

**Allegheny County
Housing Authority**

Single Audit

September 30, 2017

ALLEGHENY COUNTY HOUSING AUTHORITY

SINGLE AUDIT

SEPTEMBER 30, 2017

DIRECTORY

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**Allegheny County
Housing Authority**

Financial Statements and
Required Supplementary and
Supplementary Information

For the Years Ended
September 30, 2017 and 2016

ALLEGHENY COUNTY HOUSING AUTHORITY

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

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ALLEGHENY COUNTY HOUSING AUTHORITY

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

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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, 2017 and 2016, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of September 30, 2017 and 2016, and the changes in financial position, and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matter – Prior Period Financial Statements

As discussed in Note 1, the Authority has restated its September 30, 2016 financial statements during the current year to appropriately account for the inclusion of a blended component unit in the Authority's reporting entity in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

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 25, 2018 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 25, 2018

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 (the 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, 2017. 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 72. There were no findings noted for the year ended September 30, 2017.

FINANCIAL HIGHLIGHTS

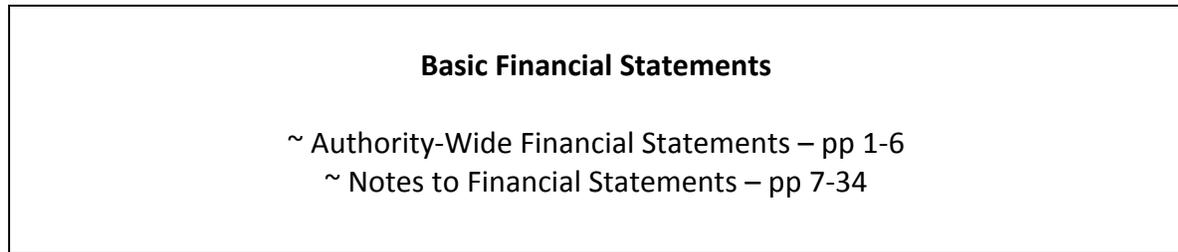
- During 2017, the Enterprise Fund’s total assets decreased by \$5.3 million (or 2.5%). Total assets were \$205.5 million and \$210.8 million for 2017 and 2016, respectively. The \$5.3 million decrease is comprised of three factors: changes in current assets, changes in capital assets, and changes in other assets. Current assets increased by \$.5 million. Capital assets decreased by \$5.3 million. Other assets decreased \$0.5 million. The net increase in capital assets is due to the increase in buildings of \$6.1 million, mainly due to the completion of modernization efforts at Sheldon Park, Truman Towers and General Braddock Towers and a decrease of the Construction Work in Progress of \$2.8 million due to the completed work at Sheldon Park, Truman Towers and General Braddock Towers. These changes are offset to a degree by the normal depreciation of \$9 million. Land and Equipment increased by .3 million and .1 million respectively. Current assets increased due to a \$1.1 million decrease in cash and cash equivalents, which was offset by an increase of \$1.6 million in accounts

and notes receivable. Other assets declined as a result of normal amortization of the Authority's mixed finance activities.

- The Enterprise Fund net position decreased to \$184.5 million for 2017 compared to \$187.8 million for 2016. Unrestricted net position increased by \$0.9 million, while restricted net position decreased \$0.2 million, and net investment in capital assets decreased by \$4.0 million. The change in unrestricted net position represents an increase of the LIPH AMPS UNP of \$1.9 million and decrease of the LIPH COCC UNP of \$0.6 million and a decrease in the Component Unit UNP of \$0.4 million. The increase in net investment in capital assets is related to the decrease in Capital Assets of \$5.3 million coupled with the decrease in capital debt of \$1.3 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 \$10.9 million (or 12.8%) from \$85.6 million in fiscal year 2016 to \$74.7 million in fiscal year 2017. The \$10.9 million decrease is related to the following main factors: Capital grants decreased by \$1.2 million. Gain on Disposition of Capital Assets increased \$0.2 million. Operating subsidies decreased by \$1.7 million. Other revenue increased by \$3.7 million and tenant rent rose by \$0.8 million, and Partnership contributions decreased by \$12.7 million with the tax credit contributions to Orchard Park occurring in 2016 and no new tax credits in 2017.
- The Enterprise Fund's total operating expenses increased by \$3.0 million. Total operating expenses were \$68.1 million and \$65.1 million for 2017 and 2016, respectively. This increase is comprised of increases in the following operating expenses: Utilities \$0.3 million, Maintenance \$0.9 million, Insurance \$0.3 million, General \$1.4 million, and Housing Assistance Payments \$0.9 million, offset by decreases in the following operating expenses: Administrative \$0.4 million and Tenant Services \$0.4 million.
- The Enterprise Fund's total non-operating expenses decreased by \$0.1 million (or 1.0%). Total non-operating expenses were (\$9.9) million and (\$10.0) million for 2017 and 2016, respectively. This decrease is attributable to depreciation and amortization expense increasing by \$0.1 million offset by \$0.2 million decrease in extraordinary maintenance and casualty losses.
- The Enterprise Fund's total capital contributions decreased \$13.9 million (or 83.8%) in 2017 as compared to 2016. Total capital contributions were \$2.7 million and \$16.6 million for 2017 and 2016, respectively. HUD capital grants declined by \$1.2 million and partnership contributions decreased \$12.7 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. All Capital Program activity is required to be reported within the Low-Income Public Housing Program on the Financial Data Schedule.

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

	2017 (in millions of dollars)	(As restated) 2016 (in millions of dollars)
Current Assets	\$ 25.2	\$ 24.7
Capital Assets	166.1	171.4
Other Assets	14.2	14.7
Total Assets	\$ 205.5	\$ 210.8
Current Liabilities	\$ 5.4	\$ 6.1
Noncurrent Liabilities	15.6	16.9
Total Liabilities	\$ 21.0	\$ 23.0
Net Position:		
Net Investment in		
Capital Assets	\$ 153.0	\$ 157.0
Restricted	23.7	23.9
Unrestricted	7.8	6.9
Total Net Position	\$ 184.5	\$ 187.8

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 \$0.5 million in fiscal year 2017. Cash and investments decreased by \$1.1 million. Accounts and notes receivable increased by \$1.6 million. Prepaid assets and inventory remained static.

Capital assets decreased \$5.3 million due to the normal depreciation of \$9.0 million, which was offset by the completion of modernization efforts at Sheldon Park, Truman Towers and General Braddock Towers which caused an increase in buildings of \$6.1 million. Land increased by \$0.3 million. Construction Work in Progress decreased by \$2.5 million for work completed at Sheldon Park, Truman Towers and General Braddock Towers. Administrative Equipment also increased \$0.1 million.

Total liabilities decreased \$2.0 million. Total current liabilities decreased by \$0.7 million and total non-current liabilities decreased \$1.3 million. The most significant activity affecting liabilities was the decrease in the Authority's long-term debt of \$1.2 million.

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, 2016, as restated		\$ 6.9
Operating Income (Loss)	\$ 3.6	
Non-Operating Revenue (Expenses)	(9.6)	
Capital Contributions	2.7	
Net Decrease in Net Position		(3.3)
<u>Other Changes in Net Position</u>		
Change in Net Investment in Capital Assets	4.0	
Change in Restricted Net Position	0.2	
		4.2
Unrestricted Net Position as of September 30, 2017		\$ 7.8

This table demonstrates that the change in net position was comprised as follows: the Authority decreased its net investment in capital assets by \$4.0 million, increased its restricted net position by \$0.2 million, and increased its unrestricted net position by \$0.9 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:

	2017 (in millions of dollars)	(As restated) 2016 (in millions of dollars)
Revenues:		
Resident revenue - rents and other	\$ 11.6	\$ 10.8
Operating subsidies and grant	50.4	52.1
Capital grants	2.7	3.9
Investment income	-	-
Partnership contribution	-	12.7
Gain on disposal of capital asset	0.2	-
Other revenue	9.8	6.1
Total revenues	<u>74.7</u>	<u>85.6</u>
Expenses:		
Administrative	9.1	9.5
Tenant services	0.4	0.8
Utilities	5.5	5.2
Maintenance	9.0	8.1
Protective services	0.7	0.7
Insurance	1.9	1.6
General	3.6	2.2
Housing assistance payments	37.9	37.0
Depreciation and amortization	9.5	9.4
Casualty losses	-	-
Extraordinary maintenance	-	0.2
Interest expense	0.4	0.4
Total expenses	<u>78.0</u>	<u>75.1</u>
Net increase (decrease)	<u>\$ (3.3)</u>	<u>\$ 10.5</u>

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

Total revenues decreased by \$10.9 million (as compared to the previous year) primarily due to the following: Capital grants decreased by \$1.2 million, operating subsidies and grants decreased by \$1.7 million. Tenant revenue rose by \$0.8 million. Other revenue increased by \$3.7 million and, finally, the Authority’s partnership contributions decreased by \$12.7 million.

Total expenses increased by \$2.9 million in fiscal year 2017. Administrative expenses decreased by \$0.4 million. Tenant services declined by \$0.4 million. Utilities increased by \$0.3 million. Maintenance increased by \$0.9 million, while protective services remained consistent. Insurance increased by \$0.3 million and general expenses increased by \$1.4 million. HAP expense increased by \$0.9 million. Depreciation expense increased by \$0.1 million and interest expenses remained unchanged.

CAPITAL ASSETS AND DEBT ADMINISTRATION

TABLE 4

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

	2017 (in millions of dollars)	(As restated) 2016 (in millions of dollars)
	<u> </u>	<u> </u>
Land	\$ 12.5	\$ 12.2
Buildings	291.3	285.2
Equipment - dwellings	16.7	16.7
Equipment - administrative	2.7	2.6
Accumulated depreciation	(168.7)	(159.7)
Construction in progress	7.9	10.7
Infrastructure	<u>3.7</u>	<u>3.7</u>
Total	<u>\$ 166.1</u>	<u>\$ 171.4</u>

Capital Assets

As of September 30, 2017, the Authority had \$166.1 million invested in a variety of capital assets as reflected in the table above, which represents a net decrease (addition, deductions, and depreciation) of \$5.3 million from \$171.4 million at September 30, 2016. This decrease was due to the normal depreciation of \$9.0 million along with a decrease in construction work

in progress of \$2.8 million, along with an increase in buildings of \$6.1 million, and equipment of \$0.1 million. Land increased by \$0.3 million.

TABLE 5
OUTSTANDING DEBT, AT YEAR-END
(IN MILLIONS)

	2017	Totals (As restated) 2016
Current portion of long-term debt	\$ 1.3	\$ 1.3
Noncurrent portion of long-term debt	14.3	15.6
Total debt	\$ 15.6	\$ 16.9

Debt Outstanding

As of year-end, the Authority had \$15.6 million in debt outstanding, compared to \$16.9 million in 2016. The decrease of \$1.3 million is due mainly to the normal reduction on our CFFP Loan and various equipment capital leases that are paid down.

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
625 Stanwix Street
Pittsburgh, PA 15222

ALLEGHENY COUNTY HOUSING AUTHORITY

STATEMENTS OF NET POSITION

SEPTEMBER 30, 2017 AND 2016

Assets		
	2017	2016 (Restated)
Current assets:		
Cash and cash equivalents:		
Cash - unrestricted	\$ 10,520,911	\$ 11,954,786
Cash - restricted - modernization and development	-	46,191
Cash - other restricted	9,860,365	9,559,252
Cash - tenant security deposits	856,201	798,193
Cash - restricted for payment of current liability	140	140
Total cash and cash equivalents	21,237,617	22,358,562
Accounts and notes receivables, net of allowances for doubtful accounts:		
Accounts receivable - HUD other projects	1,362,558	213,651
Accounts receivable - other government	27,319	29,553
Accounts receivable - miscellaneous	1,176,774	757,331
Accounts receivable - tenants - dwelling rents	252,762	228,544
Allowance for doubtful accounts - dwelling rents and other	(80,307)	(80,685)
Tenant fraud recovery	25,344	26,705
Total accounts and notes receivables, net of allowances for doubtful accounts	2,764,450	1,175,099
Investments:		
Investments - unrestricted	527,362	527,229
Investments - restricted	153,806	154,946
Total current investments	681,168	682,175
Prepaid expenses and other assets	481,876	483,897
Inventories	2,187	2,187
Total current assets	25,167,298	24,701,920
Noncurrent assets:		
Capital assets, non-depreciable	20,419,338	22,907,136
Capital assets, net of accumulated depreciation	145,762,294	148,462,960
Investment in mixed finance activities, net of accumulated amortization	13,974,312	14,533,410
Notes and mortgages receivable - non-current	205,366	213,366
Total noncurrent assets	180,361,310	186,116,872
Total Assets	\$ 205,528,608	\$ 210,818,792

(Continued)

See accompanying notes to financial statements.

ALLEGHENY COUNTY HOUSING AUTHORITY

STATEMENTS OF NET POSITION

SEPTEMBER 30, 2017 AND 2016

(Continued)

Liabilities and Net Position

	2017	2016 (Restated)
Liabilities:		
<u>Current liabilities:</u>		
Accounts payable	\$ 1,444,796	\$ 1,536,465
Accrued wage/payroll taxes payable	235,493	106,825
Accrued compensated absences - current	186,848	190,233
Accrued interest payable	2,185	2,301
Accounts payable - HUD PHA programs	703	107,037
Accounts payable - other government	10,413	288,219
Tenant security deposits	856,201	798,193
Unearned revenue	53,583	52,665
Current portion of long-term debt	1,287,060	1,307,176
Other current liabilities	1,136,959	1,679,018
Accrued liabilities - other	192,798	49
Total current liabilities	5,407,039	6,068,181
<u>Noncurrent liabilities:</u>		
Long-term debt, net of current portion	14,320,837	15,550,403
Other noncurrent liabilities	539,041	578,895
Accrued compensated absences - noncurrent	747,387	760,924
Total noncurrent liabilities	15,607,265	16,890,222
Total Liabilities	21,014,304	22,958,403
<u>Net Position:</u>		
Net investment in capital assets	152,956,404	157,047,311
Restricted for:		
Mixed financing loans	14,285,362	14,746,776
Partnership reserves	9,087,779	9,003,310
Housing Choice Voucher Program	387,280	123,796
Modernization and development	-	46,191
Unrestricted net position	7,797,479	6,893,005
Total Net Position	184,514,304	187,860,389
Total Liabilities and Net Position	\$ 205,528,608	\$ 210,818,792

(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, 2017 AND 2016

	2017	2016 (Restated)
Operating Revenues:		
<hr/>		
Tenant revenue:		
Net tenant rental revenue	\$ 11,498,543	\$ 10,711,676
Tenant revenue - other	104,332	86,116
Total tenant revenue	11,602,875	10,797,792
HUD PHA operating grants	49,776,719	51,881,310
Other governmental operating grants	596,192	211,407
Investment income - unrestricted	32,924	21,518
Other revenue	9,754,265	6,118,337
Investment income - restricted	6,670	4,415
Total operating revenues	71,769,645	69,034,779
 Operating Expenses:		
<hr/>		
Housing assistance payments	37,945,836	36,995,626
Administrative:		
Administrative salaries	4,247,433	3,647,158
Auditing fees	255,945	257,394
Advertising and marketing	10,659	10,265
Employee benefit contributions - administrative	1,552,961	1,548,597
Office expenses	1,209,599	1,263,908
Legal expense	263,431	309,852
Travel	102,229	146,240
Other operating - administrative	1,444,585	2,303,073
Tenant services:		
Tenant services - salaries	223,274	433,939
Relocation costs	-	4,080
Employee benefit contributions - tenant services	80,122	132,449
Tenant services - other	151,711	222,520
Utilities:		
Water	1,023,234	944,688
Electricity	1,926,945	1,977,900
Gas	811,819	684,803
Sewer	1,696,990	1,564,622
Ordinary maintenance and operations:		
Ordinary maintenance and operations - labor	3,783,940	3,398,659
Ordinary maintenance and operations - materials and other	1,245,517	1,356,389
Ordinary maintenance and operations - contract costs	2,492,357	2,009,218
Employee benefit contributions - ordinary maintenance	1,475,597	1,331,106
Protective services:		
Protective services - labor	547,514	518,439
Protective services - other contract costs	37,539	29,768
Protective services - other	4,609	3,354
Employee benefit contributions - protective services	178,456	173,963

(Continued)

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, 2017 AND 2016

(Continued)

	2017	2016 (Restated)
Insurance expense:		
Property insurance	1,001,379	865,510
Liability insurance	356,679	252,950
Workmen's compensation insurance	348,541	369,411
Other insurance	152,574	155,739
General expenses:		
Other general expenses	2,762,658	1,360,710
Compensated absences	56,159	134,128
Payments in lieu of taxes	457,343	438,117
Bad debt	290,444	251,504
Total operating expenses	68,138,079	65,096,079
Operating Income (Loss)	3,631,566	3,938,700
Non-Operating Revenue (Expenses):		
Extraordinary maintenance	(12,858)	(162,550)
Casualty losses - non-capitalized	(36,021)	(63,220)
Interest expense	(376,186)	(443,260)
Gain (loss) on disposal of capital asset	216,935	1,510
Depreciation and amortization expense	(9,463,745)	(9,355,658)
Total non-operating revenue (expenses)	(9,671,875)	(10,023,178)
Capital Contributions:		
HUD capital grants	2,694,224	3,919,310
Partnership contribution	-	12,689,910
Total capital contributions	2,694,224	16,609,220
Change in Net Position	(3,346,085)	10,524,742
Total net position - beginning, as restated	187,860,389	177,335,647
Total net position - ending	\$ 184,514,304	\$ 187,860,389

(Concluded)

See accompanying notes to financial statements.

ALLEGHENY COUNTY HOUSING AUTHORITY

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

	2017	2016 (Restated)
<u>Cash Flows From Operating Activities:</u>		
Operating grants received	\$ 50,138,496	\$ 52,144,827
Receipts from tenants	11,637,648	10,841,660
Other receipts	9,335,740	6,240,123
Housing assistance payments	(37,945,836)	(36,995,626)
Payments for good and services	(19,124,306)	(16,025,282)
Payments to employees	(11,977,551)	(11,405,124)
	2,064,191	4,800,578
Net cash provided by (used in) operating activities		
<u>Cash Flows From Noncapital and Related Financing Activities:</u>		
Loan repayments received	8,000	69,283
	8,000	69,283
Net cash provided by (used in) noncapital and related financing activities		
<u>Cash Flows From Capital and Related Financing Activities:</u>		
HUD and other capital grants	1,676,550	4,192,942
Acquisition of capital assets and construction of capital assets	(3,565,823)	(3,898,730)
Investment in mixed finance development activities	16,662	(20,595)
Proceeds from debt	94,144	54,144
Principal payment on long-term debt	(1,079,084)	(1,068,232)
Interest paid on long-term debt	(376,186)	(413,624)
	(3,233,737)	(1,154,095)
Net cash provided by (used in) capital and related financing activities		
<u>Cash Flows From Investing Activities:</u>		
Purchase (sale) of investments	1,007	(37,624)
Interest income	39,594	27,582
	40,601	(10,042)
Net cash provided by (used in) investing activities		
Net Increase (Decrease) in Cash and Cash Equivalents	(1,120,945)	3,705,724
<u>Cash and Cash Equivalents:</u>		
Beginning of year, as restated	22,358,562	18,652,838
	\$ 21,237,617	\$ 22,358,562
End of year		
<u>Noncash Investment, Capital, and Financing Activities:</u>		
Acquisition of capital assets through partnership contribution	\$ -	\$ 12,689,910
	-	12,689,910
Acquisition of capital assets by assuming directly related debt	\$ -	\$ 1,215,000
	-	1,215,000

(Continued)

See accompanying notes to financial statements.

ALLEGHENY COUNTY HOUSING AUTHORITY

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

(Continued)

	2017	2016 (Restated)
Reconciliation of Operating Income (Loss) to Net Cash and Cash Equivalents From Operating Activities:		
Operating income (loss)	\$ 3,631,566	\$ 3,938,700
Adjustments to reconcile operating income (loss) to cash and cash equivalents provided by (used in) operating activities:		
Investment (income) loss	(39,594)	(25,933)
Change in assets and liabilities:		
Accounts receivable	(570,759)	283,074
Prepaid expenses and other assets	2,021	(33,134)
Other assets	-	(112,617)
Accounts payable and accrued liabilities	(695,219)	1,014,241
Unearned revenue	918	988
Long-term debt, operating	(264,742)	(264,741)
Total adjustments	(1,567,375)	861,878
Net cash and cash equivalents provided by (used in) operating activities	\$ 2,064,191	\$ 4,800,578

(Concluded)

See accompanying notes to financial statements.

ALLEGHENY COUNTY HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

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, 2017 AND 2016

- 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 the 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, and West Pine Associates. 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, 2017 AND 2016

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.

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 Limited Partnership	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 Limited Partnership	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 Limited Partnership	Waterfront Housing GP Corp	Exempt Organization	Ground lessor
815	Tarentum Housing Limited Partnership II	Waterfront Housing GP Corp	Exempt Organization	Ground lessor
821/822	514 Lydia Street, LP	Three Rivers Communities	Exempt Organization	Ground lessor
824	Orchard Park Housing Initiative, L.P.	Waterfront Orchard I GP, LLC	Disregarded Entity	Ground lessor

Historically, these mixed financing partnerships have been part of the Low-Income Public Housing (LIPH) Program; however, in fiscal year 2016, per clarification from HUD, these mixed financing partnerships are reported as a blended component unit on the Authority's Financial Data Schedule (FDS), with only the related notes receivable, long-term debt, and subsidy activity reported in the LIPH Program.

ALLEGHENY COUNTY HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

Separately issued audited financial statements of the partnerships for the years ended December 31st are available at the Authority's administrative office at 625 Stanwix Street, 12th Floor, Pittsburgh, PA 15222.

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., St. Brendan's Apartments, 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:

Low Income Public Housing: Under the LIPH Program, the Authority rents apartments that it owns to low-income households. The LIPH Program is operated under an Annual Contributions Contract (ACC) with 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, 2017 AND 2016

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 LIPH Program on the FDS.

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, 2017 AND 2016

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, 2017 AND 2016

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.

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.

Classifications of Net Position

The following are three categories of net position:

ALLEGHENY COUNTY HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

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, 2017 consisted of \$14,285,362 restricted in accordance with mixed financing and loan agreements as discussed in Notes 5 and 6, respectively, \$9,087,779 restricted per various partnership escrow agreements in the component units, and \$387,280 of net position restricted in the Housing Choice Voucher Program, as this portion of net position is available only for future housing assistance payments.

The Authority's restricted net position as of September 30, 2016 consisted of \$14,746,776 restricted in accordance with mixed financing and loan agreements as discussed in Notes 5 and 6, respectively, \$9,003,310 restricted per various partnership escrow agreements in the component units, \$123,796 of net position restricted in the Housing Choice Voucher Program, as this portion of net position is available only for future housing assistance payments, and \$46,191 restricted for modernization and development.

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

ALLEGHENY COUNTY HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

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.

Restatement of Prior Year Financial Statements

In fiscal year 2017, it was determined that West Pine Associates, L.P., which is wholly owned by the Authority, had previously met the criteria for inclusion in the Authority's reporting entity as a blended component unit. As a result, net position as of October 1, 2015 was restated by (\$1,242,389) to account for the inclusion of this entity in the Authority's financial statements.

Pending Pronouncements

GASB has issued statements that will become effective in future years, including Statement Nos. 83 (Asset Retirement Obligations), 84 (Fiduciary Activities), 85 (Omnibus 2017), 86 (Certain Debt Extinguishment Issues), 87 (Leases), and 88 (Certain Debt Disclosures). Management has not yet determined the impact of these statements on the financial statements.

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, 2017 AND 2016

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, 2017, \$1,307,691 of the Authority's \$21,323,391 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 \$19,978,613 as of September 30, 2017.

Excluded from the above amounts, but presented as cash and cash equivalents on the statement of net position, are investments of \$1,259,004 (book and bank value), described in more detail under the investments section below.

As of September 30, 2016, \$1,222,168 of the Authority's \$21,989,091 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 \$21,288,081 as of September 30, 2016.

Excluded from the above amounts, but presented as cash and cash equivalents on the statement of net position, are investments of \$1,070,481 (book and bank value) described in more detail under the investments section below.

ALLEGHENY COUNTY HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

Investments

Investments consisted of the following at September 30, 2017 and 2016:

Investment Type	Fair Value	
	2017	2016
INVEST	\$ 16,188	\$ 16,054
U.S. Treasury and Federal Agency obligations	1,242,816	1,054,427
Mutual fund - BlackRock	681,168	682,175
	<u>\$ 1,940,172</u>	<u>\$ 1,752,656</u>

As of September 30, 2017 and 2016, the entire investments in INVEST and U.S. Agencies are considered to be cash equivalents for presentation 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, 2017 and 2016, 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.

ALLEGHENY COUNTY HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

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.

4. Capital Assets

A summary of changes in capital assets during fiscal year 2017 for the Authority is as follows:

	September 30, 2016	Increases/ Transfers	Decreases/ Transfers	September 30, 2017
Capital assets, not being depreciated:				
Land	\$ 12,228,207	\$ 283,500	\$ (4,587)	\$ 12,507,120
Construction in progress	10,678,929	2,795,208	(5,561,919)	7,912,218
Total capital assets not being depreciated	<u>22,907,136</u>	<u>3,078,708</u>	<u>(5,566,506)</u>	<u>20,419,338</u>
Capital assets being depreciated:				
Buildings	285,200,920	6,686,847	(557,579)	291,330,188
Furniture, equipment, and machinery - dwellings	16,670,291	-	(3,485)	16,666,806
Furniture, equipment, and machinery - administration	2,614,892	150,696	-	2,765,588
Infrastructure	3,676,472	-	-	3,676,472
Total capital assets being depreciated	<u>308,162,575</u>	<u>6,837,543</u>	<u>(561,064)</u>	<u>314,439,054</u>
Less accumulated depreciation for:				
Buildings	(146,420,278)	(8,443,100)	557,579	(154,305,799)
Furniture, equipment, and machinery - dwellings	(10,404,822)	(653,409)	3,485	(11,054,746)
Furniture, equipment, and machinery - administration	(1,698,044)	(294,641)	-	(1,992,685)
Infrastructure	(1,176,471)	(147,059)	-	(1,323,530)
Total accumulated depreciation	<u>(159,699,615)</u>	<u>(9,538,209)</u>	<u>561,064</u>	<u>(168,676,760)</u>
Total capital assets being depreciated, net	<u>148,462,960</u>	<u>(2,700,666)</u>	<u>-</u>	<u>145,762,294</u>
Total capital assets	<u>\$ 171,370,096</u>	<u>\$ 378,042</u>	<u>\$ (5,566,506)</u>	<u>\$ 166,181,632</u>

ALLEGHENY COUNTY HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

A summary of changes in capital assets during fiscal year 2016 for the Authority is as follows:

	September 30, 2015	Increases/ Transfers	Decreases/ Transfers	September 30, 2016
Capital assets, not being depreciated:				
Land	\$ 10,135,167	\$ 2,093,040	\$ -	\$ 12,228,207
Construction in progress	9,626,660	3,859,960	(2,807,691)	10,678,929
Total capital assets not being depreciated	<u>19,761,827</u>	<u>5,953,000</u>	<u>(2,807,691)</u>	<u>22,907,136</u>
Capital assets being depreciated:				
Buildings	270,984,439	14,416,359	(199,878)	285,200,920
Furniture, equipment, and machinery - dwellings	16,735,776	-	(65,485)	16,670,291
Furniture, equipment, and machinery - administration	2,036,997	605,474	(27,579)	2,614,892
Infrastructure	3,676,472	-	-	3,676,472
Total capital assets being depreciated	<u>293,433,684</u>	<u>15,021,833</u>	<u>(292,942)</u>	<u>308,162,575</u>
Less accumulated depreciation for:				
Buildings	(138,265,508)	(8,354,648)	199,878	(146,420,278)
Furniture, equipment, and machinery - dwellings	(9,825,167)	(579,655)	-	(10,404,822)
Furniture, equipment, and machinery - administration	(1,505,906)	(219,717)	27,579	(1,698,044)
Infrastructure	(1,029,412)	(147,059)	-	(1,176,471)
Total accumulated depreciation	<u>(150,625,993)</u>	<u>(9,301,079)</u>	<u>227,457</u>	<u>(159,699,615)</u>
Total capital assets being depreciated, net	<u>142,807,691</u>	<u>5,720,754</u>	<u>(65,485)</u>	<u>148,462,960</u>
Total capital assets	<u>\$ 162,569,518</u>	<u>\$ 11,673,754</u>	<u>\$ (2,873,176)</u>	<u>\$ 171,370,096</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 LIPH 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 \$86,333 and \$94,333 as of September 30, 2017 and 2016, respectively.

In fiscal year 2002, the Authority issued a note in the amount of \$534,396, at 5.7% for a term of fourteen years, to assist a local non-profit entity in financing construction costs as related to a property (The Life Center) leased to the non-profit entity by the Authority. This note was paid in full as of September 30, 2016.

ALLEGHENY COUNTY HOUSING AUTHORITY

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FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

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, 2017 and 2016.

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 amortizes these notes at a rate of 10% a year for ten years, and were fully amortized as of September 30, 2017. Amortization expense for these notes was \$0 and \$26,420 in fiscal years 2017 and 2016, respectively.

A summary of the above-described notes receivable as of September 30, 2017 and 2016 is as follows:

<u>Note</u>	<u>2017</u>	<u>2016</u>
Second mortgages	\$ 86,333	\$ 94,333
St. Joseph	119,033	119,033
Total	<u>\$ 205,366</u>	<u>\$ 213,366</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 \$105,544 and \$113,975 as of September 30, 2017 and 2016, 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.

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FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

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.

As of September 30, 2017, the balance of the loans payable to the Authority, and from the partnerships, are as follows:

<u>AMP</u>	<u>Property</u>	<u>September 30, 2017</u>
201	Sharps Terrace	\$ 5,777,314
301	Hays Manor	8,774,231
303	Groveton Village	9,848,996
501	Homestead Apartments	1,417,248
502	Homestead Apartments II	2,142,737
503	Homestead Apartments III	3,150,638
504	Homestead Apartments IV	2,728,549
701	Dumplin Hall	1,758,767
704	John Fraser Hall	3,301,865
801	Negley Gardens	3,268,009
805	Pleasant Ridge I (Ohioview I)	8,871,545
806	Pleasant Ridge II (Ohioview II)	3,975,931
814	Dalton's Edge I (Tarentum I)	2,240,674
815	Dalton's Edge II (Tarentum II)	6,052,035
821	Andrew Carnegie Apartments	1,037,106
824	Orchard Park	3,466,960
		<hr/>
	Long-term debt recorded in component units on FDS prior to elimination	<u>\$ 67,812,605</u>

ALLEGHENY COUNTY HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

As of September 30, 2016, the balance of the loans payable to the Authority, and from the partnerships, are as follows:

<u>AMP</u>	<u>Property</u>	<u>September 30, 2016</u>
201	Sharps Terrace	\$ 5,510,075
301	Hays Manor	8,774,231
303	Groveton Village	9,637,281
501	Homestead Apartments	1,340,567
502	Homestead Apartments II	2,044,791
503	Homestead Apartments III	3,019,260
504	Homestead Apartments IV	2,604,049
701	Dumplin Hall	1,703,658
704	John Fraser Hall	3,301,865
801	Negley Gardens	3,117,140
805	Pleasant Ridge I (Ohioview I)	8,570,639
806	Pleasant Ridge II (Ohioview II)	3,829,648
814	Dalton's Edge I (Tarentum I)	2,145,520
815	Dalton's Edge II (Tarentum II)	5,790,226
821	Andrew Carnegie Apartments	1,014,483
824	Orchard Park	3,466,961
	Long-term debt recorded in LIPH on FDS prior to elimination	<u>\$ 65,870,394</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 depreciation and amortization expense in the statements of revenues, expenses, and changes in net position.

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NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

As of September 30, 2017, the balance of the notes receivable, which is considered an investment in mixed finance activities, was as follows:

<u>Property</u>	<u>Term</u>	<u>Due Date</u>	<u>Amount</u>
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	1,332,209
North Hills Housing #2	40 years	03/01/2051	<u>786,290</u>
Subtotal			21,560,477
Accumulated amortization as of September 30, 2016		\$ (7,043,729)	
Amortization for the year ended September 30, 2017		<u>(542,436)</u>	
	Accumulated amortization as of September 30, 2017		<u>(7,586,165)</u>
	Balance at September 30, 2017		<u>\$ 13,974,312</u>

ALLEGHENY COUNTY HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

As of September 30, 2016, 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	1,336,021
North Hills Housing #2	40 years	03/01/2051	799,140
Subtotal			21,577,139
Accumulated amortization as of September 30, 2015		\$ (6,501,293)	
Amortization for the year ended September 30, 2016		(542,436)	
	Accumulated amortization as of September 30, 2016		(7,043,729)
	Balance at September 30, 2016		\$ 14,533,410

*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, 2017
Notes, loans, & mortgages receivable - mixed financing partnerships	\$ 81,786,917
Elimination of loans between the Authority & controlled entities	(67,812,605)
Investment in mixed finance activities, net of accumulated amortization recorded on statement of net position	\$ 13,974,312

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FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

	<u>September 30, 2016</u>
Notes, loans, & mortgages receivable - mixed financing partnerships	\$ 80,403,804
Elimination of loans between the Authority & controlled entities	<u>(65,870,394)</u>
Investment in mixed finance activities, net of accumulated amortization recorded on statement of net position	<u>\$ 14,533,410</u>

7. Long-Term Debt

Notes and Mortgages Payable

In December 2002, Groveton Housing Limited Partnership (a blended component unit of the Authority) obtained a mortgage note, from a financial institution, in the amount of \$345,000. The note bears no interest and payments are not required until maturity at 40 years from the date the project is placed in service, as defined by the mortgage note. The note is collateralized by property leased by the developer from the Authority.

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.

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NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

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 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 and provided \$388,000 in cash. 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 \$906,912 and \$852,768 at September 30, 2017 and 2016, 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 \$475,000 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

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NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

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.

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. As of September 30, 2017, the principal balance outstanding was \$1,271,262. 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. As of September 30, 2017, the principal balance outstanding was \$67,928. 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. As of September 30, 2017, the principal balance outstanding was \$168,630. All three notes are collateralized by a mortgage and loan agreement on the property.

CFFP Notes Payable

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, 2017, the aggregate principal balance outstanding was \$2,700,000. 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>
2018	\$ 300,000	\$ 176,826
2019	300,000	157,179
2020	300,000	137,532
2021	300,000	117,885
2022	300,000	98,236
2023-2026	<u>1,200,000</u>	<u>196,473</u>
	<u>\$ 2,700,000</u>	<u>\$ 884,131</u>

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NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

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 will be paid back in 77 monthly installments of varying amounts, commencing January 1, 2014, at an effective interest rate of 2.19%, scheduled as follows:

<u>Fiscal Year Ending September 30,</u>	<u>Minimum Lease Payments</u>
2018	\$ 1,089,865
2019	1,123,234
2020	<u>625,482</u>
Total payments	2,838,581
Less: interest	<u>81,094</u>
Present value	<u><u>\$ 2,757,487</u></u>

Included as capital leases are approximately \$4.4 million in capital assets: furniture, equipment, and machinery – dwellings, along with accumulated depreciation of approximately \$996,000.

In addition to the above leases, the Authority has additional capital leases totaling approximately \$4,000, which are not considered to be material.

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FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

Total long-term debt payments are as follows:

Fiscal Year Ending September 30,	
2018	\$ 1,719,066
2019	1,983,154
2020	1,210,971
2021	566,537
2022	1,076,888
2023-2027	2,139,731
2028-2032	4,364,131
2033-2037	1,657,858
2038-2042	969,714
2043-2046	2,258,042
2064 (Orchard Park)	<u>750,000</u>
Total minimum debt payments	18,696,092
Less: amounts representing interest	<u>(3,088,195)</u>
Future minimum debt payments	<u><u>\$ 15,607,897</u></u>

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NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

Changes in Long-Term Liabilities

The schedule of changes in long-term liability activity for the year ended September 30, 2017 is presented below:

	Balance at September 30, 2016	Additions	Reductions	Balance at September 30, 2017	Due Within One Year
Groveton Housing, LP Note	\$ 345,000	\$ -	\$ -	\$ 345,000	\$ -
Homestead Housing, LP Note	806,139	-	-	806,139	-
Ohioview Housing I, LP Note	470,000	30,000	-	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	777,759	-	-	777,759	-
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 Note	1,862,768	54,144	-	1,916,912	-
Orchard Park Notes	1,215,000	10,000	-	1,225,000	-
West Pine Note	1,286,014	-	(14,752)	1,271,262	16,146
West Pine Note	68,716	-	(788)	67,928	756
West Pine Note	170,322	-	(1,692)	168,630	1,826
CFFP Notes Payable	3,000,000	-	(300,000)	2,700,000	300,000
Capital Leases	3,787,109	-	(1,026,594)	2,760,515	968,332
Total long-term debt	<u>16,857,579</u>	<u>94,144</u>	<u>(1,343,826)</u>	<u>15,607,897</u>	<u>1,287,060</u>
Compensated Absences	951,157	173,311	(190,233)	934,235	186,848
Other Noncurrent	578,895	6,986	(46,840)	539,041	-
Total other noncurrent liabilities	<u>1,530,052</u>	<u>180,297</u>	<u>(237,073)</u>	<u>1,473,276</u>	<u>186,848</u>
Total long-term liabilities	<u>\$ 18,387,631</u>	<u>\$ 274,441</u>	<u>\$ (1,580,899)</u>	<u>\$ 17,081,173</u>	<u>\$ 1,473,908</u>

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NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

The schedule of changes in long-term liability activity for the year ended September 30, 2016 is presented below:

	Balance at September 30, 2015	Additions	Reductions	Balance at September 30, 2016	Due Within One Year
Groveton Housing, LP Note	\$ 345,000	\$ -	\$ -	\$ 345,000	\$ -
Homestead Housing, LP Note	806,139	-	-	806,139	-
Ohioview Housing I, LP Note	470,000	-	-	470,000	-
Tarentum Housing I, LP Note	914,600	-	-	914,600	-
Ohioview Housing II, LP Note	1,250,000	-	-	1,250,000	-
Pine Ridge Note	777,759	-	-	777,759	-
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 Note	1,808,624	54,144	-	1,862,768	-
Orchard Park Notes	-	1,215,000	-	1,215,000	-
West Pine Note	1,300,518	-	(14,504)	1,286,014	-
West Pine Note	69,490	-	(774)	68,716	-
West Pine Note	171,999	-	(1,677)	170,322	-
CFFP Notes Payable	3,300,000	-	(300,000)	3,000,000	300,000
Capital Leases	4,803,127	-	(1,016,018)	3,787,109	1,007,176
Total long-term debt	<u>16,921,408</u>	<u>1,269,144</u>	<u>(1,332,973)</u>	<u>16,857,579</u>	<u>1,307,176</u>
Compensated Absences	891,180	238,212	(178,235)	951,157	190,233
Other Noncurrent	505,934	72,961	-	578,895	-
Total other noncurrent liabilities	<u>1,397,114</u>	<u>311,173</u>	<u>(178,235)</u>	<u>1,530,052</u>	<u>190,233</u>
Total long-term liabilities	<u>\$ 18,318,522</u>	<u>\$ 1,580,317</u>	<u>\$ (1,511,208)</u>	<u>\$ 18,387,631</u>	<u>\$ 1,497,409</u>

ALLEGHENY COUNTY HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

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 are as follows:

Fiscal Year Ending September 30,	Amount
2018	\$ 236,496
2019	240,042
2020	243,588
2021	247,242
2022	125,448
	<u>\$ 1,092,816</u>

The net book value of this building was approximately \$1,846,000 and \$1,961,000 as of September 30, 2017 and 2016, 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 2017 and 2016, 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 \$18,000 in 2017 and

ALLEGHENY COUNTY HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

2016, and an additional \$6,000 catch-up for certain employees over age 50 in 2017 and 2016. 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, 2017 and 2016 were approximately \$685,000 and \$710,000, respectively. Employee contributions for the years ended September 30, 2017 and 2016 were approximately \$515,000 and \$523,000, respectively.

10. Operating Lease

The Authority entered into a non-cancelable lease agreement for their current office space in March 2002, for which the lease expires on December 31, 2017. In March 2017, the Authority entered into an amended lease agreement for an additional two years which expires on December 31, 2019. Rental expense for the office lease amounted to approximately \$330,000 for the years ended September 30, 2017 and 2016.

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

Fiscal Year Ending September 30,	Minimum Lease Payments
2018	333,357
2019	372,124
2020	96,032
	<u>\$ 801,513</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 2018, but any such reductions are not currently expected to have an immediate material adverse impact to the Authority.

ALLEGHENY COUNTY HOUSING AUTHORITY

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FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2016

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.

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, 2017 amounted to approximately \$10.5 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.

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 Event

In October 2017, the Authority authorized the construction and operation of 60 rental dwelling units to be known as Mt. Lebanon Senior Housing Apartments. Three Rivers Communities, Inc. plans to construct and develop this property. The Authority will receive PH capital assistance in the form of a loan of approximately \$2.4 million and CDBG funds in the form of a loan of approximately \$1.9 million. The estimated cost of the project is estimated at \$16.8 million.

SUPPLEMENTARY INFORMATION

**ENTITY-WIDE FINANCIAL
DATA SCHEDULE**

2017														
Line Item No.	Description	14.850	14.871	14.181	14.856	14.218	14.870	14.231						
		Total LIPH	Section 8 Housing Choice Voucher	Section 8 - Mainstream	Total Section 8 - Mod Rehab	CDBG - Total	Total ROSS/FSS	Total ESG	Total State/Local	Total Business Activities	Total Component Units	Subtotal	Elimination	Total
111	Cash - unrestricted	6,319,263	158,257	90,847	120,430	-	-	-	-	53,510	3,778,604	10,520,911	-	10,520,911
112	Cash - restricted - modernization and development	-	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash - other restricted	597,613	772,586	-	-	-	-	-	-	-	8,490,166	9,860,365	-	9,860,365
114	Cash - tenant security deposits	478,649	-	-	-	-	-	-	-	-	377,552	856,201	-	856,201
115	Cash - restricted for payment of current liability	140	-	-	-	-	-	-	-	-	-	140	-	140
100	Total Cash	7,395,665	930,843	90,847	120,430	-	-	-	-	53,510	12,646,322	21,237,617	-	21,237,617
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	1,231,325	-	-	27,906	65,173	38,154	-	-	-	-	1,362,558	-	1,362,558
124	Account receivable - other government	-	-	-	-	-	-	-	27,319	-	-	27,319	-	27,319
125	Account receivable - miscellaneous	295,217	395	-	-	-	-	-	-	-	881,162	1,176,774	-	1,176,774
126	Accounts receivable - tenants	132,461	-	-	-	-	-	-	-	-	120,301	252,762	-	252,762
126.1	Allowance for doubtful accounts - tenants	(51,265)	-	-	-	-	-	-	-	-	(29,042)	(80,307)	-	(80,307)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	14,793	-	-	-	-	-	-	-	-	10,551	25,344	-	25,344
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
120	Total receivables, net of allowance for doubtful accounts	1,622,531	395	-	27,906	65,173	38,154	-	27,319	-	982,972	2,764,450	-	2,764,450
131	Investments - unrestricted	527,362	-	-	-	-	-	-	-	-	-	527,362	-	527,362
132	Investments - restricted	153,806	-	-	-	-	-	-	-	-	-	153,806	-	153,806
135	Investments - restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	274,722	-	-	-	-	-	-	-	-	207,154	481,876	-	481,876
143	Inventories	-	-	-	-	-	-	-	-	-	2,187	2,187	-	2,187
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-	-	-	-	-	-
144	Inter program - due from	1,334,932	-	-	-	-	-	-	-	-	-	1,334,932	(1,334,932)	-
145	Assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	11,309,018	931,238	90,847	148,336	65,173	38,154	-	27,319	53,510	13,838,635	26,502,230	(1,334,932)	25,167,298
161	Land	5,372,938	-	-	-	-	-	-	-	-	7,134,182	12,507,120	-	12,507,120
162	Buildings	132,546,136	-	-	-	-	-	-	-	2,884,221	155,899,821	291,230,188	-	291,230,188
163	Furniture, equipment and machinery - dwellings	15,339,568	-	-	-	-	-	-	-	-	1,327,238	16,666,806	-	16,666,806
164	Furniture, equipment and machinery - administration	1,508,061	184,632	-	-	-	-	-	-	-	1,072,895	2,765,588	-	2,765,588
165	Leasehold improvements	-	-	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated depreciation	(114,743,713)	(153,442)	-	-	-	-	-	-	(1,038,319)	(52,741,286)	(168,676,760)	-	(168,676,760)
167	Construction in progress	7,512,218	-	-	-	400,000	-	-	-	-	-	7,912,218	-	7,912,218
168	Infrastructure	3,676,472	-	-	-	-	-	-	-	-	-	3,676,472	-	3,676,472
160	Total capital assets, net of accumulated depreciation	51,211,680	31,190	-	-	400,000	-	-	-	1,845,902	112,692,860	166,181,632	-	166,181,632
171	Notes, Loans, & mortgages receivable - Non-current	75,460,408	-	-	-	-	-	-	-	-	6,531,875	81,992,283	(67,812,605)	14,179,678
172	Notes, Loans, & mortgages receivable - Non-current - past due	-	-	-	-	-	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-current Assets	126,672,088	31,190	-	-	400,000	-	-	-	1,845,902	119,224,735	248,173,915	(67,812,605)	180,361,310
190	Total Assets	137,981,106	962,428	90,847	148,336	465,173	38,154	-	27,319	1,899,412	133,063,370	274,676,145	(69,147,537)	205,528,608

2017														
Line Item No.	Description	14.850	14.871	14.181	14.856	14.218	14.870	14.231						
		Total LIPH	Section 8 Housing Choice Voucher	Section 8 - Mainstream	Total Section 8 - Mod Rehab	CDBG - Total	Total ROSS/FSS	Total ESG	Total State/Local	Total Business Activities	Total Component Units	Subtotal	Elimination	Total
311	Bank overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	1,096,027	-	-	282	-	-	-	-	-	348,487	1,444,796	-	1,444,796
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	206,898	-	-	-	-	-	-	-	-	28,595	235,493	-	235,493
322	Accrued compensated absences - current portion	143,250	26,528	-	-	-	-	-	-	-	17,070	186,848	-	186,848
324	Accrued contingency liability	-	-	-	-	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	2,185	2,185	-	2,185
331	Accounts payable - HUD PHA Programs	-	703	-	-	-	-	-	-	-	-	703	-	703
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts payable - other government	10,413	-	-	-	-	-	-	-	-	-	10,413	-	10,413
341	Tenant security deposits	478,649	-	-	-	-	-	-	-	-	377,552	856,201	-	856,201
342	Unearned Revenue	-	-	-	-	-	-	-	-	-	53,583	53,583	-	53,583
343	Current portion of LTD - capital projects/mortgage revenue bonds	1,000,339	2,269	-	-	-	-	-	-	-	19,711	1,022,319	-	1,022,319
344	Current portion of long-term debt - operating borrowings	264,741	-	-	-	-	-	-	-	-	-	264,741	-	264,741
345	Other current liabilities	383,530	-	-	-	-	-	-	-	28,328	725,101	1,136,959	-	1,136,959
346	Accrued liabilities - other	1,229	14,157	-	-	-	-	-	-	-	177,412	192,798	-	192,798
347	Inter program - due to	1,194,296	-	-	9,990	65,173	38,154	-	27,319	-	-	1,334,932	(1,334,932)	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	4,779,372	43,657	-	10,272	65,173	38,154	-	27,319	28,328	1,749,696	6,741,971	(1,334,932)	5,407,039
351	Capital Projects/ Mortgage Revenue Bonds	3,991,568	-	-	-	-	-	-	-	-	76,023,946	80,015,514	(67,812,605)	12,202,909
352	Long-term debt, net of current - operating borrowings	2,117,928	-	-	-	-	-	-	-	-	-	2,117,928	-	2,117,928
353	Non-current liabilities - other	153,735	385,306	-	-	-	-	-	-	-	-	539,041	-	539,041
354	Accrued compensated absences- Non-current	572,998	106,110	-	-	-	-	-	-	-	68,279	747,387	-	747,387
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-
357	Accrued Pension and OPEB Liability	-	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Non-Current Liabilities	6,836,229	491,416	-	-	-	-	-	-	-	76,092,225	83,419,870	(67,812,605)	15,607,265
300	Total Liabilities	11,615,601	535,073	-	10,272	65,173	38,154	-	27,319	28,328	77,841,921	90,161,841	(69,147,537)	21,014,304
508.1	Net investment in capital assets	46,219,773	28,921	-	-	400,000	-	-	-	1,845,902	36,649,203	85,143,799	67,812,605	152,956,404
511.1	Restricted Net Position	76,058,161	387,280	-	-	-	-	-	-	-	15,127,585	91,573,026	(67,812,605)	23,760,421
512.1	Unrestricted Net Position	4,087,571	11,154	90,847	138,064	-	-	-	-	25,182	3,444,661	7,797,479	-	7,797,479
513	Total Equity/Net Position	126,365,505	427,355	90,847	138,064	400,000	-	-	-	1,871,084	55,221,449	184,514,304	-	184,514,304
600	Total Liabilities and Equity/Net Position	137,981,106	962,428	90,847	148,336	465,173	38,154	-	27,319	1,899,412	133,063,370	274,676,145	(69,147,537)	205,528,608

2017														
Line Item No.	Description	14.850	740 14.871	790 14.181	14.856	14.218	14.870	14.231	Total State/Local	Total Business Activities	Total Component Units	Subtotal	Elimination	Total
		Total LIPH	Section 8 Housing Choice Voucher	Section 8 - Mainstream	Total Section 8 - Mod Rehab	CDBG - Total	Total Ross/FSS	Total HPRP						
70300	Net tenant rental revenue	5,762,464			-		-	-	-	-	5,736,079	11,498,543	-	11,498,543
70400	Tenant revenue - other	64,264			-		-	-	-	-	40,068	104,332	-	104,332
70500	Total Tenant Revenue	5,826,728			-		-	-	-	-	5,776,147	11,602,875	-	11,602,875
70600-010	Housing assistance payments		33,489,644	288,845	413,477							34,191,966	-	34,191,966
70600-020	Ongoing administrative fees earned		3,011,163	29,202	50,820							3,091,185	-	3,091,185
70600	HUD PHA operating grants	12,174,294	36,500,807	318,047	464,297		319,274					49,776,719	-	49,776,719
70610	Capital grants	2,694,224										2,694,224	-	2,694,224
70710	Management Fee	2,542,596			-							2,542,596	(2,542,596)	-
70720	Asset Management Fee	226,600			-							226,600	(226,600)	-
70730	Book-Keeping Fee	693,757			-							693,757	(693,757)	-
70740	Front Line Service Fee	3,207,446			-							3,207,446	(3,207,446)	-
70750	Other Fees	-			-							-	-	-
70700	Total Fee Revenue	6,670,399			-		-	-	-	-	-	6,670,399	(6,670,399)	-
70800	Other government grants				-	400,000		98,426	97,766			596,192	-	596,192
71100	Investment income - unrestricted	3,200	1,086	-	-					16	28,622	32,924	-	32,924
71200	Mortgage interest income	1,972,211			-							1,972,211	(1,972,211)	-
71300	Proceeds from disposition of assets held for sale	-			-							-	-	-
71310	Cost of sale of assets	-			-							-	-	-
71400	Fraud recovery		53,689		-						50	53,739	-	53,739
71500	Other revenue	2,707,611	4,350,913	14,294	-						6,898,738	13,971,556	(4,271,030)	9,700,526
71600	Gain or loss on sale of capital assets	217,643			-						(708)	216,935	-	216,935
72000	Investment income - restricted	-			-					110	6,560	6,670	-	6,670
70000	Total Revenue	32,266,310	40,906,495	332,341	464,297	400,000	319,274	98,426	97,766	126	12,709,409	87,594,444	(12,913,640)	74,680,804
91100	Administrative salaries	2,530,300	1,030,912		-				73,808		612,413	4,247,433	-	4,247,433
91200	Auditing fees	59,948	14,028		-						181,969	255,945	-	255,945
91300	Management Fee	1,194,001	810,984	8,028	8,688						520,895	2,542,596	(2,542,596)	-
91310	Book-Keeping Fee	176,446	506,865	5,017	5,429						-	693,757	(693,757)	-
91400	Advertising and Marketing	9,892	207		-						560	10,659	-	10,659
91500	Employee benefit contributions - administrative	862,653	412,872		-				15,073		262,363	1,552,961	-	1,552,961
91600	Office Expenses	601,281	398,170		-				7,911		202,237	1,209,599	-	1,209,599
91700	Legal Expense	229,233	150		-						34,048	263,431	-	263,431
91800	Travel	68,318	17,986		-					698	15,227	102,229	-	102,229
91810	Allocated Overhead	-			-						-	-	-	-
91900	Other	504,126	60		-		27,765	98,426	276		1,113,932	1,744,585	(300,000)	1,444,585
91000	Total Operating-Administrative	6,236,198	3,192,234	13,045	14,117		27,765	98,426	97,766		2,943,644	12,623,195	(3,536,353)	9,086,842
92000	Asset Management Fee	226,600			-							226,600	(226,600)	-
92100	Tenant services - salaries	11,182			-		212,092					223,274	-	223,274
92200	Relocation Costs	-			-							-	-	-
92300	Employee benefit contributions - tenant services	705			-		79,417					80,122	-	80,122
92400	Tenant services - other	11,955			-						139,756	151,711	-	151,711
92500	Total Tenant Services	23,842			-		291,509				139,756	455,107	-	455,107
93100	Water	587,923			-						425,311	1,023,234	-	1,023,234
93200	Electricity	1,251,567			-						675,378	1,926,945	-	1,926,945
93300	Gas	556,566			-						255,253	811,819	-	811,819
93400	Fuel	-			-						-	-	-	-
93500	Labor	-			-						-	-	-	-
93600	Sewer	929,047			-						767,943	1,696,990	-	1,696,990
93700	Employee benefit contributions - utilities	-			-						-	-	-	-
93750	HAP Portability-In	-			-						-	-	-	-
93800	Other utilities expense	-			-						-	-	-	-
93000	Total Utilities	3,335,103			-						2,123,885	5,458,988	-	5,458,988

2017															
Line Item No.	Description	14.850	740 14.871	790 14.181	14.856	14.218	14.870	14.231	Total State/Local	Total Business Activities	Total Component Units	Subtotal	Elimination	Total	
		Total LIPH	Section 8 Housing Choice Voucher	Section 8 - Mainstream	Total Section 8 - Mod Rehab	CDBG - Total	Total Ross/FSS	Total HPRP							
94100	Ordinary maintenance and operations - labor	3,018,391			-						765,549	3,783,940	-	3,783,940	
94200	Ordinary maintenance and operations - materials and other	729,051	-	-	-	-	-	-	-	-	516,466	1,245,517	-	1,245,517	
94300	Ordinary maintenance and operations contracts	3,380,481	-	-	-	-	-	-	-	-	2,319,322	5,699,803	(3,207,446)	2,492,357	
94500	Employee benefit contribution - ordinary maintenance	1,126,254	-	-	-	-	-	-	-	-	349,343	1,475,597	-	1,475,597	
94000	Total Maintenance	8,254,177	-	-	-	-	-	-	-	-	3,950,680	12,204,857	(3,207,446)	8,997,411	
95100	Protective services - labor	547,514									-	547,514	-	547,514	
95200	Protective services - other contract costs	32,879									4,660	37,539	-	37,539	
95300	Protective services - other	4,609									-	4,609	-	4,609	
95500	Employee benefit contributions - protective services	178,456									-	178,456	-	178,456	
95000	Total Protective Services	763,458	-	-	-	-	-	-	-	-	4,660	768,118	-	768,118	
96110	Property Insurance	578,027	8,282	-	-	-	-	-	-	-	415,070	1,001,379	-	1,001,379	
96120	Liability Insurance	94,431	26,688	-	-	-	-	-	-	-	235,560	356,679	-	356,679	
96130	Workmen's Compensation	249,101	36,418	-	-	-	-	-	-	-	63,022	348,541	-	348,541	
96140	All other Insurance	118,505	13,887	-	-	-	-	-	-	-	20,182	152,574	-	152,574	
96100	Total Insurance Premiums	1,040,064	85,275	-	-	-	-	-	-	-	733,834	1,859,173	-	1,859,173	
96200	Other general expenses	5,305,181	175,599	22,455	26,945						1,203,508	6,733,688	(3,971,030)	2,762,658	
96210	Compensated absences	51,190	2,573								2,396	56,159	-	56,159	
96300	Payments in lieu of taxes	231,303									226,040	457,343	-	457,343	
96400	Bad debt - tenant rents	130,778									158,612	289,390	-	289,390	
96500	Bad debt - mortgages	-									-	-	-	-	
96600	Bad debt - other	-			1,054						-	1,054	-	1,054	
96800	Severance expense	-									-	-	-	-	
96000	Total Other General Expenses	5,718,452	178,172	22,455	27,999						1,590,556	7,537,634	(3,971,030)	3,566,604	
96710	Interest of Mortgage (or Bonds) Payable	251,618									50,385	302,003	-	302,003	
96720	Interest on Notes Payable (Short and Long Term)	72,629	519								1,973,246	2,046,394	(1,972,211)	74,183	
96730	Amortization of Bond Issue Costs	-									-	-	-	-	
96700	Interest Expense and Amortization Cost	324,247	519	-	-	-	-	-	-	-	2,023,631	2,348,397	(1,972,211)	376,186	
96900	Total Operating Expenses	25,922,141	3,456,200	35,500	42,116		319,274	98,426	97,766		13,510,646	43,482,069	(12,913,640)	30,568,429	
97000	Excess Revenue Over Operating Expenses	6,344,169	37,450,295	296,841	422,181	400,000				126	(801,237)	44,112,375		44,112,375	
97100	Extraordinary maintenance	9,055									3,803	12,858	-	12,858	
97200	Casualty losses- Non-capitalized	3,832									32,189	36,021	-	36,021	
97300	Total Housing assistance payments	-	33,256,542	278,535	413,477						-	33,948,554	-	33,948,554	
97400	Depreciation expense	4,894,717	13,307								115,368	4,440,353	9,463,745	9,463,745	
97350	Port in	-	3,997,282								-	3,997,282	-	3,997,282	
97800	Dwelling units rent expense	-									-	-	-	-	
90000	Total Expenses	30,829,745	40,723,331	314,035	455,593		319,274	98,426	97,766	115,368	17,986,991	90,940,529	(12,913,640)	78,026,889	

2017															
Line Item No.	Description	14.850	740 14.871	790 14.181	14.856	14.218	14.870	14.231	Total State/Local	Total Business Activities	Total Component Units	Subtotal	Elimination	Total	
		Total LIPH	Section 8 Housing Choice Voucher	Section 8 - Mainstream	Total Section 8 - Mod Rehab	CDBG - Total	Total Ross/FSS	Total HPRP							
10010	Operating transfer in	459,875										459,875	(459,875)	-	
10020	Operating transfer out	(459,875)										(459,875)	459,875	-	
10070	Extraordinary items, net gain/loss	-										-	-	-	
10080	Special items, net gain/loss	-										-	-	-	
10091	Inter AMP Excess Cash Transfer In	220,000										220,000	(220,000)	-	
10092	Inter AMP Excess Cash Transfer Out	(220,000)										(220,000)	220,000	-	
10100	Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-	-	-	-	
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	1,436,565	183,164	18,306	8,704	400,000	-	-	-	(115,242)	(5,277,582)	(3,346,085)	-	(3,346,085)	
11020	Required Annual Debt Principal Payments	1,284,319	14,979								17,541	1,316,839	-	1,316,839	
11030	Beginning equity	124,928,940	244,191	72,541	129,360					1,986,326	61,815,787	189,177,145	-	189,177,145	
11040-060	Prior period adj. - Met comp unit criteria, previously not included	-	-	-	-	-	-	-	-	-	(1,316,756)	(1,316,756)	-	(1,316,756)	
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-	(1,316,756)	(1,316,756)	-	(1,316,756)	
11170-001	Administrative Fee Equity- Beginning Balance		120,395									120,395		120,395	
11170-010	Administrative Fee Revenue		3,011,163									3,011,163		3,011,163	
11170-020	Hard to House Fee Revenue														
11170-030	Audit Costs														
11170-040	Investment Income		1,086									1,086		1,086	
11170-045	Fraud Recovery Revenue		53,689									53,689		53,689	
11170-050	Other Revenue		4,320,531									4,320,531		4,320,531	
11170-051	Comment for Other Revenue														
11170-060	Total Admin Fee Revenues		7,386,469									7,386,469		7,386,469	
11170-080	Total Operating Expenses		7,453,482									7,453,482		7,453,482	
11170-090	Depreciation		13,307									13,307		13,307	
11170-100	Other Expenses														
11170-101	Comment for Other Expense														
11170-110	Total Expenses		7,466,789									7,466,789		7,466,789	
11170-002	Net Administrative Fee		(80,320)									(80,320)		(80,320)	
11170-003	Administrative Fee Equity- Ending Balance		40,075									40,075		40,075	
11170	Administrative Fee Equity		40,075									40,075		40,075	
11180-001	Housing Assistance Payments Equity - Beginning Balance		123,796									123,796		123,796	
11180-010	Housing Assistance Payments Revenue		33,489,644									33,489,644		33,489,644	
11180-015	Fraud Recovery Revenue														
11180-020	Other revenue		30,382									30,382		30,382	
11180-021	Comment for other revenue														
11180-025	Investment Income														
11180-030	Total HAP revenues		33,520,026									33,520,026		33,520,026	
11180-080	Housing Assistance Payments		33,256,542									33,256,542		33,256,542	
11180-090	Other expense														
11180-091	Comment for other expense														
11180-100	Total Housing Assistance Payments Expense		33,256,542									33,256,542		33,256,542	
11180-002	Net Housing Assistance Payments		263,484									263,484		263,484	
11180-003	Housing Assistance Payment Equity - Ending Balance		387,280									387,280		387,280	
11180	Housing Assistance Payments Equity		387,280									387,280		387,280	
11190	Unit Months Available	35,069	68,118	720	840						3,420	108,167		108,167	
11210	Unit Months Leased	34,408	67,582	664	690						3,200	106,544		106,544	
11270	Excess Cash	3,458,714	-	-	-	-	-	-	-	-	-	3,458,714	-	3,458,714	
11610	Land Purchases	-													
11620	Building Purchases	2,395,208										2,395,208		2,395,208	
11630	Furniture & Equipment-Dwelling Purchases	-													
11640	Furniture & Equipment-Administrative Purchases	-													
11650	Leasehold Improvements Purchases	-													
11660	Infrastructure Purchases	-													
13510	CFFP Debt Service Payments	496,490										496,490		496,490	
13901	Replacement Housing Factor Funds	-													

**LOW-INCOME PUBLIC HOUSING
FINANCIAL DATA SCHEDULE**

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	123,296	451,699	43,084		377,644	99,553		87,468	41,515	16,555	57,398	328,610
112	Cash - restricted-modernization and development												
113	Cash - other restricted												
114	Cash - tenant security deposits	44,532	51,601			51,841	58,297		12,621			8,420	31,150
115	Cash - Restricted for payment of current liability												
100	Total Cash	167,828	503,300	43,084	-	429,485	157,850	-	100,089	41,515	16,555	65,818	359,760
121	Accounts receivable - PHA projects												
122	Accounts receivable - HUD other projects	121,699	-	-	-	-	446,003	-	-	-	-	-	-
124	Account receivable - other government												
125	Account receivable - miscellaneous	350	599	22,482	-	331	518	-	174,100	-	-	-	-
126	Accounts receivable - tenants	3,146	11,209						3,704			9,234	8,696
126.1	Allowance for doubtful accounts - tenants		(8,170)						(2,881)			(1,393)	
126.2	Allowance for doubtful accounts - other												
127	Notes, Loans, & Mortgages Receivable - Current												
128	Fraud recovery	5,888	1,934			240	924						
128.1	Allowance for doubtful accounts - fraud												
129	Accrued interest receivable												
120	Total receivables, net of allowance for doubtful accounts	131,083	5,572	22,482	-	571	447,445	-	174,923	-	-	7,841	8,696
131	Investments - unrestricted												
132	Investments - restricted												
135	Investments - Restricted for payment of current liability												
142	Prepaid expenses and other assets												
143	Inventories												
143.1	Allowance for obsolete inventories												
144	Inter program - due from	-	-			-	-						
145	Assets held for sale												
150	Total Current Assets	298,911	508,872	65,566	-	430,056	605,295	-	275,012	41,515	16,555	73,659	368,456
161	Land	650,380	113,546		43,655	437,660	337,501		172,373	109,727			283,581
162	Buildings	15,446,080	5,321,638			8,462,834	8,467,758	2,000	11,331,412				17,376,104
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	52,532				14,071	9,156		64,011			7,041	56,801
165	Leasehold improvements												
166	Accumulated depreciation	(12,128,078)	(4,848,927)			(8,960,227)	(8,234,839)	(1,167)	(8,795,750)			(7,041)	(14,431,781)
167	Construction in progress	2,426,555				14,200	711,957		36,950				
168	Infrastructure												
160	Total capital assets, net of accumulated depreciation	7,691,146	1,288,566	-	43,655	846,429	3,030,241	833	3,506,434	109,727	-	-	4,157,716
171	Notes, Loans, & mortgages receivable - Non-current				5,777,314			8,774,231		9,848,996			
172	Notes, Loans, & mortgages receivable - Non-current - past due												
173	Grants receivable - Non-current												
174	Other assets												
176-010	Investment in Joint venture - Not For Profit												
176-020	Investment in Joint venture - Partnership												
176-030	Investment in Joint venture - Joint Venture												
176-040	Investment in Joint venture - Tax Credit												
176-050	Investment in Joint venture - Other												
176	Investment in joint venture												
180	Total Non-current Assets	7,691,146	1,288,566	-	5,820,969	846,429	3,030,241	8,775,064	3,506,434	9,958,723	-	-	4,157,716
190	Total Assets	7,990,057	1,797,438	65,566	5,820,969	1,276,485	3,635,536	8,775,064	3,781,446	10,000,238	16,555	73,659	4,526,172

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	7,256	15,194			30,682	8,270		3,702			2,076	12,073
313	Accounts payable > 90 days past due												
321	Accrued wage/payroll taxes payable												
322	Accrued compensated absences - current portion	6,061	1,998			3,252	8,959		221			493	2,535
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	44,532	51,601			51,841	58,297		12,621			8,420	31,150
342	Unearned Revenue	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds	34,101	18,721			22,662	142,869		17,735				2,262
344	Current portion of long-term debt - operating borrowings									30,845			
345	Other current liabilities	7,962	4,991	1,785	1,602	5,699	4,623	4,030	4,492	2,034	1,817	1,676	5,614
346	Accrued liabilities - other												
347	Inter program - due to				122,489			24,171					
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	99,912	92,505	1,785	124,091	114,136	223,018	28,201	38,771	32,879	1,817	12,665	53,634
351	Capital Projects/ Mortgage Revenue Bonds	70,604	31,026			42,219	269,348		34,788				61,799
352	Long-term debt, net of current - operating borrowings									246,761			
353	Non-current liabilities - other												
354	Accrued compensated absences- Non-current	24,244	7,991			13,007	35,835		885			1,973	10,142
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities												
357	Accrued Pension and OPEB Liability												
350	Total Non-Current Liabilities	94,848	39,017			55,226	305,183		35,673	246,761		1,973	71,941
300	Total Liabilities	194,760	131,522	1,785	124,091	169,362	528,201	28,201	74,444	279,640	1,817	14,638	125,575
508.1	Net investment in capital assets	7,586,441	1,238,819		43,655	781,548	2,618,024	833	3,453,911	109,727			4,093,655
511.1	Restricted Net Position	-	-		5,777,314	-	-	8,774,231	-	9,848,996			-
512.1	Unrestricted Net Position	208,856	427,097	63,781	(124,091)	325,575	489,311	(28,201)	253,091	(238,125)	14,738	59,021	306,942
513	Total Equity/Net Position	7,795,297	1,665,916	63,781	5,696,878	1,107,123	3,107,335	8,746,863	3,707,002	9,720,598	14,738	59,021	4,400,597
600	Total Liabilities and Equity/Net Position	7,990,057	1,797,438	65,566	5,820,969	1,276,485	3,635,536	8,775,064	3,781,446	10,000,238	16,555	73,659	4,526,172

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	324,990	280,269	69,593	5,474		236,833		129,565	769,396	157,950	147,159	
112	Cash - restricted-modernization and development												
113	Cash - other restricted								71,508				
114	Cash - tenant security deposits	49,485					45,934	31,083	-	52,587	15,863		14,531
115	Cash - Restricted for payment of current liability							140					
100	Total Cash	374,475	280,269	69,593	5,474	-	282,767	31,223	201,073	821,983	173,813	147,159	14,531
121	Accounts receivable - PHA projects												
122	Accounts receivable - HUD other projects	115,142	-	-	-	-	-	548,481	-	-	-	-	-
124	Account receivable - other government												
125	Account receivable - miscellaneous	75	-	-	-	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants	12,734					19,360	14,404		23,664	3,078		20,657
126.1	Allowance for doubtful accounts - tenants	(6,253)					(13,557)	(1,909)		(6,615)	(1,418)		(9,069)
126.2	Allowance for doubtful accounts - other												
127	Notes, Loans, & Mortgages Receivable - Current												
128	Fraud recovery	-					5,807						
128.1	Allowance for doubtful accounts - fraud												
129	Accrued interest receivable												
120	Total receivables, net of allowance for doubtful accounts	121,698	-	-	-	-	11,610	560,976	-	17,049	1,660	-	11,588
131	Investments - unrestricted												
132	Investments - restricted												
135	Investments - Restricted for payment of current liability												
142	Prepaid expenses and other assets												
143	Inventories												
143.1	Allowance for obsolete inventories												
144	Inter program - due from												
145	Assets held for sale												
150	Total Current Assets	496,173	280,269	69,593	5,474	-	294,377	592,199	201,073	839,032	175,473	147,159	26,119
161	Land	711,881	115,594	115,590		115,590	601,700	164,355	39,290	309,254	119,666		20,445
162	Buildings	13,017,345					12,000,189	12,275,323		17,267,895	2,862,827		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				76,904	5,471		18,506			48,016
165	Leasehold improvements												
166	Accumulated depreciation	(10,628,561)	(15,411)				(11,658,605)	(10,958,314)		(13,422,843)	(3,464,969)		(119,302)
167	Construction in progress	1,395,912						2,570,542		166,061	190,041		
168	Infrastructure												
160	Total capital assets, net of accumulated depreciation	6,212,625	117,629	115,590	-	115,590	1,971,238	8,243,858	39,290	5,436,241	996,577	-	316,303
171	Notes, Loans, & mortgages receivable - Non-current	-	1,417,248	2,142,737	3,150,638	2,728,549	-	-	1,758,767	-	-	3,301,865	-
172	Notes, Loans, & mortgages receivable - Non-current - past due	-	-	-	-	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current	-	-	-	-	-	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-	-	-	-	-	-	-
176-010	Investment in Joint venture - Not For Profit												
176-020	Investment in Joint venture - Partnership												
176-030	Investment in Joint venture - Joint Venture												
176-040	Investment in Joint venture - Tax Credit												
176-050	Investment in Joint venture - Other												
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-current Assets	6,212,625	1,534,877	2,258,327	3,150,638	2,844,139	1,971,238	8,243,858	1,798,057	5,436,241	996,577	3,301,865	316,303
190	Total Assets	6,708,798	1,815,146	2,327,920	3,156,112	2,844,139	2,265,615	8,836,057	1,999,130	6,275,273	1,172,050	3,449,024	342,422

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	14,534					31,041	15,078		17,304	679		9,500
313	Accounts payable > 90 days past due												
321	Accrued wage/payroll taxes payable												
322	Accrued compensated absences - current portion	1,434					3,616	4,635		3,167	943		2,273
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	49,485					45,934	31,083		52,587	15,863		14,531
342	Unearned Revenue	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds	43,353					45,504	548,814		31,116	93,024		
344	Current portion of long-term debt - operating borrowings								35,000				
345	Other current liabilities	3,619	8,986	1,800	2,013	1,676	9,232	32,326	3,362	9,209	2,833	2,298	1,645
346	Accrued liabilities - other												
347	Inter program - due to					30,448		784,466					192,070
348	Loan liability - current												
310	Total Current Liabilities	112,425	8,986	1,800	2,013	32,124	135,327	1,416,402	38,362	113,383	113,342	2,298	220,019
351	Capital Projects/ Mortgage Revenue Bonds	81,303					212,317	983,240		71,967	216,045		
352	Long-term debt, net of current - operating borrowings								180,000				
353	Non-current liabilities - other												
354	Accrued compensated absences- Non-current	5,736					14,465	18,538		12,666	3,774		9,091
355	Loan liability - Non-current												
356	FASB 5 Liabilities												
357	Accrued Pension and OPEB Liability												
350	Total Non-Current Liabilities	87,039					226,782	1,001,778	180,000	84,633	219,819		9,091
300	Total Liabilities	199,464	8,986	1,800	2,013	32,124	362,109	2,418,180	218,362	198,016	333,161	2,298	229,110
508.1	Net investment in capital assets	6,087,969	117,629	115,590		115,590	1,713,417	6,711,804	39,290	5,333,158	687,508		316,303
511.1	Restricted Net Position		1,417,248	2,142,737	3,150,638	2,728,549		140	1,830,275			3,301,865	
512.1	Unrestricted Net Position	421,365	271,283	67,793	3,461	(32,124)	190,089	(294,067)	(88,797)	744,099	151,381	144,861	(202,991)
513	Total Equity/Net Position	6,509,334	1,806,160	2,326,120	3,154,099	2,812,015	1,903,506	6,417,877	1,780,768	6,077,257	838,889	3,446,726	113,312
600	Total Liabilities and Equity/Net Position	6,708,798	1,815,146	2,327,920	3,156,112	2,844,139	2,265,615	8,836,057	1,999,130	6,275,273	1,172,050	3,449,024	342,422

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			4,924	15,161	288,509	316,258	131,041	20,733	24,361	27,859		635,790
112	Cash - restricted-modernization and development												
113	Cash - other restricted				2,281			529	522,772				
114	Cash - tenant security deposits												
115	Cash - Restricted for payment of current liability												
100	Total Cash	-	-	4,924	17,442	288,509	316,258	131,570	543,505	24,361	27,859	-	635,790
121	Accounts receivable - PHA projects												
122	Accounts receivable - HUD other projects												
124	Account receivable - other government												
125	Account receivable - miscellaneous												
126	Accounts receivable - tenants												
126.1	Allowance for doubtful accounts - tenants												
126.2	Allowance for doubtful accounts - other												
127	Notes, Loans, & Mortgages Receivable - Current												
128	Fraud recovery												
128.1	Allowance for doubtful accounts - fraud												
129	Accrued interest receivable												
120	Total receivables, net of allowance for doubtful accounts	-	-	-	-	-	-	-	-	-	-	-	-
131	Investments - unrestricted												
132	Investments - restricted												
135	Investments - Restricted for payment of current liability												
142	Prepaid expenses and other assets												
143	Inventories												
143.1	Allowance for obsolete inventories												
144	Inter program - due from												
145	Assets held for sale												
150	Total Current Assets	-	-	4,924	17,442	288,509	316,258	131,570	543,505	24,361	27,859	-	635,790
161	Land	59,251				190,000	189,691	150,000	149,347				-
162	Buildings												-
163	Furniture, equipment and machinery - dwellings												-
164	Furniture, equipment and machinery - administration												-
165	Leasehold improvements												-
166	Accumulated depreciation					(1,149,658)	(173,872)						-
167	Construction in progress												-
168	Infrastructure					3,193,495	482,977						-
160	Total capital assets, net of accumulated depreciation	59,251	-	-	-	2,233,837	498,796	150,000	149,347	-	-	-	-
171	Notes, Loans, & mortgages receivable - Non-current	3,268,009			1,441,191	8,871,545	3,975,931	1,815,094	1,939,511	218,964	415,387		2,240,674
172	Notes, Loans, & mortgages receivable - Non-current - past due												-
173	Grants receivable - Non-current												-
174	Other assets												-
176-010	Investment in Joint venture - Not For Profit												-
176-020	Investment in Joint venture - Partnership												-
176-030	Investment in Joint venture - Joint Venture												-
176-040	Investment in Joint venture - Tax Credit												-
176-050	Investment in Joint venture - Other												-
176	Investment in joint venture												-
180	Total Non-current Assets	3,327,260	-	-	1,441,191	11,105,382	4,474,727	1,965,094	2,088,858	218,964	415,387	-	2,240,674
190	Total Assets	3,327,260	-	4,924	1,458,633	11,393,891	4,790,985	2,096,664	2,632,363	243,325	443,246	-	2,876,464

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												
313	Accounts payable > 90 days past due												
321	Accrued wage/payroll taxes payable												
322	Accrued compensated absences - current portion												
324	Accrued contingency liability												
325	Accrued interest payable												
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects												
333	Accounts payable - other government												
341	Tenant security deposits												
342	Unearned Revenue	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	-	-	-	-	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings												98,896
345	Other current liabilities	1,140				3,583	1,940						2,145
346	Accrued liabilities - other												
347	Inter program - due to	9,831	13,268									17,553	
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	10,971	13,268	-	-	3,583	1,940	-	-	-	-	17,553	101,041
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-	-	-	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings												791,167
353	Non-current liabilities - other												
354	Accrued compensated absences- Non-current	-	-	-	-	-	-	-	-	-	-	-	-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities												
357	Accrued Pension and OPEB Liability												
350	Total Non-Current Liabilities	-	-	-	-	-	-	-	-	-	-	-	791,167
300	Total Liabilities	10,971	13,268	-	-	3,583	1,940	-	-	-	-	17,553	892,208
508.1	Net investment in capital assets	59,251	-	-	-	2,233,837	498,796	150,000	149,347	-	-	-	-
511.1	Restricted Net Position	3,268,009	-	-	1,443,472	8,871,545	3,975,931	1,815,623	2,462,283	218,964	415,387	-	2,240,674
512.1	Unrestricted Net Position	(10,971)	(13,268)	4,924	15,161	284,926	314,318	131,041	20,733	24,361	27,859	(17,553)	(256,418)
513	Total Equity/Net Position	3,316,289	(13,268)	4,924	1,458,633	11,390,308	4,789,045	2,096,664	2,632,363	243,325	443,246	(17,553)	1,984,256
600	Total Liabilities and Equity/Net Position	3,327,260	-	4,924	1,458,633	11,393,891	4,790,985	2,096,664	2,632,363	243,325	443,246	-	2,876,464

Public Housing Balance Sheet												
Line Item No.	Description	AMP 815	AMP 817	AMP 818	AMP 820	AMP 821	AMP 822	AMP 823	AMP 824	Total AMPS	COCC	Total Public Housing
111	Cash - unrestricted	223,209	22,198	23,609	15,990	3,510	25,887	90,922	217,236	5,835,248	484,015	6,319,263
112	Cash - restricted-modernization and development											
113	Cash - other restricted									597,090	523	597,613
114	Cash - tenant security deposits				1,780			8,924		478,649		478,649
115	Cash - Restricted for payment of current liability									140		140
100	Total Cash	223,209	22,198	23,609	17,770	3,510	25,887	99,846	217,236	6,911,127	484,538	7,395,665
121	Accounts receivable - PHA projects											
122	Accounts receivable - HUD other projects									1,231,325		1,231,325
124	Account receivable - other government											
125	Account receivable - miscellaneous							32,278		230,733	64,484	295,217
126	Accounts receivable - tenants				539			2,036		132,461		132,461
126.1	Allowance for doubtful accounts - tenants									(51,265)		(51,265)
126.2	Allowance for doubtful accounts - other											
127	Notes, Loans, & Mortgages Receivable - Current											
128	Fraud recovery									14,793		14,793
128.1	Allowance for doubtful accounts - fraud											
129	Accrued interest receivable											
120	Total receivables, net of allowance for doubtful accounts	-	-	-	539	-	-	34,314	-	1,558,047	64,484	1,622,531
131	Investments - unrestricted										527,362	527,362
132	Investments - restricted										153,806	153,806
135	Investments - Restricted for payment of current liability											
142	Prepaid expenses and other assets										274,722	274,722
143	Inventories											
143.1	Allowance for obsolete inventories											
144	Inter program - due from										1,334,932	1,334,932
145	Assets held for sale											
150	Total Current Assets	223,209	22,198	23,609	18,309	3,510	25,887	134,160	217,236	8,469,174	2,839,844	11,309,018
161	Land							165,362		5,365,439	7,499	5,372,938
162	Buildings				248,000			2,030,651		126,477,200	6,068,936	132,546,136
163	Furniture, equipment and machinery - dwellings									15,339,568		15,339,568
164	Furniture, equipment and machinery - administration							19,093		422,473	1,085,588	1,508,061
165	Leasehold improvements											
166	Accumulated depreciation				(59,520)			(353,602)		(109,412,467)	(5,331,246)	(114,743,713)
167	Construction in progress									7,512,218		7,512,218
168	Infrastructure									3,676,472		3,676,472
160	Total capital assets, net of accumulated depreciation	-	-	-	188,480	-	-	1,861,504	-	49,380,903	1,830,777	51,211,680
171	Notes, Loans, & mortgages receivable - Non-current	6,052,034	1,099,307	647,349		1,037,106			3,466,961	75,389,408	71,000	75,460,408
172	Notes, Loans, & mortgages receivable - Non-current - past due											
173	Grants receivable - Non-current											
174	Other assets											
176-010	Investment in Joint venture - Not For Profit											
176-020	Investment in Joint venture - Partnership											
176-030	Investment in Joint venture - Joint Venture											
176-040	Investment in Joint venture - Tax Credit											
176-050	Investment in Joint venture - Other											
176	Investment in joint venture											
180	Total Non-current Assets	6,052,034	1,099,307	647,349	188,480	1,037,106	-	1,861,504	3,466,961	124,770,311	1,901,777	126,672,088
190	Total Assets	6,275,243	1,121,505	670,958	206,789	1,040,616	25,887	1,995,664	3,684,197	133,239,485	4,741,621	137,981,106

Public Housing Balance Sheet												
Line Item No.	Description	AMP 815	AMP 817	AMP 818	AMP 820	AMP 821	AMP 822	AMP 823	AMP 824	Total AMPS	COCC	Total Public Housing
311	Bank overdraft											
312	Accounts payable <= 90 days				7			7,926		175,322	920,705	1,096,027
313	Accounts payable > 90 days past due											
321	Accrued wages/payroll taxes payable										206,898	206,898
322	Accrued compensated absences - current portion									39,587	103,663	143,250
324	Accrued contingency liability											
325	Accrued interest payable											
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects											
333	Accounts payable - other government										10,413	10,413
341	Tenant security deposits				1,780			8,924		478,649		478,649
342	Unearned Revenue	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of LTD- capital projects/mortgage revenue bonds									1,000,161	178	1,000,339
344	Current portion of long-term debt - operating borrowings	100,000								264,741		264,741
345	Other current liabilities	2,550			315	6,079	180	32,350	615	176,221	207,309	383,530
346	Accrued liabilities - other									1,229		1,229
347	Inter program - due to									1,194,296		1,194,296
348	Loan liability - current											
310	Total Current Liabilities	102,550	-	-	2,102	6,079	180	50,429	615	3,330,206	1,449,166	4,779,372
351	Capital Projects/ Mortgage Revenue Bonds							1,916,912		3,991,568		3,991,568
352	Long-term debt, net of current - operating borrowings	900,000								2,117,928		2,117,928
353	Non-current liabilities - other										153,735	153,735
354	Accrued compensated absences- Non-current									158,347	414,651	572,998
355	Loan liability - Non-current											
356	FASB 5 Liabilities											
357	Accrued Pension and OPEB Liability											
350	Total Non-Current Liabilities	900,000	-	-	-	-	-	1,916,912	-	6,267,843	568,386	6,836,229
300	Total Liabilities	1,002,550	-	-	2,102	6,079	180	1,967,341	615	9,598,049	2,017,552	11,615,601
508.1	Net investment in capital assets				188,480			(55,408)		44,389,174	1,830,599	46,219,773
511.1	Restricted Net Position	6,052,034	1,099,307	647,349		1,037,106			3,466,961	75,986,638	71,523	76,058,161
512.1	Unrestricted Net Position	(779,341)	22,198	23,609	16,207	(2,569)	25,707	83,731	216,621	3,265,624	821,947	4,087,571
513	Total Equity/Net Position	5,272,693	1,121,505	670,958	204,687	1,034,537	25,707	28,323	3,683,582	123,641,436	2,724,069	126,365,505
600	Total Liabilities and Equity/Net Position	6,275,243	1,121,505	670,958	206,789	1,040,616	25,887	1,995,664	3,684,197	133,239,485	4,741,621	137,981,106

Public Housing Income Statement			101			102			103			201			202			203		
Line Item No.	Description	Total AMP 101	Operating Fund Program	Capital Fund Program	Total AMP 102	Operating Fund Program	Capital Fund Program	Total AMP 103	Operating Fund Program	Capital Fund Program	Total AMP 201	Operating Fund Program	Capital Fund Program	Total AMP 202	Operating Fund Program	Capital Fund Program	Total AMP 203	Operating Fund Program	Capital Fund Program	
70300	Net tenant rental revenue	530,058	530,058		541,525	541,525		-	-		-	-		653,750	653,750		785,398	785,398		
70400	Tenant revenue - other	25,248	25,248		377	377		-	-		-	-		-	-		30	30		
70500	Total Tenant Revenue	555,306	555,306	-	541,902	541,902	-	-	-	-	-	-	-	653,750	653,750	-	785,428	785,428	-	
70600-010	Housing assistance payments																			
70600-020	Ongoing administrative fees earned																			
70600	HUD PHA operating grants	1,008,640	1,007,932	708	794,085	794,085		40,544	40,544		140,180	140,180		317,668	317,668	-	613,506	496,007	117,499	
70610	Capital grants	550,672		550,672	-		-	-			-			14,200		14,200	711,957		711,957	
70710	Management Fee																			
70720	Asset Management Fee																			
70730	Book-Keeping Fee																			
70740	Front Line Service Fee																			
70750	Other Fees																			
70700	Total Fee Revenue																			
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	267,239	267,239	-	-	-	-	-	-	-	
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71500	Other revenue	20,592	20,592		30,015	30,015		12,015	12,015		-	-		55,981	55,981		55,941	55,941		
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70000	Total Revenue	2,135,210	1,583,830	551,380	1,366,002	1,366,002	-	52,559	52,559	-	407,419	407,419	-	1,041,599	1,027,399	14,200	2,166,832	1,337,376	829,456	
91100	Administrative salaries	80,567	80,567		54,847	54,847		-	-		-	-		25,784	25,784		64,931	64,931		
91200	Auditing fees	5,457	5,457		5,914	5,914		-	-		-	-		5,143	5,143		5,857	5,857		
91300	Management Fee	137,169	137,169	-	146,458	146,458		-	-		-	-		128,590	128,590		146,518	146,518		
91310	Book-Keeping Fee	17,276	17,276		18,442	18,442		-	-		-	-		16,192	16,192		18,450	18,450		
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91500	Employee benefit contributions - administrative	31,720	31,720		19,879	19,879		-	-		-	-		12,767	12,767		27,353	27,353		
91600	Office Expenses	11,981	11,981		15,194	15,194		-	-		-	-		9,188	9,188		10,858	10,858		
91700	Legal Expense	19,026	19,026		8,503	8,503		-	-		-	-		521	521		141	141		
91800	Travel	1,313	1,313		1,796	1,796		-	-		-	-		719	719		2,175	2,175		
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91900	Other	17,848	17,848		8,542	8,542		-	-		-	-		18,933	18,933		132,719	132,719		
91000	Total Operating-Administrative	322,357	322,357	-	279,575	279,575	-	-	-	-	-	-	-	217,837	217,837	-	409,002	409,002	-	
92000	Asset Management Fee	23,040	23,040		24,720	24,720		-	-		-	-		21,600	21,600		24,600	24,600		
92100	Tenant services - salaries	9,111	9,111		-	-		-	-		-	-		-	-		-	-	-	
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92300	Employee benefit contributions - tenant services	705	705		-	-		-	-		-	-		-	-		-	-	-	
92400	Tenant services - other	1,205	1,205		-	-		-	-		24	24		434	434		5,524	5,524		
92500	Total Tenant Services	11,021	11,021	-	-	-	-	-	-	-	24	24	-	434	434	-	5,524	5,524	-	
93100	Water	78,164	78,164		49,908	49,908		-	-		-	-		20,533	20,533		22,911	22,911		
93200	Electricity	157,078	157,078		135,056	135,056		-	-		-	-		147,625	147,625		142,625	142,625		
93300	Gas	56,156	56,156		71,747	71,747		-	-		-	-		26,074	26,074		41,388	41,388		
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93600	Sewer	74,913	74,913		87,011	87,011		-	-		-	-		22,154	22,154		53,227	53,227		
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93750	HAP Portability-in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93000	Total Utilities	366,311	366,311	-	343,722	343,722	-	-	-	-	-	-	-	216,386	216,386	-	260,151	260,151	-	
94100	Ordinary maintenance and operations - labor	112,987	112,987		98,961	98,961		-	-		-	-		29,554	29,554		101,978	101,978		
94200	Ordinary maintenance and operations - materials and other	121,537	121,537		39,368	39,368		-	-		-	-		37,092	37,092		12,435	12,435		
94300	Ordinary maintenance and operations contracts	387,839	387,839		327,732	327,732		-	-		-	-		283,724	283,724		302,600	302,600		
94500	Employee benefit contribution - ordinary maintenance	54,236	54,236		34,595	34,595		-	-		-	-		10,104	10,104		34,294	34,294		
94000	Total Maintenance	676,659	676,659	-	500,656	500,656	-	-	-	-	-	-	-	360,474	360,474	-	451,307	451,307	-	
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95200	Protective services - other contract costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Public Housing Income Statement			101			102			103			201			202			203		
Line Item No.	Description	Total AMP 101	Operating Fund Program	Capital Fund Program	Total AMP 102	Operating Fund Program	Capital Fund Program	Total AMP 103	Operating Fund Program	Capital Fund Program	Total AMP 201	Operating Fund Program	Capital Fund Program	Total AMP 202	Operating Fund Program	Capital Fund Program	Total AMP 203	Operating Fund Program	Capital Fund Program	
96110	Property Insurance	51,825	51,825	-	32,991	32,991	-	-	-	-	-	-	-	19,780	19,780	-	26,148	26,148	-	
96120	Liability Insurance	9,006	9,006	-	8,523	8,523	-	-	-	-	-	-	-	7,243	7,243	-	8,250	8,250	-	
96130	Workmen's Compensation	20,354	20,354	-	8,630	8,630	-	-	-	-	-	-	-	5,424	5,424	-	6,277	6,277	-	
96140	All other Insurance	4,797	4,797	-	1,494	1,494	-	-	-	-	-	-	-	1,295	1,295	-	1,267	1,267	-	
96100	Total Insurance Premiums	85,982	85,982	-	51,638	51,638	-	-	-	-	-	-	-	33,742	33,742	-	41,942	41,942	-	
96200	Other general expenses	1,162	1,162	-	839	839	-	40,544	40,544	-	280,307	280,307	-	805	805	-	1,361	1,361	-	
96210	Compensated absences	796	796	-	16,790	16,790	-	-	-	-	-	-	-	14,783	14,783	-	2,565	2,565	-	
96300	Payments in lieu of Taxes	11,200	11,200	-	25,983	25,983	-	-	-	-	-	-	-	46,940	46,940	-	52,070	52,070	-	
96400	Bad debt - tenant rents	26,011	26,011	-	-	-	-	-	-	-	-	-	-	2,233	2,233	-	1,740	1,740	-	
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96000	Total Other General Expenses	39,169	39,169	-	43,612	43,612	-	40,544	40,544	-	280,307	280,307	-	64,761	64,761	-	57,736	57,736	-	
96710	Interest of Mortgage (or Bonds) Payable	708	-	708	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96720	Interest on Notes Payable (Short and Long Term)	2,393	2,393	-	1,384	1,384	-	-	-	-	-	-	-	1,671	1,671	-	10,478	10,478	-	
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96700	Interest Expense and Amortization Cost	3,101	2,393	708	1,384	1,384	-	-	-	-	-	-	-	1,671	1,671	-	10,478	10,478	-	
96900	Total Operating Expenses	1,527,640	1,526,932	708	1,245,307	1,245,307	-	40,544	40,544	-	280,331	280,331	-	916,905	916,905	-	1,260,740	1,260,740	-	
97000	Excess Revenue Over Operating Expenses	607,570	56,898	550,672	120,695	120,695	-	12,015	12,015	-	127,088	127,088	-	124,694	110,494	14,200	906,092	76,636	829,456	
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	3,439	3,439	-	-	-	-	
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97350	Port In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97400	Depreciation expense	426,840	426,840	-	168,870	168,870	-	-	-	-	-	-	-	44,968	44,968	-	254,382	254,382	-	
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
90000	Total Expenses	1,954,480	1,953,772	708	1,414,177	1,414,177	-	40,544	40,544	-	280,331	280,331	-	965,312	965,312	-	1,515,122	1,515,122	-	
10010	Operating transfer in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	117,499	117,499	-	
10020	Operating transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(117,499)	(117,499)	(117,499)	
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	(100,000)	(100,000)	-	-	-	-	-	-	-	-	-	-	
10100	Total Other Financing Sources (Uses)	-	-	-	-	-	-	(100,000)	(100,000)	-	-	-	-	-	-	-	-	-	117,499	
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	180,730	(369,942)	550,672	(48,175)	(48,175)	-	(87,985)	(87,985)	-	127,088	127,088	-	76,287	62,087	14,200	651,710	(60,247)	711,957	
11020	Required Annual Debt Principal Payments	34,103	32,515	1,588	18,721	18,721	-	-	-	-	-	-	-	22,662	22,662	-	142,869	142,869	-	
11030	Beginning equity	7,614,567	3,416,943	4,197,624	1,714,091	1,714,091	-	151,766	151,766	-	5,569,790	5,569,790	-	1,030,836	1,030,836	-	2,455,625	2,455,625	-	
11040-010	Equity Transfers - Three Rivers to Comp Unit	-	2,319,411	(2,319,411)	-	35,345	(35,345)	-	-	-	-	-	-	-	-	-	-	-	-	
11040-020	Equity Transfers - To AMPs for Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-030	Equity Transfers - Mixed Finance Non-9999 Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-040	Equity Transfers - COCC to AMPs to fund AMP deficit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040	Prior period adjustments, equity transfers, and correction of errors	-	2,319,411	(2,319,411)	-	35,345	(35,345)	-	-	-	-	-	-	-	-	-	-	-	-	
11190	Unit Months Available	2,267	2,267	-	2,458	2,458	-	477	477	-	431	431	-	2,075	2,075	-	2,382	2,382	-	
11210	Unit Months Leased	2,226	2,226	-	2,376	2,376	-	470	470	-	426	426	-	2,026	2,026	-	2,362	2,362	-	
11270	Excess Cash	71,755	71,755	-	312,592	312,592	-	63,781	63,781	-	(124,091)	(124,091)	-	239,512	239,512	-	277,216	277,216	-	
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11620	Building Purchases	549,084	-	549,084	-	-	-	-	-	-	-	-	-	14,200	-	14,200	711,957	-	711,957	
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
13510	CFEP Debt Service Payments	2,296	-	2,296	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Public Housing Income Statement			301			302			303			304			305			401		
Line Item No.	Description	Total AMP 301	Operating Fund Program	Capital Fund Program	Total AMP 302	Operating Fund Program	Capital Fund Program	Total AMP 303	Operating Fund Program	Capital Fund Program	Total AMP 304	Operating Fund Program	Capital Fund Program	Total AMP 305	Operating Fund Program	Capital Fund Program	Total AMP 401	Operating Fund Program	Capital Fund Program	
70300	Net tenant rental revenue	-	-	-	172,295	172,295	-	-	-	-	-	-	-	109,446	109,446	-	466,684	466,684	-	
70400	Tenant revenue - other	-	-	-	-	-	-	-	-	-	-	-	-	5,769	5,769	-	10,056	10,056	-	
70500	Total Tenant Revenue	-	-	-	172,295	172,295	-	-	-	-	-	-	-	115,215	115,215	-	476,740	476,740	-	
70600-010	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70600-020	Ongoing administrative fees earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70600	HUD PHA operating grants	764,367	764,367	-	243,531	243,531	-	299,133	278,837	20,296	-	-	-	206,911	206,911	-	837,895	837,895	-	
70610	Capital grants	-	-	-	36,950	36,950	-	30,845	-	30,845	-	-	-	-	-	-	-	-	-	
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71200	Mortgage interest income	-	-	-	-	-	-	211,715	211,715	-	-	-	-	-	-	-	-	-	-	
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71500	Other revenue	-	-	-	10,202	10,202	-	-	-	-	-	-	-	3,129	3,129	-	42,709	42,709	-	
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70000	Total Revenue	764,367	764,367	-	462,978	426,028	36,950	541,693	490,552	51,141	-	-	-	325,255	325,255	-	1,357,344	1,357,344	-	
91100	Administrative salaries	-	-	-	16,872	16,872	-	-	-	-	-	-	-	13,594	13,594	-	59,282	59,282	-	
91200	Auditing fees	-	-	-	1,714	1,714	-	-	-	-	-	-	-	1,228	1,228	-	4,343	4,343	-	
91300	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	107,148	107,148	-	
91310	Book-Keeping Fee	-	-	-	5,400	5,400	-	-	-	-	-	-	-	3,322	3,322	-	13,492	13,492	-	
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91500	Employee benefit contributions - administrative	-	-	-	5,538	5,538	-	3,126	3,126	-	-	-	-	3,126	3,126	-	24,753	24,753	-	
91600	Office Expenses	-	-	-	3,341	3,341	-	-	-	-	-	-	-	3,023	3,023	-	10,568	10,568	-	
91700	Legal Expense	-	-	-	3,550	3,550	-	-	-	-	-	-	-	2,936	2,936	-	12,937	12,937	-	
91800	Travel	-	-	-	56	56	-	-	-	-	-	-	-	242	242	-	1,217	1,217	-	
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91900	Other	-	-	-	9,292	9,292	-	-	-	-	-	-	-	4,359	4,359	-	12,495	12,495	-	
91000	Total Operating-Administrative	-	-	-	45,763	45,763	-	31,830	31,830	-	-	-	-	31,830	31,830	-	246,235	246,235	-	
92000	Asset Management Fee	-	-	-	7,200	7,200	-	-	-	-	-	-	-	4,440	4,440	-	18,000	18,000	-	
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92400	Tenant services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	240	240	-	
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	240	240	-	
93100	Water	-	-	-	6,786	6,786	-	-	-	-	-	-	-	18,777	18,777	-	100,838	100,838	-	
93200	Electricity	-	-	-	31,360	31,360	-	-	-	-	-	-	-	38,132	38,132	-	116,638	116,638	-	
93300	Gas	-	-	-	33,497	33,497	-	-	-	-	-	-	-	27,470	27,470	-	82,127	82,127	-	
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93600	Sewer	-	-	-	18,117	18,117	-	-	-	-	-	-	-	44,327	44,327	-	182,492	182,492	-	
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93750	HAP Portability-in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93000	Total Utilities	-	-	-	89,760	89,760	-	-	-	-	-	-	-	128,706	128,706	-	482,095	482,095	-	
94100	Ordinary maintenance and operations - labor	-	-	-	33,180	33,180	-	-	-	-	-	-	-	28,532	28,532	-	95,860	95,860	-	
94200	Ordinary maintenance and operations - materials and other	-	-	-	21,895	21,895	-	-	-	-	-	-	-	30,209	30,209	-	75,746	75,746	-	
94300	Ordinary maintenance and operations contracts	-	-	-	106,261	106,261	-	-	-	-	-	-	-	112,430	112,430	-	304,706	304,706	-	
94500	Employee benefit contribution - ordinary maintenance	-	-	-	15,476	15,476	-	-	-	-	-	-	-	6,854	6,854	-	39,940	39,940	-	
94000	Total Maintenance	-	-	-	176,812	176,812	-	-	-	-	-	-	-	178,025	178,025	-	516,252	516,252	-	
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95200	Protective services - other contract costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Public Housing Income Statement			301			302			303			304			305			401		
Line Item No.	Description	Total AMP 301	Operating Fund Program	Capital Fund Program	Total AMP 302	Operating Fund Program	Capital Fund Program	Total AMP 303	Operating Fund Program	Capital Fund Program	Total AMP 304	Operating Fund Program	Capital Fund Program	Total AMP 305	Operating Fund Program	Capital Fund Program	Total AMP 401	Operating Fund Program	Capital Fund Program	
96110	Property Insurance	-	-	-	6,044	6,044	-	-	-	-	-	-	-	20,465	20,465	-	46,063	46,063	-	
96120	Liability Insurance	-	-	-	2,416	2,416	-	-	-	-	-	-	-	1,784	1,784	-	6,608	6,608	-	
96130	Workmen's Compensation	-	-	-	7,445	7,445	-	-	-	-	-	-	-	1,288	1,288	-	5,904	5,904	-	
96140	All other Insurance	-	-	-	2,509	2,509	-	-	-	-	-	-	-	39,073	39,073	-	1,118	1,118	-	
96100	Total Insurance Premiums	-	-	-	18,414	18,414	-	-	-	-	-	-	-	62,610	62,610	-	59,693	59,693	-	
96200	Other general expenses	827,890	827,890	-	-	-	-	304,123	304,123	-	-	-	-	-	-	-	347	347	-	
96210	Compensated absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96300	Payments in lieu of Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,800	10,800	-	
96400	Bad debt - tenant rents	-	-	-	2,515	2,515	-	-	-	-	-	-	-	2,494	2,494	-	2,602	2,602	-	
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96000	Total Other General Expenses	827,890	827,890	-	2,515	2,515	-	304,123	304,123	-	-	-	-	2,494	2,494	-	13,749	13,749	-	
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	20,296	-	20,296	-	-	-	-	-	-	-	-	-	
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	1,303	1,303	-	-	-	-	-	-	-	-	-	-	1,669	1,669	-	
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96700	Interest Expense and Amortization Cost	-	-	-	1,303	1,303	-	20,296	-	20,296	-	-	-	-	-	-	1,669	1,669	-	
96900	Total Operating Expenses	827,890	827,890	-	341,767	341,767	-	324,419	304,123	20,296	-	-	-	408,105	408,105	-	1,337,933	1,337,933	-	
97000	Excess Revenue Over Operating Expenses	(63,523)	(63,523)	-	121,211	84,261	36,950	217,274	186,429	30,845	-	-	-	(82,850)	(82,850)	-	19,411	19,411	-	
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,340	17,340	-	
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97350	Port In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97400	Depreciation expense	167	167	-	405,968	405,968	-	-	-	-	-	-	-	1,408	1,408	-	556,077	556,077	-	
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
90000	Total Expenses	828,057	828,057	-	747,735	747,735	-	324,419	304,123	20,296	-	-	-	409,513	409,513	-	1,911,350	1,911,350	-	
10010	Operating transfer in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10020	Operating transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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	-	-	-	120,000	120,000	-	-	-	-	-	-	-	100,000	100,000	-	-	-	-	
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10100	Total Other Financing Sources (Uses)	-	-	-	120,000	120,000	-	-	-	-	-	-	-	100,000	100,000	-	-	-	-	
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(63,690)	(63,690)	-	(164,757)	(201,707)	36,950	217,274	186,429	30,845	-	-	-	15,742	15,742	-	(554,006)	(554,006)	-	
11020	Required Annual Debt Principal Payments	-	-	-	17,735	17,735	-	30,845	-	30,845	-	-	-	-	-	-	22,662	22,662	-	
11030	Beginning equity	8,810,553	8,809,553	1,000	3,871,759	3,871,759	-	9,503,324	9,811,775	(308,451)	14,738	14,738	-	43,279	43,279	-	4,954,603	4,954,603	-	
11040-010	Equity Transfers - Three Rivers to Comp Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-020	Equity Transfers - To AMPs for Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-030	Equity Transfers - Mixed Finance Non-9999 Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-040	Equity Transfers - COCC to AMPs to fund AMP deficit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11190	Unit Months Available	1,607	1,607	-	719	719	-	828	828	-	-	-	-	441	441	-	1,793	1,793	-	
11210	Unit Months Leased	1,552	1,552	-	715	715	-	820	820	-	-	-	-	429	429	-	1,744	1,744	-	
11270	Excess Cash	(28,201)	(28,201)	-	207,761	207,761	-	8,636	8,636	-	14,738	14,738	-	26,986	26,986	-	203,328	203,328	-	
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11620	Building Purchases	-	-	-	36,950	-	36,950	-	-	-	-	-	-	-	-	-	-	-	-	
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12510	CFEP Debt Service Payments	-	-	-	-	-	-	51,141	-	51,141	-	-	-	-	-	-	-	-	-	
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Public Housing Income Statement			403			501			502			503			504			601		
Line Item No.	Description	Total AMP 403	Operating Fund Program	Capital Fund Program	Total AMP 501	Operating Fund Program	Capital Fund Program	Total AMP 502	Operating Fund Program	Capital Fund Program	Total AMP 503	Operating Fund Program	Capital Fund Program	Total AMP 504	Operating Fund Program	Capital Fund Program	Total AMP 601	Operating Fund Program	Capital Fund Program	
70300	Net tenant rental revenue	539,311	539,311	-	-	-	-	-	-	-	-	-	-	-	-	-	503,179	503,179	-	
70400	Tenant revenue - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,796	11,796	-	
70500	Total Tenant Revenue	539,311	539,311	-	-	-	-	-	-	-	-	-	-	-	-	-	514,975	514,975	-	
70600-010	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70600-020	Ongoing administrative fees earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70600	HUD PHA operating grants	383,632	380,109	3,523	262,708	262,708	-	276,773	276,773	-	238,813	238,813	-	204,796	204,796	-	909,004	899,696	9,308	
70610	Capital grants	115,142	-	115,142	-	-	-	-	-	-	-	-	-	-	-	-	20,870	-	20,870	
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71200	Mortgage interest income	-	-	-	76,680	76,680	-	97,945	97,945	-	131,378	131,378	-	124,500	124,500	-	-	-	-	
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71500	Other revenue	31,901	31,901	-	150,000	150,000	-	67,108	67,108	-	-	-	-	-	-	-	37,207	37,207	-	
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70000	Total Revenue	1,069,986	951,321	118,665	489,388	489,388	-	441,826	441,826	-	370,191	370,191	-	329,296	329,296	-	1,482,056	1,451,878	30,178	
91100	Administrative salaries	42,838	42,838	-	-	-	-	-	-	-	-	-	-	-	-	-	77,387	77,387	-	
91200	Auditing fees	4,914	4,914	-	-	-	-	-	-	-	-	-	-	-	-	-	5,771	5,771	-	
91300	Management Fee	121,443	121,443	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91310	Book-Keeping Fee	15,292	15,292	-	-	-	-	-	-	-	-	-	-	-	-	-	17,370	17,370	-	
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91500	Employee benefit contributions - administrative	22,684	22,684	-	-	-	-	-	-	-	-	-	-	-	-	-	40,679	40,679	-	
91600	Office Expenses	14,436	14,436	-	-	-	-	-	-	-	-	-	-	-	-	-	10,910	10,910	-	
91700	Legal Expense	5,311	5,311	-	-	-	-	-	-	-	-	-	-	-	-	-	22,357	22,357	-	
91800	Travel	558	558	-	-	-	-	-	-	-	-	-	-	-	-	-	1,718	1,718	-	
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91900	Other	6,828	6,828	-	-	-	-	-	-	-	-	-	-	-	-	-	15,043	15,043	-	
91000	Total Operating-Administrative	234,304	234,304	-	-	-	-	-	-	-	-	-	-	-	-	-	191,235	191,235	-	
92000	Asset Management Fee	20,400	20,400	-	-	-	-	-	-	-	-	-	-	-	-	-	23,160	23,160	-	
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92400	Tenant services - other	750	750	-	-	-	-	-	-	-	-	-	-	-	-	-	578	578	-	
92500	Total Tenant Services	750	750	-	-	-	-	-	-	-	-	-	-	-	-	-	578	578	-	
93100	Water	53,481	53,481	-	-	-	-	-	-	-	-	-	-	-	-	-	64,848	64,848	-	
93200	Electricity	95,262	95,262	-	-	-	-	-	-	-	-	-	-	-	-	-	101,075	101,075	-	
93300	Gas	23,801	23,801	-	-	-	-	-	-	-	-	-	-	-	-	-	87,269	87,269	-	
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93600	Sewer	76,415	76,415	-	-	-	-	-	-	-	-	-	-	-	-	-	119,598	119,598	-	
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93750	HAP Portability-in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93000	Total Utilities	248,959	248,959	-	-	-	-	-	-	-	-	-	-	-	-	-	372,790	372,790	-	
94100	Ordinary maintenance and operations - labor	93,163	93,163	-	-	-	-	-	-	-	-	-	-	-	-	-	84,124	84,124	-	
94200	Ordinary maintenance and operations - materials and other	5,379	5,379	-	-	-	-	-	-	-	-	-	-	-	-	-	112,499	112,499	-	
94300	Ordinary maintenance and operations contracts	79,455	79,455	-	-	-	-	-	-	-	-	-	-	-	-	-	478,781	478,781	-	
94500	Employee benefit contribution - ordinary maintenance	20,814	20,814	-	-	-	-	-	-	-	-	-	-	-	-	-	21,587	21,587	-	
94000	Total Maintenance	198,811	198,811	-	-	-	-	-	-	-	-	-	-	-	-	-	696,991	696,991	-	
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95200	Protective services - other contract costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Public Housing Income Statement			403			501			502			503			504			601		
Line Item No.	Description	Total AMP 403	Operating Fund Program	Capital Fund Program	Total AMP 501	Operating Fund Program	Capital Fund Program	Total AMP 502	Operating Fund Program	Capital Fund Program	Total AMP 503	Operating Fund Program	Capital Fund Program	Total AMP 504	Operating Fund Program	Capital Fund Program	Total AMP 601	Operating Fund Program	Capital Fund Program	
96110	Property Insurance	21,789	21,789	-	-	-	-	-	-	-	-	-	-	-	-	-	78,788	78,788	-	
96120	Liability Insurance	6,840	6,840	-	-	-	-	-	-	-	-	-	-	-	-	-	9,276	9,276	-	
96130	Workmen's Compensation	7,730	7,730	-	-	-	-	-	-	-	-	-	-	-	-	-	9,303	9,303	-	
96140	All other Insurance	899	899	-	-	-	-	-	-	-	-	-	-	-	-	-	2,582	2,582	-	
96100	Total Insurance Premiums	37,258	37,258	-	-	-	-	-	-	-	-	-	-	-	-	-	99,949	99,949	-	
96200	Other general expenses	1,334	1,334	-	289,262	289,262	-	276,772	276,772	-	257,425	257,425	-	262,360	262,360	-	2,220	2,220	-	
96210	Compensated absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96300	Payments in lieu of Taxes	22,980	22,980	-	-	-	-	-	-	-	-	-	-	-	-	-	17,270	17,270	-	
96400	Bad debt - tenant rents	13,061	13,061	-	-	-	-	-	-	-	-	-	-	-	-	-	18,320	18,320	-	
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96000	Total Other General Expenses	37,375	37,375	-	289,262	289,262	-	276,772	276,772	-	257,425	257,425	-	262,360	262,360	-	37,810	37,810	-	
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,308	-	9,308	
96720	Interest on Notes Payable (Short and Long Term)	3,186	3,186	-	-	-	-	-	-	-	-	-	-	-	-	-	1,816	1,816	-	
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96700	Interest Expense and Amortization Cost	3,186	3,186	-	-	-	-	-	-	-	-	-	-	-	-	-	11,124	1,816	9,308	
96900	Total Operating Expenses	781,043	781,043	-	289,262	289,262	-	276,772	276,772	-	257,425	257,425	-	262,360	262,360	-	1,433,637	1,424,329	9,308	
97000	Excess Revenue Over Operating Expenses	288,943	170,278	118,665	200,126	200,126	-	165,054	165,054	-	112,766	112,766	-	66,936	66,936	-	48,419	27,549	20,870	
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97200	Casualty losses- Non-capitalized	2,450	2,450	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97350	Port In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97400	Depreciation expense	431,750	431,750	-	3,489	3,489	-	-	-	-	-	-	-	-	-	-	534,302	534,302	-	
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
90000	Total Expenses	1,215,243	1,215,243	-	292,751	292,751	-	276,772	276,772	-	257,425	257,425	-	262,360	262,360	-	1,967,939	1,958,631	9,308	
10010	Operating transfer in	3,523	3,523	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10020	Operating transfer out	(3,523)	-	(3,523)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10100	Total Other Financing Sources (Uses)	-	3,523	(3,523)	-	-	-	-	-	-										
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(145,257)	(260,399)	115,142	196,637	196,637	-	165,054	165,054	-	112,766	112,766	-	66,936	66,936	-	(485,883)	(506,753)	20,870	
11020	Required Annual Debt Principal Payments	43,353	43,353	-	-	-	-	-	-	-	-	-	-	-	-	-	45,503	24,633	20,870	
11030	Beginning equity	6,654,591	3,753,202	2,901,389	1,609,523	1,609,523	-	2,161,066	2,161,066	-	3,041,333	3,041,333	-	2,745,079	2,745,079	-	2,389,389	2,389,705	(316)	
11040-010	Equity Transfers - Three Rivers to Comp Unit	-	1,620,619	(1,620,619)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-020	Equity Transfers - To AMPs for Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-030	Equity Transfers - Mixed Finance Non-9999 Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-040	Equity Transfers - COCC to AMPs to fund AMP deficit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040	Prior period adjustments, equity transfers, and correction of errors	-	1,620,619	(1,620,619)	-	-	-	-	-	-										
11190	Unit Months Available	1,933	1,933	-	720	720	-	717	717	-	720	720	-	624	624	-	2,265	2,265	-	
11210	Unit Months Leased	1,890	1,890	-	712	712	-	711	711	-	712	712	-	620	620	-	2,223	2,223	-	
11270	Excess Cash	318,662	318,662	-	271,283	271,283	-	67,793	67,793	-	3,461	3,461	-	(32,124)	(32,124)	-	40,356	40,356	-	
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11620	Building Purchases	115,142	-	115,142	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
13510	CFEP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,178	-	30,178	
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Public Housing Income Statement			602			701			702			703			704			705		
Line Item No.	Description	Total AMP 602	Operating Fund Program	Capital Fund Program	Total AMP 701	Operating Fund Program	Capital Fund Program	Total AMP 702	Operating Fund Program	Capital Fund Program	Total AMP 703	Operating Fund Program	Capital Fund Program	Total AMP 704	Operating Fund Program	Capital Fund Program	Total AMP 705	Operating Fund Program	Capital Fund Program	
70300	Net tenant rental revenue	289,955	289,955	-	-	-	-	615,577	615,577	-	189,720	189,720	-	-	-	-	209,791	209,791	-	
70400	Tenant revenue - other	6,732	6,732	-	-	-	-	3,912	3,912	-	-	-	-	-	-	-	344	344	-	
70500	Total Tenant Revenue	296,687	296,687	-	-	-	-	619,489	619,489	-	189,720	189,720	-	-	-	-	210,135	210,135	-	
70600-010	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70600-020	Ongoing administrative fees earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70600	HUD PHA operating grants	991,470	652,617	338,853	200,991	177,961	23,030	678,386	677,252	1,134	294,578	287,828	6,750	152,799	152,799	-	424,531	424,531	-	
70610	Capital grants	908,371	-	908,371	34,016	-	34,016	2,542	-	2,542	69,763	-	69,763	-	-	-	-	-	-	
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71200	Mortgage interest income	-	-	-	55,109	55,109	-	-	-	-	-	-	-	-	-	-	-	-	-	
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71500	Other revenue	18,071	18,071	-	61,020	61,020	-	128,383	128,383	-	4,205	4,205	-	87,263	87,263	-	6,550	6,550	-	
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	199,878	199,878	-	-	-	-	-	-	-	-	-	-	
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70000	Total Revenue	2,214,599	967,375	1,247,224	351,136	294,090	57,046	1,628,678	1,625,002	3,676	558,266	481,753	76,513	240,062	240,062	-	641,216	641,216	-	
91100	Administrative salaries	66,863	66,863	-	-	-	-	67,803	67,803	-	29,531	29,531	-	-	-	-	28,947	28,947	-	
91200	Auditing fees	5,428	5,428	-	-	-	-	5,400	5,400	-	2,714	2,714	-	-	-	-	2,628	2,628	-	
91300	Management Fee	134,367	134,367	-	-	-	-	137,941	137,941	-	67,898	67,898	-	-	-	-	61,466	61,466	-	
91310	Book-Keeping Fee	16,920	16,920	-	-	-	-	17,370	17,370	-	8,550	8,550	-	-	-	-	7,740	7,740	-	
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91500	Employee benefit contributions - administrative	17,945	17,945	-	-	-	-	27,794	27,794	-	12,474	12,474	-	-	-	-	5,794	5,794	-	
91600	Office Expenses	22,353	22,353	-	-	-	-	14,535	14,535	-	3,428	3,428	-	-	-	-	2,469	2,469	-	
91700	Legal Expense	7,868	7,868	-	-	-	-	12,412	12,412	-	2,069	2,069	-	-	-	-	2,048	2,048	-	
91800	Travel	864	864	-	-	-	-	328	328	-	425	425	-	-	-	-	442	442	-	
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91900	Other	15,806	15,806	-	-	-	-	14,804	14,804	-	2,822	2,822	-	-	-	-	5,452	5,452	-	
91000	Total Operating-Administrative	288,414	288,414	-	-	-	-	298,387	298,387	-	129,911	129,911	-	-	-	-	116,986	116,986	-	
92000	Asset Management Fee	-	-	-	-	-	-	18,760	18,760	-	11,400	11,400	-	-	-	-	10,320	10,320	-	
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92400	Tenant services - other	1,378	1,378	-	-	-	-	-	-	-	940	940	-	-	-	-	848	848	-	
92500	Total Tenant Services	1,378	1,378	-	-	-	-	-	-	-	940	940	-	-	-	-	848	848	-	
93100	Water	53,442	53,442	-	-	-	-	41,646	41,646	-	16,551	16,551	-	-	-	-	60,814	60,814	-	
93200	Electricity	98,595	98,595	-	-	-	-	139,869	139,869	-	41,575	41,575	-	-	-	-	2,264	2,264	-	
93300	Gas	47,698	47,698	-	-	-	-	27,026	27,026	-	24,585	24,585	-	-	-	-	1,394	1,394	-	
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93600	Sewer	54,941	54,941	-	-	-	-	91,190	91,190	-	18,886	18,886	-	-	-	-	71,173	71,173	-	
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93750	HAP Portability-in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93000	Total Utilities	254,676	254,676	-	-	-	-	299,731	299,731	-	101,597	101,597	-	-	-	-	135,645	135,645	-	
94100	Ordinary maintenance and operations - labor	94,538	94,538	-	-	-	-	22,196	22,196	-	25,704	25,704	-	-	-	-	94,501	94,501	-	
94200	Ordinary maintenance and operations - materials and other	58,770	58,770	-	-	-	-	68,377	68,377	-	4,341	4,341	-	-	-	-	65,708	65,708	-	
94300	Ordinary maintenance and operations contracts	181,164	181,164	-	-	-	-	314,108	314,108	-	99,001	99,001	-	-	-	-	297,510	297,510	-	
94500	Employee benefit contribution - ordinary maintenance	45,583	45,583	-	-	-	-	6,743	6,743	-	9,337	9,337	-	-	-	-	35,751	35,751	-	
94000	Total Maintenance	380,055	380,055	-	-	-	-	411,424	411,424	-	138,383	138,383	-	-	-	-	493,470	493,470	-	
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95200	Protective services - other contract costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Public Housing Income Statement																			
Line Item No.	Description	602			701			702			703			704			705		
		Total AMP 602	Operating Fund Program	Capital Fund Program	Total AMP 701	Operating Fund Program	Capital Fund Program	Total AMP 702	Operating Fund Program	Capital Fund Program	Total AMP 703	Operating Fund Program	Capital Fund Program	Total AMP 704	Operating Fund Program	Capital Fund Program	Total AMP 705	Operating Fund Program	Capital Fund Program
96110	Property Insurance	38,684	38,684	-	-	-	46,728	46,728	-	13,422	13,422	-	-	-	-	103,653	103,653	-	
96120	Liability Insurance	7,883	7,883	-	-	-	8,204	8,204	-	3,823	3,823	-	-	-	-	4,250	4,250	-	
96130	Workmen's Compensation	8,822	8,822	-	-	-	8,779	8,779	-	3,131	3,131	-	-	-	-	6,031	6,031	-	
96140	All other Insurance	1,500	1,500	-	-	-	1,267	1,267	-	657	657	-	-	-	-	3,469	3,469	-	
96100	Total Insurance Premiums	56,889	56,889	-	-	-	64,978	64,978	-	21,033	21,033	-	-	-	-	117,403	117,403	-	
96200	Other general expenses	179	179	-	177,981	177,981	2,400	2,400	-	1,250	1,250	-	152,808	152,808	-	2,239	2,239	-	
96210	Compensated absences	-	-	-	-	-	89	89	-	-	-	-	-	-	-	554	554	-	
96300	Payments in lieu of Taxes	3,130	3,130	-	-	-	27,410	27,410	-	11,690	11,690	-	-	-	-	1,830	1,830	-	
96400	Bad debt - tenant rents	6,437	6,437	-	-	-	24,408	24,408	-	6,356	6,356	-	-	-	-	23,701	23,701	-	
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96000	Total Other General Expenses	9,746	9,746	-	177,981	177,981	54,307	54,307	-	19,296	19,296	-	152,808	152,808	-	28,324	28,324	-	
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	23,030	-	1,134	-	1,134	6,750	-	-	-	-	-	-	-	-	
96720	Interest on Notes Payable (Short and Long Term)	40,217	40,217	-	-	-	2,104	2,104	-	6,069	6,069	-	-	-	-	5	5	-	
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96700	Interest Expense and Amortization Cost	40,217	40,217	-	23,030	-	23,030	3,238	2,104	1,134	12,819	6,069	6,750	-	-	5	5	-	
96900	Total Operating Expenses	1,031,375	1,031,375	-	201,011	177,981	23,030	1,150,825	1,149,691	1,134	435,379	428,629	6,750	152,808	152,808	-	903,001	903,001	
97000	Excess Revenue Over Operating Expenses	1,183,224	(64,000)	1,247,224	150,125	116,109	34,016	477,853	475,311	2,542	122,887	53,124	69,763	87,254	87,254	-	(261,785)	(261,785)	
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,055	9,055	-	
97200	Casualty losses- Non-capitalized	3,128	3,128	-	-	-	12,173	12,173	-	(37,714)	(37,714)	-	-	-	-	3,016	3,016	-	
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97350	Port In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97400	Depreciation expense	607,781	607,781	-	-	-	793,635	793,635	-	74,506	74,506	-	-	-	-	27,464	27,464	-	
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
90000	Total Expenses	1,642,284	1,642,284	-	201,011	177,981	23,030	1,956,633	1,955,499	1,134	472,171	465,421	6,750	152,808	152,808	-	942,536	942,536	
10010	Operating transfer in	338,853	338,853	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10020	Operating transfer out	(338,853)	(338,853)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10100	Total Other Financing Sources (Uses)	-	338,853	(338,853)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	572,315	(336,056)	908,371	150,125	116,109	34,016	(327,955)	(330,497)	2,542	86,095	16,332	69,763	87,254	87,254	-	(301,320)	(301,320)	
11020	Required Annual Debt Principal Payments	548,814	548,814	-	34,016	-	34,016	31,116	28,574	2,542	93,024	82,765	10,259	-	-	-	-	-	
11030	Beginning equity	5,845,562	3,151,091	2,694,471	1,630,643	1,805,662	(175,019)	6,405,212	6,237,923	167,289	752,794	612,378	140,416	3,359,472	3,359,472	-	414,632	414,632	
11040-010	Equity Transfers - Three Rivers to Comp Unit	-	1,370,653	(1,370,653)	-	57,046	(57,046)	-	-	-	112,469	(112,469)	-	-	-	-	-	-	
11040-020	Equity Transfers - To AMPs for Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-030	Equity Transfers - Mixed Finance Non-9999 Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-040	Equity Transfers - COCC to AMPs to fund AMP deficit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040	Prior period adjustments, equity transfers, and correction of errors	-	1,370,653	(1,370,653)	-	57,046	(57,046)	-	-	-	112,469	(112,469)	-	-	-	-	-	-	
11190	Unit Months Available	1,153	1,153	-	552	552	2,251	2,251	-	786	786	-	816	816	-	1,025	1,025	-	
11210	Unit Months Leased	1,117	1,117	-	551	551	2,191	2,191	-	783	783	-	798	798	-	1,012	1,012	-	
11270	Excess Cash	(910,192)	(910,192)	-	91,203	91,203	629,842	629,842	-	26,412	26,412	-	144,861	144,861	-	(269,150)	(269,150)	-	
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11620	Building Purchases	908,371	-	908,371	-	-	-	-	-	59,504	-	59,504	-	-	-	-	-	-	
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
13510	CFEP Debt Service Payments	-	-	-	57,046	57,046	3,676	3,676	-	17,009	-	17,009	-	-	-	-	-	-	
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Public Housing Income Statement			801			802			803			804			805			806		
Line Item No.	Description	Total AMP 801	Operating Fund Program	Capital Fund Program	Total AMP 802	Operating Fund Program	Capital Fund Program	Total AMP 803	Operating Fund Program	Capital Fund Program	Total AMP 804	Operating Fund Program	Capital Fund Program	Total AMP 805	Operating Fund Program	Capital Fund Program	Total AMP 806	Operating Fund Program	Capital Fund Program	
70300	Net tenant rental revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70400	Tenant revenue - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70600-010	Housing assistance payments																			
70600-020	Ongoing administrative fees earned																			
70600	HUD PHA operating grants	150,214	150,214	-	22,662	22,662	-	29,575	29,575	-	77,886	77,886	-	332,583	332,583	-	200,626	200,626	-	
70610	Capital grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70710	Management Fee																			
70720	Asset Management Fee																			
70730	Book-Keeping Fee																			
70740	Front Line Service Fee																			
70750	Other Fees																			
70700	Total Fee Revenue																			
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-	3	3	-	-	-	-	-	-	-	
71200	Mortgage interest income	150,870	150,870	-	-	-	-	-	-	-	-	-	-	330,906	330,906	-	146,283	146,283	-	
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
71500	Other revenue	-	-	-	-	-	-	-	-	-	-	-	-	176,562	176,562	-	264,910	264,910	-	
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70000	Total Revenue	301,084	301,084	-	22,662	22,662	-	29,575	29,575	-	77,889	77,889	-	840,051	840,051	-	611,819	611,819	-	
91100	Administrative salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91200	Auditing fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91300	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91600	Office Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91700	Legal Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91800	Travel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91900	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91000	Total Operating-Administrative	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92000	Asset Management Fee	-	-	-	-	-	-	720	720	-	2,640	2,640	-	-	-	-	-	-	-	
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92400	Tenant services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93100	Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93200	Electricity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93300	Gas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93750	HAP Portability-in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93000	Total Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
94200	Ordinary maintenance and operations - materials and other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
94300	Ordinary maintenance and operations contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
94500	Employee benefit contribution - ordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
94000	Total Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95200	Protective services - other contract costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Public Housing Income Statement			801			802			803			804			805			806		
Line Item No.	Description	Total AMP 801	Operating Fund Program	Capital Fund Program	Total AMP 802	Operating Fund Program	Capital Fund Program	Total AMP 803	Operating Fund Program	Capital Fund Program	Total AMP 804	Operating Fund Program	Capital Fund Program	Total AMP 805	Operating Fund Program	Capital Fund Program	Total AMP 806	Operating Fund Program	Capital Fund Program	
96110	Property Insurance	-	-	-	9,653	9,653	-	-	-	-	-	-	-	-	-	-	-	-	-	
96120	Liability Insurance	-	-	-	577	577	-	288	288	-	1,058	1,058	-	-	-	-	-	-	-	
96130	Workmen's Compensation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96140	All other Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96100	Total Insurance Premiums	-	-	-	10,230	10,230	-	288	288	-	1,058	1,058	-	-	-	-	-	-	-	
96200	Other general expenses	174,631	174,631	-	25,700	25,700	-	27,861	27,861	-	133,585	133,585	-	305,010	305,010	-	200,627	200,627	-	
96210	Compensated absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96300	Payments in lieu of Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96400	Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96000	Total Other General Expenses	174,631	174,631	-	25,700	25,700	-	27,861	27,861	-	133,585	133,585	-	305,010	305,010	-	200,627	200,627	-	
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96700	Interest Expense and Amortization Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96900	Total Operating Expenses	174,631	174,631	-	35,930	35,930	-	28,869	28,869	-	137,283	137,283	-	305,010	305,010	-	200,627	200,627	-	
97000	Excess Revenue Over Operating Expenses	126,453	126,453	-	(13,268)	(13,268)	-	706	706	-	(59,394)	(59,394)	-	535,041	535,041	-	411,192	411,192	-	
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97350	Port In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97400	Depreciation expense	-	-	-	-	-	-	-	-	-	-	-	-	127,740	127,740	-	19,319	19,319	-	
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
90000	Total Expenses	174,631	174,631	-	35,930	35,930	-	28,869	28,869	-	137,283	137,283	-	432,750	432,750	-	219,946	219,946	-	
10010	Operating transfer in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10020	Operating transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10100	Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	126,453	126,453	-	(13,268)	(13,268)	-	706	706	-	(59,394)	(59,394)	-	407,301	407,301	-	391,873	391,873	-	
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11030	Beginning equity	3,189,836	3,189,836	-	-	-	-	4,218	4,218	-	1,518,027	1,518,027	-	10,983,007	10,983,007	-	4,397,172	4,397,172	-	
11040-010	Equity Transfers - Three Rivers to Comp Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-020	Equity Transfers - To AMPs for Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-030	Equity Transfers - Mixed Finance Non-9999 Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-040	Equity Transfers - COCC to AMPs to fund AMP deficit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11190	Unit Months Available	311	311	-	132	132	-	72	72	-	264	264	-	959	959	-	511	511	-	
11210	Unit Months Leased	309	309	-	117	117	-	72	72	-	257	257	-	941	941	-	499	499	-	
11270	Excess Cash	(10,971)	(10,971)	-	(13,268)	(13,268)	-	4,924	4,924	-	15,161	15,161	-	284,926	284,926	-	314,318	314,318	-	
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11620	Building Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
13510	CFEP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Public Housing Income Statement		807			808			811			812			813			814		
Line Item No.	Description	Total AMP 807	Operating Fund Program	Capital Fund Program	Total AMP 808	Operating Fund Program	Capital Fund Program	Total AMP 811	Operating Fund Program	Capital Fund Program	Total AMP 812	Operating Fund Program	Capital Fund Program	Total AMP 813	Operating Fund Program	Capital Fund Program	Total AMP 814	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70400	Tenant revenue - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-010	Housing assistance payments																		
70600-020	Ongoing administrative fees earned																		
70600	HUD PHA operating grants	152,128	152,128	-	123,044	123,044	-	26,684	26,684	-	51,667	51,667	-	24,533	24,533	-	159,158	94,085	65,073
70610	Capital grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	98,896	98,896
70710	Management Fee																		
70720	Asset Management Fee																		
70730	Book-Keeping Fee																		
70740	Front Line Service Fee																		
70750	Other Fees																		
70700	Total Fee Revenue																		
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	358	358	-	334	334	-	-	-	-	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	95,154	95,154	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	101,764	101,764	-	-	-	-	-	-	-	-	-	-	-	-	-	411,559	411,559	-
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	254,250	254,250	-	123,378	123,378	-	26,684	26,684	-	51,667	51,667	-	24,533	24,533	-	764,767	600,798	163,969
91100	Administrative salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91200	Auditing fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91300	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91600	Office Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91700	Legal Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91800	Travel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91000	Total Operating-Administrative	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92000	Asset Management Fee	5,040	5,040	-	3,960	3,960	-	840	840	-	1,080	1,080	-	-	-	-	-	-	-
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93100	Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93200	Electricity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93300	Gas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93750	HAP Portability-in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300	Ordinary maintenance and operations contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective services - other contract costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Public Housing Income Statement			807			808			811			812			813			814		
Line Item No.	Description	Total AMP 807	Operating Fund Program	Capital Fund Program	Total AMP 808	Operating Fund Program	Capital Fund Program	Total AMP 811	Operating Fund Program	Capital Fund Program	Total AMP 812	Operating Fund Program	Capital Fund Program	Total AMP 813	Operating Fund Program	Capital Fund Program	Total AMP 814	Operating Fund Program	Capital Fund Program	
96110	Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96120	Liability Insurance	1,924	1,924	-	1,687	1,687	-	282	282	-	435	435	-	482	482	-	-	-	-	
96130	Workmen's Compensation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96140	All other Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96100	Total Insurance Premiums	1,924	1,924	-	1,687	1,687	-	282	282	-	435	435	-	482	482	-	-	-	-	
96200	Other general expenses	216,240	216,240	-	189,448	189,448	-	33,595	33,595	-	72,152	72,152	-	41,604	41,604	-	94,085	94,085	-	
96210	Compensated absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96300	Payments in lieu of Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96400	Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96000	Total Other General Expenses	216,240	216,240	-	189,448	189,448	-	33,595	33,595	-	72,152	72,152	-	41,604	41,604	-	94,085	94,085	-	
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65,073	65,073	
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96700	Interest Expense and Amortization Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65,073	65,073	
96900	Total Operating Expenses	223,204	223,204	-	195,095	195,095	-	34,717	34,717	-	73,667	73,667	-	42,086	42,086	-	159,158	94,085	65,073	
97000	Excess Revenue Over Operating Expenses	31,046	31,046	-	(71,717)	(71,717)	-	(8,033)	(8,033)	-	(22,000)	(22,000)	-	(17,553)	(17,553)	-	605,609	506,713	98,896	
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97350	Port In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97400	Depreciation expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
90000	Total Expenses	223,204	223,204	-	195,095	195,095	-	34,717	34,717	-	73,667	73,667	-	42,086	42,086	-	159,158	94,085	65,073	
10010	Operating transfer in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10020	Operating transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10100	Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	31,046	31,046	-	(71,717)	(71,717)	-	(8,033)	(8,033)	-	(22,000)	(22,000)	-	(17,553)	(17,553)	-	605,609	506,713	98,896	
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	98,896	98,896	
11030	Beginning equity	2,065,618	2,065,618	-	2,704,080	2,704,080	-	251,358	251,358	-	465,246	465,246	-	-	-	-	1,378,647	2,367,606	(988,959)	
11040-010	Equity Transfers - Three Rivers to Comp Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-020	Equity Transfers - To AMPs for Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-030	Equity Transfers - Mixed Finance Non-9999 Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040-040	Equity Transfers - COCC to AMPs to fund AMP deficit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11190	Unit Months Available	504	504	-	396	396	-	84	84	-	108	108	-	120	120	-	576	576	-	
11210	Unit Months Leased	504	504	-	396	396	-	84	84	-	108	108	-	120	120	-	571	571	-	
11270	Excess Cash	131,041	131,041	-	20,733	20,733	-	24,361	24,361	-	27,859	27,859	-	(17,553)	(17,553)	-	534,749	534,749	-	
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11620	Building Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
13510	CFEP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	163,969	163,969	
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Public Housing Income Statement		815			817			818			820			821			822				
Line Item No.	Description	Total AMP 815	Operating Fund Program	Capital Fund Program	Total AMP 817	Operating Fund Program	Capital Fund Program	Total AMP 818	Operating Fund Program	Capital Fund Program	Total AMP 820	Operating Fund Program	Capital Fund Program	Total AMP 821	Operating Fund Program	Capital Fund Program	Total AMP 822	Operating Fund Program	Capital Fund Program	Total AMP 823	
70300	Net tenant rental revenue	-	-	-	-	-	-	-	-	-	34,504	34,504	-	-	-	-	-	-	-	121,271	
70400	Tenant revenue - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-	34,504	34,504	-	-	-	-	-	-	-	121,271	
70600-010	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70600-020	Ongoing administrative fees earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
70600	HUD PHA operating grants	165,498	94,323	71,175	45,298	45,298	48,803	48,803	-	-	10,167	10,167	-	46,473	46,473	-	14,405	14,405	-	90,233	
70610	Capital grants	100,000	-	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	261,809	261,809	-	-	-	-	-	-	-	-	-	-	22,623	22,623	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	13,873	13,873	-	-	-	-	-	-	-	-	-	-	-	-	-	25,886	25,886	-	65,685	
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	541,180	370,005	171,175	45,298	45,298	48,803	48,803	-	-	44,671	44,671	-	69,096	69,096	-	40,291	40,291	-	277,189	
91100	Administrative salaries	-	-	-	-	-	-	-	-	-	4,266	4,266	-	-	-	-	-	-	-	3,880	
91200	Auditing fees	-	-	-	-	-	-	-	-	-	200	200	-	-	-	-	-	-	-	3,237	
91300	Management Fee	-	-	-	-	-	-	-	-	-	5,003	5,003	-	-	-	-	-	-	-	-	
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	630	630	-	-	-	-	-	-	-	-	
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	-	1,114	1,114	-	-	-	-	-	-	-	2,427	
91600	Office Expenses	-	-	-	-	-	-	-	-	-	121	121	-	-	-	-	-	-	-	4,854	
91700	Legal Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91800	Travel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
91900	Other	-	-	-	-	-	-	-	-	-	406	406	-	-	-	-	-	-	-	16,278	
91000	Total Operating-Administrative	-	-	-	-	-	-	-	-	-	11,740	11,740	-	-	-	-	-	-	-	30,676	
92000	Asset Management Fee	-	-	-	2,400	2,400	1,440	1,440	-	-	840	840	-	-	-	-	-	-	-	-	
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92400	Tenant services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
92500	Total Tenant Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93100	Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,867	
93200	Electricity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	378	
93300	Gas	-	-	-	-	-	-	-	-	-	2,310	2,310	-	-	-	-	-	-	-	637	
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93600	Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,246	
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93750	HAP Portability-In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
93000	Total Utilities	-	-	-	-	-	-	-	-	-	2,310	2,310	-	-	-	-	-	-	-	24,128	
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,611	
94200	Ordinary maintenance and operations - materials and other	-	-	-	-	-	-	-	-	-	146	146	-	-	-	-	-	-	-	7,724	
94300	Ordinary maintenance and operations contracts	-	82	-	-	-	-	-	-	-	17,976	17,976	-	-	-	-	-	-	-	29,823	
94500	Employee benefit contribution - ordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,240	
94000	Total Maintenance	82	82	-	-	-	-	-	-	-	18,122	18,122	-	-	-	-	-	-	-	43,398	
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95200	Protective services - other contract costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	578	
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	578	

Public Housing Income Statement		815			817			818			820			821			822			
Line Item No.	Description	Total AMP 815	Operating Fund Program	Capital Fund Program	Total AMP 817	Operating Fund Program	Capital Fund Program	Total AMP 818	Operating Fund Program	Capital Fund Program	Total AMP 820	Operating Fund Program	Capital Fund Program	Total AMP 821	Operating Fund Program	Capital Fund Program	Total AMP 822	Operating Fund Program	Capital Fund Program	Total AMP 823
96110	Property Insurance	-	-	-	-	-	-	-	-	-	1,913	1,913	-	-	-	-	-	-	-	12,113
96120	Liability Insurance	-	-	-	806	806	-	482	482	-	335	335	-	-	-	-	-	-	-	961
96130	Workmen's Compensation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96140	All other Insurance	-	-	-	-	-	-	-	-	-	148	148	-	-	-	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	806	806	-	482	482	-	2,396	2,396	-	-	-	-	-	-	-	13,074
96200	Other general expenses	94,325	94,325	-	69,493	69,493	-	63,605	63,605	-	-	-	-	92,156	92,156	-	14,404	14,404	-	39,500
96210	Compensated absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96300	Payments in lieu of taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96400	Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	900
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	94,325	94,325	-	69,493	69,493	-	63,605	63,605	-	-	-	-	92,156	92,156	-	14,404	14,404	-	40,400
96710	Interest of Mortgage (or Bonds) Payable	71,175	-	71,175	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	54,144
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96700	Interest Expense and Amortization Cost	71,175	-	71,175	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	54,144
96900	Total Operating Expenses	165,582	94,407	71,175	72,699	72,699	-	65,527	65,527	-	35,408	35,408	-	92,156	92,156	-	14,404	14,404	-	206,398
97000	Excess Revenue Over Operating Expenses	375,598	275,598	100,000	(27,401)	(27,401)	-	(16,724)	(16,724)	-	9,263	9,263	-	(23,060)	(23,060)	-	25,887	25,887	-	70,791
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97350	Port In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	-	-	-	-	-	-	-	9,920	9,920	-	-	-	-	-	-	-	99,715
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
90000	Total Expenses	165,582	94,407	71,175	72,699	72,699	-	65,527	65,527	-	45,328	45,328	-	92,156	92,156	-	14,404	14,404	-	306,113
10010	Operating transfer in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(120,000)
10100	Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(120,000)
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	375,598	275,598	100,000	(27,401)	(27,401)	-	(16,724)	(16,724)	-	(657)	(657)	-	(23,060)	(23,060)	-	25,887	25,887	-	(148,924)
11020	Required Annual Debt Principal Payments	100,000	-	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	4,897,095	5,997,096	(1,100,001)	1,148,906	1,148,906	-	687,682	687,682	-	205,344	205,344	-	1,057,597	1,057,597	-	(180)	(180)	-	177,247
11040-010	Equity Transfers - Three Rivers to Comp Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-020	Equity Transfers - To AMPs for Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-030	Equity Transfers - Mixed Finance Non-9999 Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-040	Equity Transfers - COCC to AMPs to fund AMP deficit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	684	684	-	240	240	-	144	144	-	84	84	-	156	156	-	48	48	-	240
11210	Unit Months Leased	679	679	-	240	240	-	143	143	-	84	84	-	151	151	-	48	48	-	223
11270	Excess Cash	120,659	120,659	-	22,198	22,198	-	23,609	23,609	-	13,257	13,257	-	(2,569)	(2,569)	-	25,707	25,707	-	66,532
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13510	CFFP Debt Service Payments	171,175	-	171,175	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Public Housing Income Statement		823	823		824	824					
Line Item No.	Description	Operating Fund Program	Capital Fund Program	Total AMP 824	Operating Fund Program	Capital Fund Program	Total AMPS	COCC Operations	COCC Capital Fund	Total COCC	Total Public Housing
70300	Net tenant rental revenue	121,271	-	-	-	-	5,762,464	-	-	-	5,762,464
70400	Tenant revenue - other	-	-	-	-	-	64,264	-	-	-	64,264
70500	Total Tenant Revenue	121,271	-	-	-	-	5,826,728	-	-	-	5,826,728
70600-010	Housing assistance payments	-	-	-	-	-	-	-	-	-	-
70600-020	Ongoing administrative fees earned	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	90,233	-	117,716	117,716	-	12,174,294	-	-	-	12,174,294
70610	Capital grants	-	-	-	-	-	2,694,224	-	-	-	2,694,224
70710	Management Fee	-	-	-	-	-	-	2,542,596	-	2,542,596	2,542,596
70720	Asset Management Fee	-	-	-	-	-	-	226,600	-	226,600	226,600
70730	Book-Keeping Fee	-	-	-	-	-	-	693,757	-	693,757	693,757
70740	Front Line Service Fee	-	-	-	-	-	-	3,207,446	-	3,207,446	3,207,446
70750	Other Fees	-	-	-	-	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-	6,670,399	-	6,670,399	6,670,399
70800	Other government grants	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	-	-	695	2,505	-	2,505	3,200
71200	Mortgage interest income	-	-	-	-	-	1,972,211	-	-	-	1,972,211
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	65,685	-	139,079	139,079	-	2,021,610	686,001	-	686,001	2,707,611
71600	Gain or loss on sale of capital assets	-	-	-	-	-	199,878	17,765	-	17,765	217,643
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	277,189	-	256,795	256,795	-	24,889,640	7,376,670	-	7,376,670	32,266,310
91100	Administrative salaries	3,880	-	-	-	-	637,392	1,892,908	-	1,892,908	2,530,300
91200	Auditing fees	3,237	-	-	-	-	59,948	-	-	-	59,948
91300	Management Fee	-	-	-	-	-	1,194,001	-	-	-	1,194,001
91310	Book-Keeping Fee	-	-	-	-	-	176,446	-	-	-	176,446
91400	Advertising and Marketing	-	-	-	-	-	-	9,892	-	9,892	9,892
91500	Employee benefit contributions - administrative	2,427	-	-	-	-	256,047	606,606	-	606,606	862,653
91600	Office Expenses	4,854	-	-	-	-	137,259	464,022	-	464,022	601,281
91700	Legal Expense	-	-	-	-	-	99,679	129,554	-	129,554	229,233
91800	Travel	-	-	-	-	-	11,853	56,465	-	56,465	68,318
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-
91900	Other	16,278	-	-	-	-	281,627	222,499	-	222,499	504,126
91000	Total Operating-Administrative	30,676	-	-	-	-	2,854,252	3,381,946	-	3,381,946	6,236,198
92000	Asset Management Fee	-	-	-	-	-	226,600	-	-	-	226,600
92100	Tenant services - salaries	-	-	-	-	-	9,111	2,071	-	2,071	11,182
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	705	-	-	-	705
92400	Tenant services - other	-	-	-	-	-	11,921	34	-	34	11,955
92500	Total Tenant Services	-	-	-	-	-	21,737	2,105	-	2,105	23,842
93100	Water	8,867	-	-	-	-	597,566	357	-	357	597,923
93200	Electricity	378	-	-	-	-	1,247,532	4,035	-	4,035	1,251,567
93300	Gas	637	-	-	-	-	553,179	3,387	-	3,387	556,566
93400	Fuel	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-
93600	Sewer	14,246	-	-	-	-	928,690	357	-	357	929,047
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-
93750	HAP Portability-In	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	24,128	-	-	-	-	3,326,967	8,136	-	8,136	3,335,103
94100	Ordinary maintenance and operations - labor	3,611	-	-	-	-	918,889	2,099,502	-	2,099,502	3,018,391
94200	Ordinary maintenance and operations - materials and other	7,724	-	-	-	-	661,226	67,825	-	67,825	729,051
94300	Ordinary maintenance and operations contracts	29,823	-	-	-	-	3,323,192	57,289	-	57,289	3,380,481
94500	Employee benefit contribution - ordinary maintenance	2,240	-	-	-	-	337,614	788,640	-	788,640	1,126,254
94000	Total Maintenance	43,398	-	-	-	-	5,240,921	3,013,256	-	3,013,256	8,254,177
95100	Protective services - labor	-	-	-	-	-	-	547,514	-	547,514	547,514
95200	Protective services - other contract costs	578	-	-	-	-	578	32,301	-	32,301	32,879
95300	Protective services - other	-	-	-	-	-	-	4,609	-	4,609	4,609
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	178,456	-	178,456	178,456
95000	Total Protective Services	578	-	-	-	-	578	762,880	-	762,880	763,458

Public Housing Income Statement		823	823	824		824					
Line Item No.	Description	Operating Fund Program	Capital Fund Program	Total AMP 824	Operating Fund Program	Capital Fund Program	Total AMPS	COCC Operations	COCC Capital Fund	Total COCC	Total Public Housing
96110	Property Insurance	12,113		-	-		530,059	47,968		47,968	578,027
96120	Liability Insurance	961		-	-		93,423	1,008		1,008	94,431
96130	Workmen's Compensation			-	-		99,118	149,983		149,983	249,101
96140	All other Insurance			-	-		62,075	56,430		56,430	118,505
96100	Total Insurance Premiums	13,074					784,675	255,389		255,389	1,040,064
96200	Other general expenses	39,500		107,791	107,791		4,879,420	425,761		425,761	5,305,181
96210	Compensated absences			-	-		35,577	15,613		15,613	51,190
96300	Payments in lieu of taxes			-	-		231,303				231,303
96400	Bad debt - tenant rents	900		-	-		130,778				130,778
96500	Bad debt - mortgages			-	-						
96600	Bad debt - other			-	-						
96800	Severance expense			-	-						
96000	Total Other General Expenses	40,400		107,791	107,791		5,277,078	441,374		441,374	5,718,452
96710	Interest of Mortgage (or Bonds) Payable	54,144		-	-		251,618				251,618
96720	Interest on Notes Payable (Short and Long Term)			-	-		72,295	334		334	72,629
96730	Amortization of Bond Issue Costs			-	-						
96700	Interest Expense and Amortization Cost	54,144					323,913	334		334	324,247
96900	Total Operating Expenses	206,398		107,791	107,791		18,056,721	7,865,420		7,865,420	25,922,141
97000	Excess Revenue Over Operating Expenses	70,791		149,004	149,004		6,832,919	(488,750)		(488,750)	6,344,169
97100	Extraordinary maintenance			-	-		9,055				9,055
97200	Casualty losses- Non-capitalized			-	-		3,832				3,832
97300	Housing assistance payments			-	-						
97350	Port In			-	-						
97400	Depreciation expense	99,715		-	-		4,588,301	306,416		306,416	4,894,717
97500	Fraud losses			-	-						
97800	Dwelling units rent expense			-	-						
90000	Total Expenses	306,113		107,791	107,791		22,657,909	8,171,836		8,171,836	30,829,745
10010	Operating transfer in			-	-		459,875				459,875
10020	Operating transfer out			-	-		(459,875)				(459,875)
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			-	-		220,000				220,000
10092	Inter AMP Excess Cash Transfer Out	(120,000)		-	-		(220,000)				(220,000)
10100	Total Other Financing Sources (Uses)	(120,000)									
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(148,924)		149,004	149,004		2,231,731	(795,166)		(795,166)	1,436,565
11020	Required Annual Debt Principal Payments			-	-		1,284,319				1,284,319
11030	Beginning equity	177,247		3,534,578	3,534,578		121,409,705	3,519,235		3,519,235	124,928,940
11040-010	Equity Transfers - Three Rivers to Comp Unit			-	-						
11040-020	Equity Transfers - To AMPs for Loans			-	-						
11040-030	Equity Transfers - Mixed Finance Non-9999 Transfer			-	-						
11040-040	Equity Transfers - COCC to AMPs to fund AMP deficit			-	-						
11040	Prior period adjustments, equity transfers, and correction of errors										
11190	Unit Months Available	240		396	396		35,069				35,069
11210	Unit Months Leased	223		396	396		34,408				34,408
11270	Excess Cash	66,532		216,623	216,623		3,458,714				3,458,714
11610	Land Purchases			-	-						
11620	Building Purchases			-	-		2,395,208				2,395,208
11630	Furniture & Equipment-Dwelling Purchases			-	-						
11640	Furniture & Equipment-Administrative Purchases			-	-						
11650	Leasehold Improvements Purchases			-	-						
11660	Infrastructure Purchases			-	-						
13510	CFFP Debt Service Payments			-	-		496,490				496,490
13901	Replacement Housing Factor Funds			-	-						

ALLEGHENY COUNTY HOUSING AUTHORITY

NOTE TO FINANCIAL DATA SCHEDULES

FOR THE YEAR ENDED SEPTEMBER 30, 2017

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, 2017

<u>Federal Grantor/Pass-Through Grantor/Program or Cluster Title</u>	<u>Federal CFDA Number</u>	<u>Passed Through to Subrecipients</u>	<u>Total Federal Expenditures</u>
<u>U.S. Department of Housing and Urban Development (HUD)</u>			
Public and Indian Housing	14.850	\$ -	\$ 11,516,945
Public Housing Capital Fund	14.872	-	3,351,573
Resident Opportunity and Supportive Services - Service Coordinators	14.870	-	154,301
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation / Section 8 Project-Based Cluster	14.856	-	464,297
Section 8 Housing Choice Vouchers / Housing Voucher Cluster	14.871	3,997,282	40,726,179
Supportive Housing for Persons with Disabilities	14.181	-	314,035
Family Self-Sufficiency Program	14.896	-	164,973
<u>Passed through the County of Allegheny, Pennsylvania:</u>			
Community Development Block Grants/Entitlement Grants / CDBG Entitlement Grants Cluster	14.218	-	400,000
Emergency Solutions Grant Program	14.231	-	43,426
<u>Passed through the City of Pittsburgh, Pennsylvania:</u>			
Emergency Solutions Grant Program	14.231	-	55,000
Subtotal 14.231		-	98,426
Total Expenditures of Federal Awards		<u>\$ 3,997,282</u>	<u>\$ 57,190,729</u>

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, 2017

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, 2017. 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.

2. Summary of Significant Accounting Policies

The accompanying Schedule is presented using the accrual basis of accounting. Expenditures are recognized following, as applicable, either the cost principles in OMB Circular A-87, *Cost Principles for State, Local, and Indian Tribal Governments*, or the cost principles contained in the Uniform Guidance. The Authority has elected to not use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

**Allegheny County
Housing Authority**

Independent Auditor's Reports
Required by the Uniform Guidance

Year Ended September 30, 2017

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

**Board of 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, 2017, and the related notes to the financial statements, which collectively comprise the Authority’s basic financial statements, and have issued our report thereon dated June 25, 2018.

Internal Control over Financial Reporting

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

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

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

Board of Directors
Allegheny County Housing Authority
Independent Auditor's Report on Internal Control over
Financial Reporting and on Compliance and Other Matters

Compliance and Other Matters

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

Purpose of this Report

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

Mahe Duessel

Pittsburgh, Pennsylvania
June 25, 2018

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 the Authority’s major federal program for the year ended September 30, 2017. The Authority’s major federal program is identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

Management’s Responsibility

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

Auditor’s Responsibility

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

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

Board of Directors
Allegheny County Housing Authority
Independent Auditor's Report on Compliance for Each Major
Program and Internal Control over 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, 2017.

Report on Internal Control over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on 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 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.

Maheer Duessel

Pittsburgh, Pennsylvania
June 25, 2018

ALLEGHENY COUNTY HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED SEPTEMBER 30, 2017

I. Summary of Audit Results

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

2. Internal control over financial reporting:

Material weakness(es) identified? yes no

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

3. Noncompliance material to financial statements noted? yes no

4. Internal control over major programs:

Material weakness(es) identified? yes no

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

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

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

7. Major Program:

CFDA Number(s)
14.850

Name of Federal Program or Cluster
Public and Indian Housing

8. Dollar threshold used to distinguish between type A and type B programs: \$1,715,722

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, 2017

NONE