current liability												
142	Prepaid expenses and other assets												
143	Inventories												
143.1	Allowance for obsolete inventories												
144	Inter program - due from												
145	Assets held for sale												
150	<b>Total Current Assets</b>	<b>4,012,940</b>	<b>24,000</b>	<b>15,531</b>	<b>64,195</b>	<b>10,357,450</b>	<b>4,676,387</b>	<b>334,823</b>	<b>310,030</b>	<b>108,468</b>	<b>41,703</b>	<b>5,841</b>	<b>2,665,404</b>
161	Land	59,251				190,000	189,691	150,000	149,347				
162	Buildings							166,486	166,486				
163	Furniture, equipment and machinery - dwellings												
164	Furniture, equipment and machinery - administration												
165	Leasehold improvements												
166	Accumulated depreciation					(1,532,878)	(231,829)						
167	Construction in progress					3,193,495	482,977						
168	Infrastructure					1,850,617	440,839	316,486	315,833				
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>59,251</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,850,617</b>	<b>440,839</b>	<b>316,486</b>	<b>315,833</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
171	Notes, Loans, & mortgages receivable - Non-current				1,188,720			1,491,211	1,627,107	151,590	289,988		
172	Notes, Loans, & mortgages receivable - Non-current - past due												
173	Grants receivable - Non-current												
174	Other assets												
176	Investment in joint venture												
180	<b>Total Non-current Assets</b>	<b>59,251</b>	<b>-</b>	<b>-</b>	<b>1,188,720</b>	<b>1,850,617</b>	<b>440,839</b>	<b>1,807,697</b>	<b>1,942,940</b>	<b>151,590</b>	<b>289,988</b>	<b>-</b>	<b>-</b>
190	<b>Total Assets</b>	<b>4,072,191</b>	<b>24,000</b>	<b>15,531</b>	<b>1,252,915</b>	<b>12,208,067</b>	<b>5,117,226</b>	<b>2,142,520</b>	<b>2,252,970</b>	<b>260,058</b>	<b>331,691</b>	<b>5,841</b>	<b>2,665,404</b>

2021 Public Housing Balance Sheet													
Line Item No.	Description	AMP 801	AMP 802	AMP 803	AMP 804	AMP 805	AMP 806	AMP 807	AMP 808	AMP 811	AMP 812	AMP 813	AMP 814
311	Bank overdraft												
312	Accounts payable <= 90 days					118							23
313	Accounts payable > 90 days past due												
321	Accrued wage/payroll taxes payable												
322	Accrued compensated absences - current portion	658				629	670	1,425	1,425				375
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												98,896
345	Other current liabilities	360				1,297	634	655					930
346	Accrued liabilities - other												
347	Inter program - due to												
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-	-	-
310	<b>Total Current Liabilities</b>	<b>1,018</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,044</b>	<b>1,304</b>	<b>2,080</b>	<b>1,425</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100,224</b>
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-	-	-	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings												395,584
353	Non-current liabilities - other												
354	Accrued compensated absences- Non-current	2,632				2,516	2,682	5,701	5,701				1,502
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities												
357	Accrued Pension and OPEB Liability												
350	<b>Total Non-Current Liabilities</b>	<b>2,632</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,516</b>	<b>2,682</b>	<b>5,701</b>	<b>5,701</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>397,086</b>
300	<b>Total Liabilities</b>	<b>3,650</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,560</b>	<b>3,986</b>	<b>7,781</b>	<b>7,126</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>497,310</b>
508.1	Net investment in capital assets	59,251				1,850,617	440,839	316,486	315,833				
511.1	Restricted Net Position	-			1,191,060	-	1,602,142	1,720,222	151,590	289,988			
512.1	Unrestricted Net Position	4,009,290	24,000	15,531	61,855	10,352,890	4,672,401	216,111	209,789	108,468	41,703	5,841	2,168,094
513	<b>Total Equity/Net Position</b>	<b>4,068,541</b>	<b>24,000</b>	<b>15,531</b>	<b>1,252,915</b>	<b>12,203,507</b>	<b>5,113,240</b>	<b>2,134,739</b>	<b>2,245,844</b>	<b>260,058</b>	<b>331,691</b>	<b>5,841</b>	<b>2,168,094</b>
600	<b>Total Liabilities and Equity/Net Position</b>	<b>4,072,191</b>	<b>24,000</b>	<b>15,531</b>	<b>1,252,915</b>	<b>12,208,067</b>	<b>5,117,226</b>	<b>2,142,520</b>	<b>2,252,970</b>	<b>260,058</b>	<b>331,691</b>	<b>5,841</b>	<b>2,665,404</b>

2021 Public Housing Balance Sheet													
Line Item No.	Description	AMP 815	AMP 817	AMP 818	AMP 820	AMP 821	AMP 822	AMP 823	AMP 824	AMP 825	Total AMPs	COCC	Total Public Housing
111	Cash - unrestricted	81,278	61,896	109,947	71,455	32,364	10,182	189,402	226,265	140	6,351,261	965,493	7,316,754
112	Cash - restricted-modernization and development										-		-
113	Cash - other restricted										274,374	11,711	286,085
114	Cash - tenant security deposits				2,244			8,839			459,020		459,020
115	Cash - Restricted for payment of current liability										140		140
100	<b>Total Cash</b>	<b>81,278</b>	<b>61,896</b>	<b>109,947</b>	<b>73,699</b>	<b>32,364</b>	<b>10,182</b>	<b>198,241</b>	<b>226,265</b>	<b>140</b>	<b>7,084,795</b>	<b>977,204</b>	<b>8,061,999</b>
121	Accounts receivable - PHA projects										-		-
122	Accounts receivable - HUD other projects										2,455,943		2,455,943
124	Account receivable - other government										-		-
125	Account receivable - miscellaneous							453			852	110,541	111,393
126	Accounts receivable - tenants							17,802			282,893		282,893
126.1	Allowance for doubtful accounts - tenants										(158,601)		(158,601)
126.2	Allowance for doubtful accounts - other										-		-
127	Notes, Loans, & Mortgages Receivable - Current	7,235,411				1,132,756			3,466,961	2,536,000	79,764,623		79,764,623
128	Fraud recovery										4,312		4,312
128.1	Allowance for doubtful accounts - fraud										-		-
129	Accrued interest receivable										-		-
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>7,235,411</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,132,756</b>	<b>-</b>	<b>18,255</b>	<b>3,466,961</b>	<b>2,536,000</b>	<b>82,350,022</b>	<b>110,541</b>	<b>82,460,563</b>
131	Investments - unrestricted										-		-
132	Investments - restricted										-	166,228	166,228
135	Investments - Restricted for payment of current liability										-		-
142	Prepaid expenses and other assets										-	364,003	364,003
143	Inventories										-		-
143.1	Allowance for obsolete inventories										-		-
144	Inter program - due from										-	265,751	265,751
145	Assets held for sale										-		-
150	<b>Total Current Assets</b>	<b>7,316,689</b>	<b>61,896</b>	<b>109,947</b>	<b>73,699</b>	<b>1,165,120</b>	<b>10,182</b>	<b>216,496</b>	<b>3,693,226</b>	<b>2,536,140</b>	<b>89,434,817</b>	<b>1,883,727</b>	<b>91,318,544</b>
161	Land							165,362			5,365,439	7,500	5,372,939
162	Buildings				248,000			2,030,651			132,254,657	6,068,936	138,323,593
163	Furniture, equipment and machinery - dwellings										15,339,568		15,339,568
164	Furniture, equipment and machinery - administration							19,093			405,099	1,348,242	1,753,341
165	Leasehold improvements										-		-
166	Accumulated depreciation				(99,200)			(609,181)			(121,669,232)	(6,112,789)	(127,782,021)
167	Construction in progress										7,987,951		7,987,951
168	Infrastructure										3,676,472		3,676,472
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>148,800</b>	<b>-</b>	<b>-</b>	<b>1,605,925</b>	<b>-</b>	<b>-</b>	<b>43,359,954</b>	<b>1,311,889</b>	<b>44,671,843</b>
171	Notes, Loans, & mortgages receivable - Non-current		955,348	516,709							6,220,673	71,000	6,291,673
172	Notes, Loans, & mortgages receivable - Non-current - past due										-		-
173	Grants receivable - Non-current										-		-
174	Other assets							8,946			8,946		8,946
176	Investment in joint venture										-		-
180	<b>Total Non-current Assets</b>	<b>-</b>	<b>955,348</b>	<b>516,709</b>	<b>148,800</b>	<b>-</b>	<b>-</b>	<b>1,614,871</b>	<b>-</b>	<b>-</b>	<b>49,589,573</b>	<b>1,382,889</b>	<b>50,972,462</b>
190	<b>Total Assets</b>	<b>7,316,689</b>	<b>1,017,244</b>	<b>626,656</b>	<b>222,499</b>	<b>1,165,120</b>	<b>10,182</b>	<b>1,831,367</b>	<b>3,693,226</b>	<b>2,536,140</b>	<b>139,024,390</b>	<b>3,266,616</b>	<b>142,291,006</b>

2021		Public Housing Balance Sheet										COCC	Total Public Housing
Line Item No.	Description	AMP 815	AMP 817	AMP 818	AMP 820	AMP 821	AMP 822	AMP 823	AMP 824	AMP 825	Total AMPs		
311	Bank overdraft										-		
312	Accounts payable <= 90 days		-	-				-			194,985	1,120,431	1,315,416
313	Accounts payable > 90 days past due												
321	Accrued wage/payroll taxes payable							6,070			44,851	253,480	298,331
322	Accrued compensated absences - current portion								1,227		36,973	96,118	133,091
324	Accrued contingency liability												
325	Accrued interest payable												
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	1,984,837		1,984,837
332	Accounts payable - PHA Projects												
333	Accounts payable - other government											10,259	10,259
341	Tenant security deposits				2,244			8,839			459,020		459,020
342	Unearned Revenue	-	-	-	-	-	-	717	-	-	90,716	-	90,716
343	Current portion of LTD- capital projects/mortgage revenue bonds										70,259		70,259
344	Current portion of long-term debt - operating borrowings	100,000									229,741		229,741
345	Other current liabilities	1,051			539	195	60	45,690	480		159,778	25,705	185,483
346	Accrued liabilities - other												
347	Inter program - due to										1,116,376		1,116,376
348	Loan liability - current	-	-	-	-	-	-	-	-	-			
310	<b>Total Current Liabilities</b>	<b>101,051</b>	<b>-</b>	<b>-</b>	<b>2,783</b>	<b>195</b>	<b>60</b>	<b>61,316</b>	<b>1,707</b>	<b>-</b>	<b>4,387,536</b>	<b>1,505,993</b>	<b>5,893,529</b>
351	Capital Projects/ Mortgage Revenue Bonds		-	-	-	-	-	2,133,488	-	-	2,314,524		2,314,524
352	Long-term debt, net of current - operating borrowings	500,000									1,018,964		1,018,964
353	Non-current liabilities - other											62,608	62,608
354	Accrued compensated absences- Non-current								4,907		138,686	384,471	523,157
355	Loan liability - Non-current												
356	FASB 5 Liabilities												
357	Accrued Pension and OPEB Liability												
350	<b>Total Non-Current Liabilities</b>	<b>500,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,133,488</b>	<b>4,907</b>	<b>-</b>	<b>3,472,174</b>	<b>447,079</b>	<b>3,919,253</b>
300	<b>Total Liabilities</b>	<b>601,051</b>	<b>-</b>	<b>-</b>	<b>2,783</b>	<b>195</b>	<b>60</b>	<b>2,194,804</b>	<b>6,614</b>	<b>-</b>	<b>7,859,710</b>	<b>1,953,072</b>	<b>9,812,782</b>
508.1	Net investment in capital assets				148,800			(527,563)			40,975,171	1,311,889	42,287,060
511.1	Restricted Net Position		955,348	516,709							6,495,047	82,711	6,577,758
512.1	Unrestricted Net Position	6,715,638	61,896	109,947	70,916	1,164,925	10,122	164,126	3,686,612	2,536,140	83,694,462	(81,056)	83,613,406
513	<b>Total Equity/Net Position</b>	<b>6,715,638</b>	<b>1,017,244</b>	<b>626,656</b>	<b>219,716</b>	<b>1,164,925</b>	<b>10,122</b>	<b>(363,437)</b>	<b>3,686,612</b>	<b>2,536,140</b>	<b>131,164,680</b>	<b>1,313,544</b>	<b>132,478,224</b>
600	<b>Total Liabilities and Equity/Net Position</b>	<b>7,316,689</b>	<b>1,017,244</b>	<b>626,656</b>	<b>222,499</b>	<b>1,165,120</b>	<b>10,182</b>	<b>1,831,367</b>	<b>3,693,226</b>	<b>2,536,140</b>	<b>139,024,390</b>	<b>3,266,616</b>	<b>142,291,006</b>

2021 Public Housing Income Statement													
Line Item No.	Description	Total AMP 101	Total AMP 102	Total AMP 103	Total AMP 201	Total AMP 202	Total AMP 203	Total AMP 301	Total AMP 302	Total AMP 303	Total AMP 304	Total AMP 305	Total AMP 401
70300	Net Tenant Rental Revenue	605,953	530,708	-	-	705,291	813,136	-	166,164	-	-	98,064	487,918
70400	Tenant Revenue- Other	15,838	-	-	-	-	270	-	-	-	-	-	5,334
70500	<b>Total Tenant Revenue</b>	<b>621,791</b>	<b>530,708</b>	-	-	<b>705,291</b>	<b>813,406</b>	-	<b>166,164</b>	-	-	<b>101,754</b>	<b>493,252</b>
70600	HUD PHA operating grants	1,093,235	942,278	89,749	177,792	587,291	992,446	967,674	271,792	401,003	-	305,607	920,148
70610	Capital grants	2,015	366,062	-	-	617,140	-	-	-	-	864,869	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-
70700	<b>Total Fee Revenue</b>	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	-	-	322,978	-	-	-	-	400,965	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	18,920	15,174	1,933	323	40,187	57,771	500	35,532	-	-	26,572	35,184
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-
70000	<b>Total Revenue</b>	<b>1,735,961</b>	<b>1,854,222</b>	<b>91,682</b>	<b>501,093</b>	<b>1,949,909</b>	<b>1,863,623</b>	<b>968,174</b>	<b>473,488</b>	<b>801,968</b>	<b>864,869</b>	<b>433,933</b>	<b>1,448,584</b>
91100	Administrative salaries	39,685	86,360	-	-	68,658	61,500	-	27,926	-	-	22,440	55,325
91200	Auditing fees	5,287	5,700	-	-	4,956	5,645	-	1,652	-	-	1,019	4,185
91300	Management Fee	134,844	194,933	14,613	-	209,939	542,126	-	41,216	-	-	26,445	106,195
91310	Book-Keeping Fee	16,980	18,038	-	-	16,170	18,173	-	5,190	-	-	3,330	13,373
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	17,241	31,030	-	-	17,724	21,715	-	5,458	-	-	12,486	24,709
91600	Office Expenses	11,507	22,975	-	-	8,904	10,576	-	6,127	-	-	2,507	12,343
91700	Legal Expense	442	281	-	-	-	-	-	-	-	-	506	-
91800	Travel	112	346	-	-	147	957	-	-	-	-	74	122
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	25,941	26,232	-	-	19,623	22,578	-	11,481	-	-	5,850	18,284
91000	<b>Total Operating-Administrative</b>	<b>252,039</b>	<b>385,895</b>	<b>14,613</b>	-	<b>346,121</b>	<b>683,270</b>	-	<b>99,050</b>	-	-	<b>74,657</b>	<b>234,536</b>
92000	Asset Management Fee	23,040	24,720	-	-	21,600	24,600	-	7,200	-	-	4,440	18,000
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee Benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	5,730	7,124	-	-	-	1,537	-	-	-	-	-	975
92500	<b>Total Tenant Services</b>	<b>5,730</b>	<b>7,124</b>	-	-	-	<b>1,537</b>	-	-	-	-	-	<b>975</b>
93100	Water	85,205	54,220	-	-	39,073	29,644	-	16,165	-	-	24,281	143,997
93200	Electricity	123,298	130,737	-	-	150,664	179,173	-	37,061	-	-	50,510	116,139
93300	Gas	80,268	82,072	-	-	29,145	48,730	-	37,923	-	-	31,290	100,238
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	98,822	90,667	-	-	40,906	55,913	-	29,202	-	-	45,396	233,701
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-
93750	HAP Portability-In	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-
93000	<b>Total Utilities</b>	<b>387,593</b>	<b>357,696</b>	-	-	<b>259,788</b>	<b>313,460</b>	-	<b>120,351</b>	-	-	<b>151,477</b>	<b>594,075</b>
94100	Ordinary maintenance and operations - labor	76,693	56,613	-	-	80,768	126,753	-	52,393	-	-	21,212	52,995
94200	Ordinary maintenance and operations - materials and other	169,032	185,320	-	39	116,435	126,875	-	41,916	-	-	28,353	96,346
94300	Ordinary maintenance and operations contracts	553,127	490,844	-	-	375,985	342,848	-	199,857	-	-	86,539	394,173
94500	Employee benefit contribution - ordinary maintenance	67,160	24,624	-	-	24,334	39,972	-	21,222	-	-	12,034	58,486
94000	<b>Total Maintenance</b>	<b>866,012</b>	<b>757,401</b>	-	<b>39</b>	<b>597,522</b>	<b>636,448</b>	-	<b>315,388</b>	-	-	<b>148,138</b>	<b>602,000</b>
95100	Protective services - labor	20,848	22,477	4,343	3,909	19,545	22,259	14,984	6,515	7,493	-	4,018	16,505
95200	Protective services - other contract costs	1,259	-	-	-	768	1,179	-	-	-	-	-	-
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	8,324	8,974	1,734	1,561	7,804	8,887	5,983	2,601	2,991	-	1,604	6,590
95000	<b>Total Protective Services</b>	<b>30,431</b>	<b>31,451</b>	<b>6,077</b>	<b>5,470</b>	<b>28,117</b>	<b>32,325</b>	<b>20,967</b>	<b>9,116</b>	<b>10,484</b>	-	<b>5,622</b>	<b>23,095</b>
96110	Property Insurance	108,267	70,160	-	-	42,842	56,300	-	13,829	-	-	39,130	92,371
96120	Liability Insurance	7,608	6,466	-	-	5,389	6,599	-	1,796	-	-	1,528	5,597
96130	Workmen's Compensation	10,179	4,955	-	-	3,994	8,878	-	694	-	-	1,281	4,008
96140	All other Insurance	14,682	8,887	-	-	2,789	2,221	-	2,009	-	-	51,868	2,458
96100	<b>Total Insurance Premiums</b>	<b>140,736</b>	<b>90,468</b>	-	-	<b>55,014</b>	<b>73,998</b>	-	<b>18,328</b>	-	-	<b>93,807</b>	<b>104,434</b>



2021 Public Housing Income Statement													
Line Item No.	Description	Total AMP 101	Total AMP 102	Total AMP 103	Total AMP 201	Total AMP 202	Total AMP 203	Total AMP 301	Total AMP 302	Total AMP 303	Total AMP 304	Total AMP 305	Total AMP 401
96200	Other general expenses	1,000	562	112,425	186,733	-	748	990,331	-	341,833	-	-	-
96210	Compensated absences	-	-	-	3,067	-	21,606	-	-	-	-	-	808
96300	Payments in lieu of taxes	13,217	17,221	19,554	-	44,313	47,127	-	8,205	-	-	-	10,258
96400	Bad debt - tenant rents	26,871	9,711	-	-	-	1,005	-	-	-	-	32,318	5,005
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-
96000	<b>Total Other General Expenses</b>	<b>41,088</b>	<b>27,494</b>	<b>131,979</b>	<b>189,800</b>	<b>44,313</b>	<b>70,486</b>	<b>990,331</b>	<b>8,205</b>	<b>341,833</b>	-	<b>32,318</b>	<b>16,071</b>
96710	Interest of Mortgage (or Bonds) Payable	427	-	-	-	-	-	-	-	12,244	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-
96700	<b>Interest Expense and Amortization Cost</b>	<b>427</b>	-	-	-	-	-	-	-	<b>12,244</b>	-	-	-
96900	<b>Total Operating Expenses</b>	<b>1,747,096</b>	<b>1,682,249</b>	<b>152,669</b>	<b>195,309</b>	<b>1,352,475</b>	<b>1,836,124</b>	<b>1,011,298</b>	<b>577,638</b>	<b>364,561</b>	-	<b>510,459</b>	<b>1,593,186</b>
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>(11,135)</b>	<b>171,973</b>	<b>(60,987)</b>	<b>305,784</b>	<b>597,434</b>	<b>27,499</b>	<b>(43,124)</b>	<b>(104,150)</b>	<b>437,407</b>	<b>864,869</b>	<b>(76,526)</b>	<b>(144,602)</b>
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	43,984	12,963	-	-	-	-	-	-	-	-	25,000	25,000
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-
97350	Port In	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	710,646	168,870	-	-	41,589	568,910	667	652,070	-	-	-	738,215
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-
90000	<b>Total Expenses</b>	<b>2,501,726</b>	<b>1,864,082</b>	<b>152,669</b>	<b>195,309</b>	<b>1,394,064</b>	<b>2,405,034</b>	<b>1,011,965</b>	<b>1,229,708</b>	<b>364,561</b>	-	<b>535,459</b>	<b>2,356,401</b>
10010	Operating transfer in	2,015	51,691	-	-	81,528	397,812	-	-	43,090	-	-	-
10020	Operating transfer out	(2,015)	(51,691)	-	-	(81,528)	(397,812)	-	-	(43,090)	-	-	-
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	-	210,000	-	-	40,000	-	43,624	65,000	-	-	150,000	60,000
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	(273,246)	-	-	-	-	-	-
10100	<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>210,000</b>	<b>-</b>	<b>-</b>	<b>40,000</b>	<b>(273,246)</b>	<b>43,624</b>	<b>65,000</b>	<b>-</b>	<b>-</b>	<b>150,000</b>	<b>60,000</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>(765,765)</b>	<b>200,140</b>	<b>(60,987)</b>	<b>305,784</b>	<b>595,845</b>	<b>(814,657)</b>	<b>(167)</b>	<b>(691,220)</b>	<b>437,407</b>	<b>864,869</b>	<b>48,474</b>	<b>(847,817)</b>
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	5,985,419	1,007,695	42,157	6,721,019	1,082,828	6,329,067	8,772,554	2,404,769	10,881,974	4,738	40,761	2,748,833
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	207,212	-	-	-	-	-	-
11190	Unit Months Available	2,281	2,378	480	432	2,148	2,430	1,648	720	828	-	434	1,788
11210	Unit Months Leased	2,173	2,251	469	423	2,099	2,354	1,628	671	822	-	429	1,724
11270	Excess Cash	79,580	95,502	(18,830)	6,983,761	28,272	113,736	8,772,221	14,859	11,333,034	4,738	48,949	20,733
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	2,015	366,062	-	-	617,140	-	-	-	-	864,869	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-

2021 Public Housing Income Statement													
Line Item No.	Description	Total AMP 403	Total AMP 501	Total AMP 502	Total AMP 503	Total AMP 504	Total AMP 601	Total AMP 602	Total AMP 701	Total AMP 702	Total AMP 703	Total AMP 704	Total AMP 705
70300	Net Tenant Rental Revenue	574,072	-	-	-	-	219,941	532,733	-	670,753	-	-	15,532
70400	Tenant Revenue- Other	304	-	-	-	-	2,562	5,922	-	1,410	-	-	48
70500	<b>Total Tenant Revenue</b>	<b>574,376</b>	-	-	-	-	<b>222,503</b>	<b>538,655</b>	-	<b>672,163</b>	-	-	<b>15,580</b>
70600	HUD PHA operating grants	571,115	342,484	347,987	319,767	278,870	1,610,073	841,827	209,023	816,605	624,699	212,028	225,403
70610	Capital grants	-	-	-	-	-	26,486	-	47,654	374,184	953,138	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-
70700	<b>Total Fee Revenue</b>	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	-	-	-	-	13	-	-	-	-
71200	Mortgage interest income	-	95,788	118,104	156,970	150,071	-	-	66,688	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	25,421	4,318	4,443	5,653	-	1,677	15,422	3,009	127,124	1,420	6,401	-
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	(5,131)	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-
70000	<b>Total Revenue</b>	<b>1,170,912</b>	<b>442,590</b>	<b>470,534</b>	<b>482,390</b>	<b>428,941</b>	<b>1,860,739</b>	<b>1,395,904</b>	<b>326,387</b>	<b>1,984,945</b>	<b>1,579,257</b>	<b>218,429</b>	<b>240,983</b>
91100	Administrative salaries	65,711	-	-	-	-	78,605	69,329	-	75,463	5,814	-	34,868
91200	Auditing fees	4,681	-	-	-	-	5,233	5,233	-	5,204	2,753	-	2,506
91300	Management Fee	120,549	-	-	-	-	476,140	131,092	-	133,950	355,167	-	893
91310	Book-Keeping Fee	15,180	-	-	-	-	7,935	16,508	-	16,868	8,333	-	113
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	40,595	-	-	-	-	11,147	12,626	-	37,852	748	-	6,636
91600	Office Expenses	9,818	-	-	-	-	8,393	15,512	-	12,546	3,584	-	1,289
91700	Legal Expense	-	-	-	-	-	575	946	-	660	-	-	1,786
91800	Travel	103	-	-	-	-	61	569	-	70	43	-	-
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	18,103	-	-	-	-	20,919	22,049	-	20,883	17,858	-	4,710
91000	<b>Total Operating-Administrative</b>	<b>274,740</b>	-	-	-	-	<b>609,007</b>	<b>273,863</b>	-	<b>303,496</b>	<b>394,300</b>	-	<b>52,801</b>
92000	Asset Management Fee	20,400	-	-	-	-	23,160	22,800	-	23,760	11,400	-	10,320
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee Benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	1,410	-	-	-	-	-	-	-	525	-	-	-
92500	<b>Total Tenant Services</b>	<b>1,410</b>	-	-	-	-	-	-	-	<b>525</b>	-	-	-
93100	Water	55,881	-	-	-	-	57,097	95,142	-	56,613	16,628	-	12,695
93200	Electricity	114,725	-	-	-	-	70,925	123,206	-	171,800	21,037	-	212
93300	Gas	38,739	-	-	-	-	79,734	60,878	-	29,376	17,052	-	-
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	69,426	-	-	-	-	102,960	116,657	-	145,536	2,065	-	14,179
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-
93750	HAP Portability-In	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-
93000	<b>Total Utilities</b>	<b>278,771</b>	-	-	-	-	<b>310,716</b>	<b>395,883</b>	-	<b>403,325</b>	<b>56,782</b>	-	<b>27,086</b>
94100	Ordinary maintenance and operations - labor	15,310	-	-	-	-	92,230	164,142	-	80,856	9,788	-	55,788
94200	Ordinary maintenance and operations - materials and other	33,304	-	-	-	-	15,155	92,256	-	112,876	6,026	-	6,585
94300	Ordinary maintenance and operations contracts	153,840	140	140	140	140	220,553	330,855	140	342,620	102,586	-	35,363
94500	Employee benefit contribution - ordinary maintenance	3,320	-	-	-	-	66,954	75,258	-	54,624	23,016	-	19,740
94000	<b>Total Maintenance</b>	<b>205,774</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>394,892</b>	<b>662,511</b>	<b>140</b>	<b>590,976</b>	<b>141,416</b>	-	<b>117,476</b>
95100	Protective services - labor	18,459	6,515	6,515	6,515	5,646	20,631	20,631	5,212	20,522	10,858	7,818	9,881
95200	Protective services - other contract costs	511	-	-	-	-	1,200	480	-	2,400	1,215	-	-
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	7,370	2,601	2,601	2,601	2,255	8,237	8,237	2,081	8,194	4,335	3,121	3,945
95000	<b>Total Protective Services</b>	<b>26,340</b>	<b>9,116</b>	<b>9,116</b>	<b>9,116</b>	<b>7,901</b>	<b>30,068</b>	<b>29,348</b>	<b>7,293</b>	<b>31,116</b>	<b>16,408</b>	<b>10,939</b>	<b>13,826</b>
96110	Property Insurance	45,149	-	-	-	-	152,414	78,291	-	90,805	27,878	-	35,032
96120	Liability Insurance	5,089	-	-	-	-	8,602	5,616	-	6,792	2,733	-	-
96130	Workmen's Compensation	6,832	-	-	-	-	7,875	11,156	-	5,442	7,407	-	3,501
96140	All other Insurance	2,127	-	-	-	-	6,648	4,062	-	3,063	1,370	-	3,596
96100	<b>Total Insurance Premiums</b>	<b>59,197</b>	-	-	-	-	<b>175,539</b>	<b>99,125</b>	-	<b>106,102</b>	<b>39,388</b>	-	<b>42,129</b>

2021 Public Housing Income Statement													
Line Item No.	Description	Total AMP 403	Total AMP 501	Total AMP 502	Total AMP 503	Total AMP 504	Total AMP 601	Total AMP 602	Total AMP 701	Total AMP 702	Total AMP 703	Total AMP 704	Total AMP 705
96200	Other general expenses	-	343,087	268,719	251,114	228,549	125	40	129,718	-	-	-	96,635
96210	Compensated absences	-	910	-	156	-	-	98	-	-	-	-	4,658
96300	Payments in lieu of taxes	18,581	-	-	-	-	6,504	8,730	-	27,745	1,184	-	-
96400	Bad debt - tenant rents	18,096	-	-	-	-	28,857	13,588	-	36,962	-	-	7,837
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-
96000	<b>Total Other General Expenses</b>	<b>36,677</b>	<b>343,997</b>	<b>268,719</b>	<b>251,270</b>	<b>228,549</b>	<b>35,486</b>	<b>22,456</b>	<b>129,718</b>	<b>64,707</b>	<b>1,184</b>	<b>101,293</b>	<b>7,837</b>
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	5,615	-	13,894	684	4,072	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-
96700	<b>Interest Expense and Amortization Cost</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,615</b>	<b>-</b>	<b>13,894</b>	<b>684</b>	<b>4,072</b>	<b>-</b>	<b>-</b>
96900	<b>Total Operating Expenses</b>	<b>903,309</b>	<b>353,253</b>	<b>277,975</b>	<b>260,526</b>	<b>236,590</b>	<b>1,584,483</b>	<b>1,505,986</b>	<b>151,045</b>	<b>1,524,691</b>	<b>664,950</b>	<b>112,232</b>	<b>271,475</b>
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>267,603</b>	<b>89,337</b>	<b>192,559</b>	<b>221,864</b>	<b>192,351</b>	<b>276,256</b>	<b>(110,082)</b>	<b>175,342</b>	<b>460,254</b>	<b>914,307</b>	<b>106,197</b>	<b>(30,492)</b>
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	25,000	4,415	-	-
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-
97350	Port In	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	731,411	-	-	-	-	116,315	824,796	-	911,853	336,061	-	17,861
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-
90000	<b>Total Expenses</b>	<b>1,634,720</b>	<b>353,253</b>	<b>277,975</b>	<b>260,526</b>	<b>236,590</b>	<b>1,700,798</b>	<b>2,330,782</b>	<b>151,045</b>	<b>2,461,544</b>	<b>1,005,426</b>	<b>112,232</b>	<b>289,336</b>
10010	Operating transfer in	-	-	-	-	-	413,126	-	47,654	3,226	288,996	-	-
10020	Operating transfer out	-	-	-	-	-	(413,126)	-	(47,654)	(3,226)	(288,996)	-	-
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	-	5,361	-	-	-	-	140,000	-	-	9,261	-	120,000
10092	Inter AMP Excess Cash Transfer Out	(60,000)	-	-	-	-	(104,632)	-	-	(330,000)	-	-	-
10100	<b>Total Other Financing Sources (Uses)</b>	<b>(60,000)</b>	<b>5,361</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(104,632)</b>	<b>140,000</b>	<b>-</b>	<b>(330,000)</b>	<b>9,261</b>	<b>-</b>	<b>120,000</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>(523,808)</b>	<b>94,698</b>	<b>192,559</b>	<b>221,864</b>	<b>192,351</b>	<b>55,309</b>	<b>(794,878)</b>	<b>175,342</b>	<b>(806,599)</b>	<b>583,092</b>	<b>106,197</b>	<b>71,647</b>
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	7,222,512	1,789,224	2,682,467	3,581,250	3,253,330	1,456,734	6,222,613	2,060,300	3,609,276	3,733,175	3,465,314	256,445
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-	1,325,717	-	-
11190	Unit Months Available	1,936	720	720	720	624	721	2,223	552	2,190	29	816	12
11210	Unit Months Leased	1,884	711	713	713	617	721	2,146	545	2,076	17	801	12
11270	Excess Cash	291,757	1,769,056	2,759,436	3,803,239	3,330,091	414,136	33,261	2,168,364	228,875	322,858	3,575,237	56,534
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	26,486	-	33,760	374,184	953,138	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	13,894	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-

2021 Public Housing Income Statement													
Line Item No.	Description	Total AMP 801	Total AMP 802	Total AMP 803	Total AMP 804	Total AMP 805	Total AMP 806	Total AMP 807	Total AMP 808	Total AMP 811	Total AMP 812	Total AMP 813	Total AMP 814
70300	Net Tenant Rental Revenue	-	-	-	-	-	-	-	-	-	-	-	-
70400	Tenant Revenue- Other	-	-	-	-	-	-	-	-	-	-	-	-
70500	<b>Total Tenant Revenue</b>	-	-	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	154,729	33,660	24,004	100,351	467,329	252,476	246,490	172,795	45,294	57,893	49,280	164,377
70610	Capital grants	-	-	-	-	-	-	-	-	-	-	-	138,154
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-
70700	<b>Total Fee Revenue</b>	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	-	-	-	51	47	-	-	-	-
71200	Mortgage interest income	182,268	-	-	-	397,337	176,121	-	-	-	-	-	113,191
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	55,266	-	-	-	-	-	67,816	67,616	-	-	-	2,116
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-
70000	<b>Total Revenue</b>	<b>392,263</b>	<b>33,660</b>	<b>24,004</b>	<b>100,351</b>	<b>864,666</b>	<b>428,597</b>	<b>314,357</b>	<b>240,458</b>	<b>45,294</b>	<b>57,893</b>	<b>49,280</b>	<b>417,838</b>
91100	Administrative salaries	-	-	-	-	-	-	-	-	-	-	-	-
91200	Auditing fees	-	-	-	-	-	-	-	-	-	-	-	-
91300	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
91310	Book-keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	-	-	-	-
91600	Office Expenses	-	-	-	-	-	-	109	82	-	-	-	-
91700	Legal Expense	-	-	-	-	-	-	-	-	-	-	-	-
91800	Travel	-	-	-	-	-	-	-	-	-	-	-	-
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	-	-	-	417	-	-	-	-	-	-	-	-
91000	<b>Total Operating-Administrative</b>	-	-	-	<b>417</b>	-	-	<b>109</b>	<b>82</b>	-	-	-	-
92000	Asset Management Fee	-	1,320	720	2,640	-	-	5,040	3,960	840	1,080	1,200	-
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	-	-	-	-	-	-	-	-	-
92500	<b>Total Tenant Services</b>	-	-	-	-	-	-	-	-	-	-	-	-
93100	Water	-	-	-	-	-	-	-	-	-	-	-	-
93200	Electricity	-	-	-	-	-	-	-	-	-	-	-	-
93300	Gas	-	-	-	-	-	-	-	-	-	-	-	-
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-
93750	HAP Portability-in	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-
93000	<b>Total Utilities</b>	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	39	-	-	-	-	-	-	-	-	-	-	23
94300	Ordinary maintenance and operations contracts	-	-	-	-	118	23	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-
94000	<b>Total Maintenance</b>	<b>39</b>	-	-	-	<b>118</b>	<b>23</b>	-	-	-	-	-	<b>23</b>
95100	Protective services - labor	2,823	-	-	-	12,161	7,492	-	-	-	-	-	5,212
95200	Protective services - other contract costs	-	-	-	-	-	-	-	-	-	-	-	-
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	1,128	-	-	-	4,855	2,992	-	-	-	-	-	2,081
95000	<b>Total Protective Services</b>	<b>3,951</b>	-	-	-	<b>17,016</b>	<b>10,484</b>	-	-	-	-	-	<b>7,293</b>
96110	Property Insurance	4,040	12,451	-	-	-	-	-	-	-	-	-	-
96120	Liability Insurance	-	698	380	1,396	-	-	2,665	2,094	366	570	635	-
96130	Workmen's Compensation	-	-	-	-	-	-	-	-	-	-	-	-
96140	All other Insurance	-	93	-	-	-	-	-	-	-	-	-	-
96100	<b>Total Insurance Premiums</b>	<b>4,040</b>	<b>13,242</b>	<b>380</b>	<b>1,396</b>	-	-	<b>2,665</b>	<b>2,094</b>	<b>366</b>	<b>570</b>	<b>635</b>	-

2021 Public Housing Income Statement													
Line Item No.	Description	Total AMP 801	Total AMP 802	Total AMP 803	Total AMP 804	Total AMP 805	Total AMP 806	Total AMP 807	Total AMP 808	Total AMP 811	Total AMP 812	Total AMP 813	Total AMP 814
96200	Other general expenses	137,444	36,863	25,476	126,270	518,255	138,299	224,323	188,220	32,628	80,344	41,604	211,801
96210	Compensated absences	3,290	-	-	-	3,145	3,352	7,126	7,126	-	-	-	1,877
96300	Payments in lieu of taxes	-	-	-	-	-	-	-	-	-	-	-	-
96400	Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-	-	-
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-
96000	<b>Total Other General Expenses</b>	<b>140,734</b>	<b>36,863</b>	<b>25,476</b>	<b>126,270</b>	<b>521,400</b>	<b>141,651</b>	<b>231,449</b>	<b>195,346</b>	<b>32,628</b>	<b>80,344</b>	<b>41,604</b>	<b>213,678</b>
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	39,258
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-
96700	<b>Interest Expense and Amortization Cost</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>39,258</b>
96900	<b>Total Operating Expenses</b>	<b>148,764</b>	<b>51,425</b>	<b>26,576</b>	<b>130,723</b>	<b>538,534</b>	<b>152,158</b>	<b>239,263</b>	<b>201,482</b>	<b>33,834</b>	<b>81,994</b>	<b>43,439</b>	<b>260,252</b>
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>243,499</b>	<b>(17,765)</b>	<b>(2,572)</b>	<b>(30,372)</b>	<b>326,132</b>	<b>276,439</b>	<b>75,094</b>	<b>38,976</b>	<b>11,460</b>	<b>(24,101)</b>	<b>5,841</b>	<b>157,586</b>
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-
97350	Port In	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	-	-	127,740	19,319	-	-	-	-	-	-
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-
90000	<b>Total Expenses</b>	<b>148,764</b>	<b>51,425</b>	<b>26,576</b>	<b>130,723</b>	<b>666,274</b>	<b>171,477</b>	<b>239,263</b>	<b>201,482</b>	<b>33,834</b>	<b>81,994</b>	<b>43,439</b>	<b>260,252</b>
10010	Operating transfer in	-	-	-	-	-	-	-	-	-	-	-	138,154
10020	Operating transfer out	-	-	-	-	-	-	-	-	-	-	-	(138,154)
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	-	41,765	-	-	8,051	-	-	-	-	-	-	52,513
10092	Inter AMP Excess Cash Transfer Out	-	-	-	(24,000)	-	(140,000)	(40,000)	-	-	-	-	-
10100	<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>41,765</b>	<b>-</b>	<b>(24,000)</b>	<b>8,051</b>	<b>(140,000)</b>	<b>(40,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>52,513</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>243,499</b>	<b>24,000</b>	<b>(2,572)</b>	<b>(54,372)</b>	<b>206,443</b>	<b>117,120</b>	<b>35,094</b>	<b>38,976</b>	<b>11,460</b>	<b>(24,101)</b>	<b>5,841</b>	<b>210,099</b>
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	3,825,042	-	18,103	1,307,287	11,997,064	4,996,120	1,829,942	2,476,571	248,598	355,792	-	1,957,995
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	269,703	(269,703)	-	-	-	-
11190	Unit Months Available	312	132	72	264	955	516	504	396	84	108	120	576
11210	Unit Months Leased	291	130	56	252	931	498	491	391	84	105	114	575
11270	Excess Cash	4,011,922	24,000	15,531	61,855	10,355,406	4,675,083	221,812	215,490	108,468	41,703	5,841	2,565,180
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-	-	-	138,154
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	-	-	-	-	-	-	-	-	-	-	-	-

2021 Public Housing Income Statement												Total COCC	Total Public Housing
Line Item No.	Description	Total AMP 815	Total AMP 817	Total AMP 818	Total AMP 820	Total AMP 821	Total AMP 822	Total AMP 823	Total AMP 824	Total AMP 825	Total AMPs	Total COCC	Total Public Housing
70300	Net Tenant Rental Revenue	-	-	-	37,968	-	-	243,879	-	-	5,702,112	-	5,702,112
70400	Tenant Revenue- Other	-	-	-	-	-	-	1,242	-	-	36,620	-	36,620
70500	<b>Total Tenant Revenue</b>	-	-	-	<b>37,968</b>	-	-	<b>245,121</b>	-	-	<b>5,738,732</b>	-	<b>5,738,732</b>
70600	HUD PHA operating grants	124,994	77,478	69,195	17,202	49,566	16,382	99,017	186,674	41,209	15,599,291	-	15,599,291
70610	Capital grants	142,939	-	-	-	-	-	-	-	-	3,532,641	-	3,532,641
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	3,950,244	3,950,244
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	259,320	259,320
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	681,319	681,319
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	3,169,334	3,169,334
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-
70700	<b>Total Fee Revenue</b>	-	-	-	-	-	-	-	-	-	-	<b>8,060,217</b>	<b>8,060,217</b>
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	-	-	-	88	-	-	199	5,334	5,334
71200	Mortgage interest income	317,612	-	-	-	24,709	-	-	-	154,779	2,677,581	-	2,677,581
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	-	-	-	20	1,708	-	-	319	9,302	631,147	437,966	1,069,113
71600	Gain or loss on sale of capital assets	5,536	-	-	-	-	-	-	-	-	405	-	405
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-
70000	<b>Total Revenue</b>	<b>591,081</b>	<b>77,478</b>	<b>69,195</b>	<b>55,190</b>	<b>75,983</b>	<b>16,382</b>	<b>344,226</b>	<b>186,993</b>	<b>205,290</b>	<b>28,179,996</b>	<b>8,503,517</b>	<b>36,683,513</b>
91100	Administrative salaries	-	-	-	-	-	-	-	-	-	691,684	2,595,621	3,287,305
91200	Auditing fees	-	-	-	193	-	-	6,955	-	-	61,200	-	61,200
91300	Management Fee	-	-	-	4,943	-	-	-	-	-	2,493,045	-	2,493,045
91310	Book-keeping fee	-	-	-	623	-	-	-	-	-	156,814	-	156,814
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	9,150	9,150
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	5,384	-	-	245,351	774,853	1,020,204
91600	Office Expenses	-	-	-	245	-	-	10,137	-	-	136,654	448,089	584,743
91700	Legal Expense	-	-	-	-	-	-	-	-	-	5,196	411,498	416,694
91800	Travel	-	-	-	86	-	-	-	-	-	2,690	-	13,398
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	26,634	-	-	382	-	-	3,977	-	-	265,921	144,479	410,400
91000	<b>Total Operating-Administrative</b>	<b>26,634</b>	-	-	<b>6,472</b>	-	-	<b>26,453</b>	-	-	<b>4,058,555</b>	<b>4,394,398</b>	<b>8,452,953</b>
92000	Asset Management Fee	-	2,400	1,440	840	-	-	2,400	-	-	259,320	-	259,320
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	61,433	61,433
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	-	-	-	-	-	-	-	17,301	17,301
92500	<b>Total Tenant Services</b>	-	-	-	-	-	-	-	-	-	-	<b>17,301</b>	<b>78,734</b>
93100	Water	-	-	-	-	-	-	9,940	-	-	696,581	973	697,554
93200	Electricity	-	-	-	-	-	-	380	-	-	1,289,867	27,858	1,317,725
93300	Gas	-	-	-	2,585	-	-	597	-	-	638,627	5,060	643,687
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	14,903	-	-	1,060,333	503	1,060,836
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-
93750	HAP Portability-In	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-
93000	<b>Total Utilities</b>	-	-	-	<b>2,585</b>	-	-	<b>25,820</b>	-	-	<b>3,685,408</b>	<b>34,394</b>	<b>3,719,802</b>
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	8,711	-	-	894,252	2,148,206	3,042,458
94200	Ordinary maintenance and operations - materials and other	23	-	-	2,887	-	-	6,699	-	-	1,040,189	101,039	1,141,228
94300	Ordinary maintenance and operations contracts	-	-	-	18,206	-	-	33,338	-	-	3,681,575	79,171	3,760,746
94500	Employee benefit contribution - ordinary maintenance	-	-	-	-	-	-	-	-	-	490,744	721,131	1,211,875
94000	<b>Total Maintenance</b>	<b>23</b>	-	-	<b>21,093</b>	-	-	<b>48,748</b>	-	-	<b>6,106,760</b>	<b>3,049,547</b>	<b>9,156,307</b>
95100	Protective services - labor	7,818	-	-	-	1,737	434	-	4,778	6,515	331,069	359,585	690,654
95200	Protective services - other contract costs	-	-	-	-	-	-	550	-	-	9,562	55,319	64,881
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	6,675	6,675
95500	Employee benefit contributions - protective services	3,121	-	-	-	693	174	-	1,908	2,601	132,184	130,728	262,912
95000	<b>Total Protective Services</b>	<b>10,939</b>	-	-	-	<b>2,430</b>	<b>608</b>	<b>550</b>	<b>6,686</b>	<b>9,116</b>	<b>472,815</b>	<b>552,307</b>	<b>1,025,122</b>
96110	Property Insurance	-	-	-	3,798	-	-	20,044	-	-	892,801	57,710	950,511
96120	Liability Insurance	-	1,045	628	444	-	-	1,270	-	-	76,006	1,945	77,951
96130	Workmen's Compensation	-	-	-	-	-	-	-	-	-	76,202	125,255	201,457
96140	All other Insurance	-	-	-	81	-	-	123	-	-	106,077	142,565	248,642
96100	<b>Total Insurance Premiums</b>	-	<b>1,045</b>	<b>628</b>	<b>4,323</b>	-	-	<b>21,437</b>	-	-	<b>1,151,086</b>	<b>327,475</b>	<b>1,478,561</b>

2021 Public Housing Income Statement													
Line Item No.	Description	Total AMP 815	Total AMP 817	Total AMP 818	Total AMP 820	Total AMP 821	Total AMP 822	Total AMP 823	Total AMP 824	Total AMP 825	Total AMPs	Total COCC	Total Public Housing
96200	Other general expenses	119,551	94,901	84,717	-	44,080	16,382	172,252	164,118	67,558	5,476,705	41,609	5,518,314
96210	Compensated absences	-	-	-	-	-	-	-	6,134	-	63,353	-	63,353
96300	Payments in lieu of taxes	-	-	-	-	-	-	-	-	-	222,639	-	222,639
96400	Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	180,250	-	180,250
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-
96000	<b>Total Other General Expenses</b>	<b>119,551</b>	<b>94,901</b>	<b>84,717</b>	<b>-</b>	<b>44,080</b>	<b>16,382</b>	<b>172,252</b>	<b>170,252</b>	<b>67,558</b>	<b>5,942,947</b>	<b>41,609</b>	<b>5,984,556</b>
96710	Interest of Mortgage (or Bonds) Payable	42,939	-	-	-	-	-	54,144	-	-	173,277	-	173,277
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-
96700	<b>Interest Expense and Amortization Cost</b>	<b>42,939</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>54,144</b>	<b>-</b>	<b>-</b>	<b>173,277</b>	<b>-</b>	<b>173,277</b>
96900	<b>Total Operating Expenses</b>	<b>200,086</b>	<b>98,346</b>	<b>86,785</b>	<b>35,313</b>	<b>46,510</b>	<b>16,990</b>	<b>351,804</b>	<b>176,938</b>	<b>76,674</b>	<b>21,867,469</b>	<b>8,461,163</b>	<b>30,328,632</b>
97000	<b>Excess Revenue Over Operating Expenses</b>	<b>390,995</b>	<b>(20,868)</b>	<b>(17,590)</b>	<b>19,877</b>	<b>29,473</b>	<b>(608)</b>	<b>(7,578)</b>	<b>10,055</b>	<b>128,616</b>	<b>6,312,527</b>	<b>42,354</b>	<b>6,354,881</b>
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	-	136,362	-	136,362
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-
97350	Port In	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	-	9,920	-	-	71,217	-	-	6,047,460	327,930	6,375,390
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-
90000	<b>Total Expenses</b>	<b>200,086</b>	<b>98,346</b>	<b>86,785</b>	<b>45,233</b>	<b>46,510</b>	<b>16,990</b>	<b>423,021</b>	<b>176,938</b>	<b>76,674</b>	<b>28,051,291</b>	<b>8,789,093</b>	<b>36,840,384</b>
10010	Operating transfer in	142,939	-	-	-	-	-	-	-	-	1,610,231	-	1,610,231
10020	Operating transfer out	(142,939)	-	-	-	-	-	-	-	-	(1,610,231)	-	(1,610,231)
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	-	-	-	-	-	-	-	-	26,303	971,878	-	971,878
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	(971,878)	-	(971,878)
10100	<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>26,303</b>	<b>-</b>	<b>-</b>	<b>-</b>
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	<b>390,995</b>	<b>(20,868)</b>	<b>(17,590)</b>	<b>9,957</b>	<b>29,473</b>	<b>(608)</b>	<b>(78,795)</b>	<b>10,055</b>	<b>154,919</b>	<b>128,705</b>	<b>(285,576)</b>	<b>(156,871)</b>
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	6,324,643	1,038,112	644,246	209,759	1,135,452	10,730	(284,642)	3,676,557	2,381,221	129,503,046	1,599,120	131,102,166
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-	1,532,929	-	1,532,929
11190	Unit Months Available	684	240	144	84	156	48	240	396	192	33,053	-	33,053
11210	Unit Months Leased	676	239	143	83	155	48	231	384	190	32,066	-	32,066
11270	Excess Cash	7,215,638	61,896	109,947	67,974	1,164,925	10,122	125,863	3,691,519	2,536,140	83,515,714	-	83,515,714
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	142,939	-	-	-	-	-	-	-	-	3,518,747	-	3,518,747
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-	13,894	-	13,894
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTE TO FINANCIAL DATA SCHEDULES

FOR THE YEAR ENDED SEPTEMBER 30, 2021

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### **1. Elimination Entries**

The Financial Data Summary is reported on the accrual basis by individual programs. The interprogram due to/due from balances, as well as transfers between individual programs and projects, are eliminated for the statements of net position.



# ALLEGHENY COUNTY HOUSING AUTHORITY

## SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2021

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Assistance Listing Number	Total Federal Expenditures	Passed Through to Subrecipients
<u>U.S. Department of Housing and Urban Development:</u>			
Public and Indian Housing	14.850	\$ 14,319,822	\$ -
COVID-19 - Public and Indian Housing	14.850	492,855	-
Public and Indian Housing Subtotal		14,812,677	-
Public Housing Capital Fund	14.872	4,812,110	-
Public Housing Capital Fund	14.872	(1,984,837)	-
Public Housing Capital Fund Subtotal		2,827,273	-
Resident Opportunity and Supportive Services - Service Coordinators	14.870	84,857	-
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation / Section 8 Project-Based Cluster	14.856	418,891	-
<u>Housing Voucher Cluster:</u>			
Section 8 Housing Choice Vouchers	14.871	38,599,651	-
COVID-19 - Section 8 Housing Choice Vouchers	14.871	1,375,599	-
Mainstream Vouchers	14.879	587,687	-
COVID-19 - Mainstream Vouchers	14.879	10,979	-
Housing Voucher Cluster Subtotal		40,573,916	-
Family Self-Sufficiency Program	14.896	293,299	-
<u>Passed through the County of Allegheny, Pennsylvania:</u>			
<u>CDBG - Entitlement Grants Cluster:</u>			
Community Development Block Grants/Entitlement Grants	14.218	3,517,766	-
CDBG - Entitlement Grants Cluster Subtotal		3,517,766	-
Emergency Solutions Grant Program	14.231	27,290	-
<u>Passed through the City of Pittsburgh, Pennsylvania:</u>			
Emergency Solutions Grant Program	14.231	15,224	-
Emergency Solutions Grant Program Subtotal		42,514	-
Total Expenditures of Federal Awards		\$ 62,571,193	\$ -

See accompanying notes to schedule of expenditures of federal awards.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2021

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### 1. Basis of Presentation

The accompanying schedule of expenditures of federal awards (Schedule) includes the federal award activity of the Allegheny County Housing Authority (Authority) under programs of the federal government for the year ended September 30, 2021. 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 the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the net position, changes in net position, or cash flows of the Authority.

#### Component Unit

The Authority's financial statements include operations of West Pine Associates, LP (West Pine), which reported \$1,424,725 as notes payable to the United States Department of Agriculture on their financial statements that are not included in the accompanying Schedule for the year ended September 30, 2021. The expenses of West Pine are excluded because West Pine completed a separate audit in accordance with the Audit Guide for Audits of Rural Development Programs.

### 2. Summary of Significant Accounting Policies

The accompanying Schedule is presented using the accrual basis of accounting. Expenditures are recognized following, as applicable, the cost principles contained in the Uniform Guidance. The Authority has elected to not use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

### 3. Adjustment to Public Housing Capital Fund and CDBG Federal Expenditures

The Authority had a project for which funds were expended in fiscal year 2020 that was initially going to be funded by the Public Housing Capital Fund. However, because a Community Development Block Grant (CDBG) was available and needed to be spent sooner, the project instead was funded by the CDBG federal award when actually spent during fiscal year 2021.

# ALLEGHENY COUNTY HOUSING AUTHORITY

## NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2021

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The Authority has presented a negative \$1,984,837 Public Housing Capital Fund expense on the Schedule to represent this reduction in prior year expenses charged to that program. The fiscal year 2021 CDBG expenses of \$3,517,766 include the \$1,984,837 that is now considered expended during 2020, as well as the remaining portion of the grant that was expended in fiscal year 2021.

**Allegheny County  
Housing Authority**

Independent Auditor's Reports  
Required by the Uniform Guidance

Year Ended September 30, 2021

**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 Directors  
Allegheny County  
Housing Authority**

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 Allegheny County Housing Authority (Authority), as of and for the year ended September 30, 2021 and the related notes to the financial statements, which collectively comprise the Authority’s basic financial statements, and have issued our report thereon dated June 27, 2022.

### **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 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.

### 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 financial statements. 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  
June 27, 2022

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

**Board of Directors  
Allegheny County  
Housing Authority**

### **Report on Compliance for Each Major Federal Program**

We have audited the Allegheny County Housing Authority's (Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended September 30, 2021. 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.

The Authority's financial statements include the operations of West Pine Associates, LP (West Pine), which reported \$1,424,725 as notes payable to the United States Department of Agriculture on their financial statements that are not included in the schedule of expenditures of federal awards for the year ended September 30, 2021. Our audit, described below, did not include the operations of West Pine, because West Pine completed a separate audit in accordance with the Audit Guide for Audits of Rural Development Programs.

### ***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.

Board of Directors  
Allegheny County Housing Authority  
Independent Auditor's Report on Compliance for Each Major  
Program and on Internal Control over Compliance

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 September 30, 2021.

**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 a 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.



Board of Directors  
Allegheny County Housing Authority  
Independent Auditor's Report on Compliance for Each Major  
Program and on Internal Control over Compliance

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  
June 27, 2022

# ALLEGHENY COUNTY HOUSING AUTHORITY

## SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED SEPTEMBER 30, 2021

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:

Assistance Listing Number

14.850

14.850

14.218

Name of Federal Program or Cluster

Public and Indian Housing

COVID-19 - Public and Indian Housing

CDBG – Entitlement Grants Cluster: Community Development Block Grants/ Entitlement Grants

8. Dollar threshold used to distinguish between type A and type B programs: \$1,877,136

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.**

# **ALLEGHENY COUNTY HOUSING AUTHORITY**

## **SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**NONE**