Allegheny County Housing Authority

Single Audit

September 30, 2015



FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

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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, 2015 and 2014, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of 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, 2015 and 2014, and the respective changes in

Board of Directors Allegheny County Housing Authority Independent Auditor's Report Page 2

financial position, and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The financial data schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the basic financial statements.

The financial data schedules and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the 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 16, 2016 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in

Board of Directors Allegheny County Housing Authority Independent Auditor's Report Page 3

accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Maher Duessel

Pittsburgh, Pennsylvania June 16, 2016

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, 2015. 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 OMB Circular A-133. A summary of the auditor's results can be found on page 62. There were no findings noted for the year ended September 30, 2015.

FINANCIAL HIGHLIGHTS

- During 2015, the Enterprise Fund's total assets decreased by \$2.6 million (or 1.0%). Total assets were \$198.9 million and \$201.5 million for 2015 and 2014, respectively. The \$2.6 million decrease is comprised of three factors: changes in current assets, changes in capital assets, and changes in other assets. Current assets decreased by \$2.7 million. Capital assets increased \$0.7 million. Other assets decreased \$0.6 million. The net increase in capital assets is due to the increase in buildings of \$1.7 million, mainly due to the completion of work at General Braddock Towers and an increase of the Construction Work in Progress of \$2.9 million for mixed finance activities at Orchard Park. These increases are offset to a degree by the normal depreciation of \$8.2 million. Current assets decreased due to a \$3.2 million decline in cash and cash equivalents, which was offset by an increase of \$0.5 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 remained consistent at \$178.6 million for 2015 compared to \$178.6 million for 2014. Unrestricted net position decreased by \$2.0 million, while restricted net position decreased \$0.3 million, and net investment in capital assets increased by \$2.3 million. The change in unrestricted net position represents the need to use \$2.0 million of unrestricted reserves to fund expenses in 2015. The increase in net investment in capital assets is related to the change in Capital Assets of \$0.7 million coupled with the retirement of Capital Debt in the amount of \$1.6 million. The decline in restricted net position can be contributed mainly to HUD's recapture of Housing Assistance Payments (HAP) reserves.
- The Enterprise Fund's total revenues increased by \$8.6 million (or 14%) from \$62.6 million in fiscal year 2014 to \$71.2 million in fiscal year 2015. The \$8.6 million decrease is related to the following main factors. Capital grants increased by \$4.3 million. Operating subsidies increased by \$5.8 million. Other revenue remained consistent. Partnership contributions decreased by \$1.4 million.
- The Enterprise Fund's total operating expenses increased by \$3.5 million. Total operating expenses were \$61.7 million and \$58.3 million for 2015 and 2014, respectively. This increase is mainly attributable to housing assistance payments increasing by \$3.7 million.
- The Enterprise Fund's total non-operating expenses decreased by \$0.5 million (or 5%). Total non-operating expenses were (\$9.5) million and (\$10.1) million for 2015 and 2014, respectively. This decrease is attributable to depreciation and amortization expense decreasing by \$0.4 million and interest expense decreasing by \$0.3 million.
- The Enterprise Fund's total capital contributions increased \$2.8 million (or 50%) in 2015 as compared to 2014. Total capital contributions were \$8.5 million and \$5.6

million for 2015 and 2014, respectively. This increase is due to increased utilization of the Agency's Capital Funding at Orchard Park and General Braddock Towers.

USING THIS ANNUAL REPORT

The following graphic outlines the format of the Annual Report:

MD&A

~ Management's Discussion and Analysis ~

Basic Financial Statements

~ Authority-Wide Financial Statements – pps 1-6 ~ Notes to Financial Statements – pps 7-37

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:

<u>Net Investment in Capital Assets</u>: 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.

<u>Restricted Net Position</u>: 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.

<u>Unrestricted Net Position</u>: 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.

<u>Capital Fund Program</u> - 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.

<u>Housing Choice Voucher Program</u> - 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.

<u>Supportive Housing for Persons with Disabilities Program</u> - Under the Supportive Housing for Persons with Disabilities Program, the Authority administers contracts to provide supportive housing for persons with disabilities with independent landlords.

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

<u>CDBG Program</u> - Represents Community Development Block Grants (CDBG), which are funded through HUD and passed through Allegheny County.

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

<u>Emergency Solutions Grant Program (ESG)</u> - 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.

<u>Business Activities</u> - The Business Activities include a myriad of partnerships created with outside investors designed to take advantage of tax credit regulations. These partnerships allowed the Authority to undertake major rehabilitation and total rebuilding projects, that otherwise would not have been possible, due to limited government funding.

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

	(in	2015 (in millions of dollars)		2014 millions dollars)		
Current Assets Capital Assets	\$	161.9		161.9		24.1 161.2
Other Assets Total Assets	\$	15.6 198.9	\$	201.5		
Current Liabilities Noncurrent Liabilities	\$	5.0 15.3	\$	6.4 16.5		
Total Liabilities	\$	20.3	\$	22.9		
Net Position: Net Investment in Capital Assets Restricted Unrestricted	\$	146.5 22.6 9.5	\$	144.2 22.9 11.5		
Total Net Position	\$	178.6	\$	178.6		

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 decreased \$2.7 million in fiscal year 2015. Cash and investments decreased by \$3.2 million. Accounts and notes receivable increased by \$0.5 million. Prepaid assets and inventory remained static.

Capital assets increased \$0.7 million due to the normal depreciation of \$8.2 million, which was offset by the normal modernization activities, including work at General Braddock Towers, which increased buildings by \$1.7 million, Construction Work in Progress increased \$2.9 million for work at Orchard Park, and Dwelling Equipment which increased \$4.3 million for the completion of Honeywell's EPC Phase VII.

Total liabilities decreased \$2.6 million. Total current liabilities decreased by \$1.4 million and total non-current liabilities decreased \$1.2 million. The most significant activity affecting liabilities was the decrease in the Authority's capital lease obligations, as well as a decrease in our HUD accounts payable.

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, 2014			\$	11.5
Operating Income (Loss)	\$	1.0		
Non-Operating Revenue (Expenses)		(9.5)		
Capital Contributions		8.4		
Net Decrease in Net Position				(0.1)
Other Changes in Net Position				
Change in Net Investment in Capital Assets		(2.3)		
Change in Restricted Net Position		0.4		
				(1.9)
Unrestricted Net Position as of September 30, 2015			\$	9.5

This table demonstrates that the breakeven change in net position was comprised as follows: the Authority increased its net investment in capital assets by \$2.3 million, decreased its restricted net position by \$0.4 million, and decreased its unrestricted net position by \$2.0 million.

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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:

	2015		2014	
	(in millions		(in millions	
	of do	ollars)	of dollars)	
Revenues:				
Resident revenue - rents and other	\$	10.0	\$	10.0
Operating subsidies and grant		47.9		42.2
Capital grants		8.0		3.7
Investment income		-		-
Partnership contribution		0.5		1.9
Other revenue		4.8		4.8
Total revenues	71.2			62.6
Expenses:				
Administrative		8.7		9.6
Tenant services		0.9		0.7
Utilities		5.3		5.1
Maintenance		8.2		8.2
Protective services		0.7		0.7
Insurance		1.6		1.5
General		1.9		1.7
Housing assistance payments		34.5		30.8
Depreciation and amortization		8.8		9.2
Casualty losses		0.2		0.1
Interest expense		0.4		0.7
Total expenses		71.2		68.3
Net increase (decrease)	\$ -		\$	(5.7)

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

Total revenues increased by \$8.6 million (as compared to the previous year) primarily due to the following: Capital grants increased by \$4.3 million, operating subsidies and grants

increased by \$5.7 million. Tenant revenue remained consistent. Other revenue remained consistent and, finally, the Authority's partnership contributions decreased by \$1.4 million.

Total expenses increased by \$2.9 million in fiscal year 2015. Administrative expenses decreased by \$0.9 million. Tenant services rose by \$0.2 million. Utilities rose by \$0.2 million. Maintenance and protective services remained consistent. Insurance increased by \$0.1 million. General expenses increased by \$0.2 million. HAP expense increased by \$3.7 million. Depreciation expense decreased by \$0.4 million and interest expenses decreased by \$0.3 million.

CAPITAL ASSETS AND DEBT ADMINISTRATION

TABLE 4 CAPITAL ASSETS AT YEAR-END (NET OF DEPRECIATION AND AMORTIZATION)

	2015 (in millions of dollars)		(in	2014 millions dollars)
Land	\$	10.1	\$	10.1
Buildings		272.5		271.0
Equipment - dwellings		16.7		12.4
Equipment - administrative	2.0			2.0
Accumulated depreciation	(149.0)			(141.0)
Construction in progress		9.6		6.7
Total	\$	161.9	\$	161.2

Capital Assets

As of September 30, 2015, the Authority had \$161.9 million invested in a variety of capital assets as reflected in the table above, which represents a net increase (addition, deductions, and depreciation) of \$0.7 million from \$161.2 million at September 30, 2014. This increase was due to the normal depreciation of \$8.0 million along with an increase in construction work in progress of \$2.9 million, along with an increase in buildings of \$1.5 million, and equipment of \$4.3 million.

TABLE 5

OUTSTANDING DEBT, AT YEAR-END (IN MILLIONS)

	Totals			
	2	2015	2014	
Current portion of long-term debt Noncurrent portion of long-term debt	\$	1.3 14.1	\$	1.7 15.3
Total debt	\$	15.4	\$	17.0

Debt Outstanding

As of year-end, the Authority had \$15.4 million in debt outstanding, compared to \$17.0 million in 2014. The decrease of \$1.6 million is due mainly to the retirement of debt related to our Urban Properties, 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

STATEMENTS OF NET POSITION

SEPTEMBER 30, 2015 AND 2014

Assets

1199019			
	2015	2014	
Current assets:			
Cash and cash equivalents:			
Cash - unrestricted	\$ 9,671,714	\$	12,302,399
Cash - other restricted	8,192,516		7,661,313
Cash - tenant security deposits	751,829		720,870
Cash - restricted for payment of current liability	 140		1,080,780
Total cash and cash equivalents	 18,616,199	-	21,765,362
Accounts and notes receivables, net of allowances for			
doubtful accounts:			
Accounts receivable - HUD other projects	550,235		219,586
Accounts receivable - miscellaneous	983,646		837,293
Accounts receivable - tenants - dwelling rents	166,805		145,489
Allowance for doubtful accounts - dwelling rents and other	(71,232)		(30,476)
Tenant fraud recovery	86,287		60,864
Accrued interest receivable	 1,649		979
Total accounts and notes receivables, net of			
allowances for doubtful accounts	 1,717,390		1,233,735
Investments:			
Investments - unrestricted	527,194		527,186
Investments - restricted	 117,357		158,552
Total current investments	 644,551		685,738
Prepaid expenses and other assets	450,763		402,113
Inventories	 2,187		2,187
Total current assets	 21,431,090	1	24,089,135
Noncurrent assets:			
Capital assets:	400000-		40.000.00
Land	10,060,367		10,060,367
Buildings	272,526,776		270,895,199
Furniture, equipment, and machinery - dwellings	16,735,776		12,372,476
Furniture, equipment, and machinery - administration	1,976,431		1,950,849
Accumulated depreciation	(149,068,073)		(140,870,172)
Construction in progress	 9,626,660		6,744,470
Total capital assets, net of accumulated depreciation	 161,857,937		161,153,189
Investment in mixed finance activities, net of			
accumulated amortization	14,837,021		15,373,302
Notes and mortgages receivable - non-current	537,860		634,997
Investment in partnership	 245,000		245,000
Total noncurrent assets	 177,477,818		177,406,488
Total Assets	\$ 198,908,908	\$	201,495,623

(Continued)

See accompanying notes to financial statements.

STATEMENTS OF NET POSITION

SEPTEMBER 30, 2015 AND 2014 (Continued)

Liabilities and Net Position

	2015	2014	
Liabilities:	 	-	
Current liabilities:			
Accounts payable	\$ 823,694	\$	1,285,932
Accrued wage/payroll taxes payable	387,616		325,890
Accrued compensated absences - current	178,235		164,934
Accounts payable - HUD PHA programs	88,326		1,057,049
Accounts payable - other government	587,859		623,493
Tenant security deposits	751,829		720,870
Unearned revenue	51,677		86,629
Current portion of long-term debt	1,316,354		1,692,988
Other current liabilities	 863,178		440,017
Total current liabilities	 5,048,946		6,397,802
Noncurrent liabilities:			
Long-term debt, net of current portion	14,063,047		15,286,074
Other noncurrent liabilities	505,934		573,504
Accrued compensated absences - noncurrent	 712,945		659,743
Total noncurrent liabilities	 15,281,926		16,519,321
Total Liabilities	 20,330,872		22,917,123
Net Position:			
Net investment in capital assets	146,478,536		144,174,127
Restricted for:			
Mixed financing loans	15,269,018		15,820,061
Partnership reserves	7,319,814		7,027,369
Housing Choice Voucher Program	8,829		108,580
Unrestricted net position	 9,501,839		11,448,363
Total Net Position	 178,578,036		178,578,500
Total Liabilities and Net Position	\$ 198,908,908	\$	201,495,623

(Concluded)

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

	2015	2014	
Operating Revenues:	=		
Tenant revenue:	0.077.502	Φ 0.040.205	
Net tenant rental revenue	\$ 9,877,502	\$ 9,848,395	
Tenant revenue - other	92,818	106,644	
Total tenant revenue	9,970,320	9,955,039	
HUD PHA operating grants	47,756,179	41,959,770	
Other governmental operating grants	168,930	280,181	
Investment income - unrestricted	20,841	24,735	
Other revenue	4,861,520	4,819,317	
Investment income - restricted	6,391	3,441	
Total operating revenues	62,784,181	57,042,483	
Operating Expenses:			
Housing assistance payments	34,504,397	30,843,816	
Administrative:	- 9 9 1	,,-	
Administrative salaries	4,319,815	4,279,359	
Auditing fees	233,856	228,852	
Advertising and marketing	17,746	19,989	
Employee benefit contributions - administrative	1,518,587	1,653,499	
Office expenses	1,065,103	1,058,862	
Legal expense	255,291	508,018	
Travel	127,491	136,019	
Other operating - administrative	1,115,007	1,655,723	
Tenant services:			
Tenant services - salaries	445,015	345,192	
Employee benefit contributions - tenant services	141,345	135,304	
Tenant services - other	266,903	191,072	
Utilities:			
Water	795,669	760,370	
Electricity	2,083,328	1,825,426	
Gas	1,065,034	1,257,986	
Sewer	1,336,829	1,295,785	
Ordinary maintenance and operations:			
Ordinary maintenance and operations - labor	3,426,515	3,463,014	
Ordinary maintenance and operations - materials and other	1,425,105	1,359,721	
Ordinary maintenance and operations - contract costs	2,082,364	2,159,875	
Employee benefit contributions - ordinary maintenance	1,307,787	1,250,803	
Protective services:			
Protective services - labor	528,658	496,592	
Protective services - other contract costs	40,578	35,494	
Protective services - other	3,973	3,014	
Employee benefit contributions - protective services	164,256	160,225	
		(G	

(Continued)

See accompanying notes to financial statements.

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014 (Continued)

	2015	2014
Insurance expense:		
Property insurance	853,676	753,354
Liability insurance	220,863	181,589
Workmen's compensation insurance	343,061	387,825
Other insurance	153,790	143,904
General expenses:		
Other general expenses	1,200,544	1,233,334
Payments in lieu of taxes	463,137	255,513
Bad debt	223,024	186,468
Total operating expenses	61,728,747	58,265,997
Operating Income (Loss)	1,055,434	(1,223,514)
Non-Operating Revenue (Expenses):		
Extraordinary maintenance	(101,636)	(16,948)
Casualty losses - non-capitalized	(167,472)	(128,340)
Interest expense	(413,931)	(705,727)
Gain (loss) on disposal of capital asset	285	475
Depreciation and amortization expense	(8,824,099)	(9,203,509)
Total non-operating revenue (expenses)	(9,506,853)	(10,054,049)
Capital Contributions:		
HUD capital grants	7,956,455	3,705,715
Partnership contribution	494,500	1,862,682
Total capital contributions	8,450,955	5,568,397
Change in Net Position	(464)	(5,709,166)
Total net position - beginning	178,578,500	184,287,666
Total net position - ending	\$ 178,578,036	\$ 178,578,500
Total net position - ending	\$ 178,578,036	\$ 178,578

(Concluded)

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

	2015		2014	
Cash Flows From Operating Activities:		_		
Operating grants received	\$	46,871,149	\$	43,282,738
Receipts from tenants		9,995,296		9,890,744
Other receipts		4,622,934		4,354,403
Housing assistance payments		(34,504,397)		(30,843,816)
Payments for good and services		(15,563,125)		(15,342,503)
Payments to employees		(11,723,749)		(11,823,075)
Net cash provided by (used in) operating activities		(301,892)		(481,509)
Cash Flows From Noncapital and Related Financing Activities:				
Cash received from partnership contribution		252,000		-
Loan repayments received		97,137		106,986
Net cash provided by (used in) noncapital and related financing activities		349,137	-	106,986
Cash Flows From Capital and Related Financing Activities:				
HUD and other capital grants		7,711,043		3,829,177
Acquisition of capital assets and construction of capital assets		(9,272,077)		(8,139,011)
Investment in mixed finance development activities		10,688		21,556
Proceeds from debt		54,144		6,484,367
Principal payment on long-term debt		(1,354,024)		(3,071,004)
Interest paid on long-term debt		(413,931)		(705,727)
Net cash provided by (used in) capital and related financing activities		(3,264,157)		(1,580,642)
Cash Flows From Investing Activities:				
Purchase (sale) of investments		41,187		(14,331)
Interest income		26,562		27,197
Net cash provided by (used in) investing activities		67,749		12,866
Net Increase (Decrease) in Cash and Cash Equivalents		(3,149,163)		(1,942,299)
Cash and Cash Equivalents:				
Beginning of year		21,765,362		23,707,661
End of year	\$	18,616,199	\$	21,765,362
Noncash Investment, Capital, and Financing Activities:				
Acquisition of capital assets through partnership contribution	\$		\$	1,862,682
Forgiveness of debt	\$	299,781	\$	

(Continued)

See accompanying notes to financial statements.

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014 (Continued)

	2015	2014	
Reconciliation of Operating Income (Loss) to Net Cash and Cash Equivalents From Operating Activities:			
Operating income (loss)	\$ 1,055,434	\$	(1,223,514)
Adjustments to reconcile operating income (loss) to cash and			
cash equivalents provided by (used in) operating activities:			
Investment (income) loss	(27,232)		(28,176)
Forgiveness of debt	(299,781)		_
Change in assets and liabilities:			
Accounts receivable	4,927		(486,465)
Prepaid expenses and other assets	(48,650)		(32,279)
Accounts payable and accrued liabilities	(951,638)		1,282,907
Unearned revenue	 (34,952)		6,018
Total adjustments	(1,357,326)		742,005
Net cash and cash equivalents provided by (used in) operating activities	\$ (301,892)	\$	(481,509)

(Concluded)

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

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

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

specific financial benefits to, or impose specific financial burdens on the Authority, as defined below.

- 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:

Glenshaw Gardens, Inc.

The Authority exercises "oversight responsibilities" and is the owner of a forprofit 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.

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.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

Through control of the above described entities, the Authority has interests in numerous partnerships created as part of mixed financing transactions, that 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 and Hays Manor Associates. The Authority may, under certain circumstances, be compelled to reacquire the properties.

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 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.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

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	Number of Units
AMP 103 201 301 303 501 502 503 504 701 704 801 805 806 814	Pine Ridge Heights Associates Sharpsburg Housing Limited Partnership Hays Manor Associates Groveton Housing Partnership, L.P. Homestead Housing Development, L.P. II Homestead Housing Development, L.P. III Homestead Housing Development, L.P. IV Dumplin Hall Housing Partnership, L.P. Fraser Housing Limited Partnership Felix Negley, L.P. Ohioview Housing Partnership, L.P. II Tarentum Housing Limited Partnership	Three Rivers Communities Three Rivers Communities Three Rivers GP Corp Ohio Valley Housing GP Corp Three Rivers Communities Dumplin Hall Housing Partnership, L.P. Waterfront Fraser, LLC Waterfront Housing GP Corp Fox Hill Management, Inc. Fox Hill Management, Inc. Waterfront Housing GP Corp	Exempt Organization Exempt Organization Corporation Corporation Exempt Organization Exempt Organization Exempt Organization Exempt Organization Exempt Organization Exempt Organization Disregarded Entity Exempt Organization Exempt Organization Exempt Organization Exempt Organization Exempt Organization Exempt Organization	
815 821 824	Tarentum Housing Limited Partnership II 514 Lydia Street, LP Orchard Park Housing Initiative, L.P.	Waterfront Housing GP Corp Three Rivers Communities Waterfront Orchard I GP, LLC	Exempt Organization Exempt Organization Disregarded Entity	72 17 44

Historically these mixed-financing partnerships have been part of the Low Income Public Housing (LIPH) Program; however, in future years, these mixed financing partnerships will be reported separately, with only the related subsidy activity reported in LIPH.

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.

Investment in Partnership

In addition to the above described entities, West Pine Affordable Housing, Inc., a wholly-owned subsidiary of the Authority, is a limited partner in West Pine Associates at an investment cost of \$245,000. The low-income housing apartment complex consists of 38 units, of which eight units will be occupied by public housing tenants, under a regulatory and operating agreement. The Authority, under no circumstances, can be compelled to acquire the property or

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

acquire operational responsibility. The \$245,000 investment is shown on the statements of net position as investment in partnership as of September 30, 2015 and 2014, and the partnership is not considered a component unit of 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.

<u>Capital Fund Program:</u> 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

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

enable the Authority to structure a lease that sets the participant's rent at 30% of household income.

<u>Supportive Housing for Persons with Disabilities Program:</u> Under the Supportive Housing for Persons with Disabilities Program, the Authority administers contracts to provide supportive housing for persons with disabilities with independent landlords.

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

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

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

<u>Emergency Solutions Grant Program (ESG):</u> 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 grants programs not included above, that vary from year to year in amount and nature.

<u>Business Activities:</u> The Business Activities (as further described above) include a myriad of partnerships created with outside investors designed to take advantage of tax credit regulations. These partnerships allowed the Authority to undertake major rehabilitation and total rebuilding projects, that otherwise would not have been possible, due to limited government funding.

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.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

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.

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.

Investments

The Authority's investments are stated at fair value.

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.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

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.

Classifications of Net Position

The following are the three categories of net position:

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

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

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, 2015 consisted of \$15,269,018 restricted in accordance with mixed financing and loan agreements as discussed in Notes 5 and 6, respectively, \$7,319,814 restricted per various partnership escrow agreements in the LIPH Program, and \$8,829 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, 2014 consisted of \$15,820,061 restricted in accordance with mixed financing and loan agreements as discussed in Notes 5 and 6, respectively, \$7,027,369 restricted per various partnership escrow agreements in the LIPH Program, and \$108,580 of net position restricted in the Housing Choice Voucher Program as this portion of net position is available only for future housing assistance payments.

• Unrestricted – The unrestricted component of net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted components of net position.

Use of Restricted and Unrestricted Resources

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

Pending Pronouncements

GASB has issued the following statements that will become effective in future years as shown below. Management has not yet determined the impact of these statements on the Authority's financial statements:

GASB Statement No. 72, "Fair Value Measurement and Application," effective for fiscal years beginning after June 15, 2015 (the Authority's financial statements for the year ending September 30, 2016). This statement addresses accounting and financial reporting issues related to fair value measurements.

GASB Statement No. 76, "Hierarchy of Generally Accepted Accounting Principles for State and Local Governments," effective for fiscal years beginning after June 15, 2015 (the Authority's financial statements for the year ending September 30, 2016). This statement identifies the hierarchy of generally accepted accounting principles (GAAP), reduces this hierarchy to two categories of authoritative GAAP, and addresses the use of authoritative and nonauthoritative literature in the event that the accounting treatment for a transaction or other event is not specified within a source of authoritative GAAP. This statement supersedes Statement No. 55.

GASB Statement No. 80, "Blending Requirements for Certain Component Units – an amendment of GASB Statement No. 14," effective for fiscal years beginning after June 15, 2016 (the Authority's financial statements for the year ending September 30, 2017). The objective of this statement is to improve financial reporting by clarifying the financial statement presentation requirements for certain component units.

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, 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

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

collateral shall at all times be of a market value at least equal to the amount of deposits so secured.

The following is a description of the Authority's deposit 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, 2015, \$906,973 of the Authority's \$18,451,840 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 \$17,621,667 as of September 30, 2015.

Excluded from the above amounts, but presented as cash and cash equivalents on the statement of net position, are investments of \$994,532 (book and bank value), described in more detail under the investments section below.

As of September 30, 2014, \$1,157,798 of the Authority's \$21,852,761 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 \$20,793,270 as of September 30, 2014.

Excluded from the above amounts, but presented as cash and cash equivalents on the statement of net position, are investments of \$972,092 (book and bank value) described in more detail under the investments section below.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

Investments

Investments consisted of the following at September 30, 2015 and 2014:

	Fair Market Value					
Investment Type	2015		2014			
INVEST	\$	16,020	\$	16,012		
U.S. Agencies		978,512		956,080		
Mutual fund - BlackRock		644,551		685,738		
	\$	1,639,083	\$	1,657,830		

As of September 30, 2015 and 2014, the entire investments in INVEST and U.S. Agencies of 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 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, 2015 and 2014, 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.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

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.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

4. CAPITAL ASSETS

A summary of changes in capital assets during fiscal year 2015 for the Authority is as follows:

	September 30, 2014		Increases/ Transfers		Decreases/ Transfers		September 30, 2015	
Capital assets, not being depreciated: Land Construction in progress	\$ 10,060 6,74 ²		\$ 8,7	- 65,042	\$	(5,882,852)	\$	10,060,367 9,626,660
Total capital assets not being depreciated	16,804	1,837	8,7	65,042		(5,882,852)		19,687,027
Capital assets being depreciated: Buildings Furniture, equipment, and	270,893	5,199	1,6	36,947		(5,370)		272,526,776
machinery - dwellings Furniture, equipment, and	12,372	,		63,300		-		16,735,776
machinery - administration Total capital assets, being	1,950),849		39,482		(13,900)		1,976,431
depreciated	285,218	3,524	6,0	39,729		(19,270)		291,238,983
Less accumulated depreciation for: Buildings Furniture, equipment, and	(130,27)	,080)	(7,4	65,920)		-	(137,737,000)
machinery - dwellings Furniture, equipment, and	(9,294	1,058)	(5	31,109)		-		(9,825,167)
machinery - administration	(1,30	5,034)	(2	00,872)				(1,505,906)
Total accumulated depreciation	(140,870),172)	(8,1	97,901)			(149,068,073)
Total capital assets being depreciated, net	144,348	3,352	(2,1	58,172)		(19,270)		142,170,910
Total capital assets	\$ 161,153	3,189	\$ 6,6	06,870	\$	(5,902,122)	\$	161,857,937

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

A summary of changes in capital assets during fiscal year 2014 for the Authority is as follows:

	September 30, 2013	Increases/ Transfers	Decreases/ Transfers	September 30, 2014	
	2013	Transfers	Transfers	2014	
Capital assets, not being depreciated: Land Construction in progress	\$ 10,051,272 6,858,616	\$ 9,095 6,725,520	\$ - (6,839,666)	\$ 10,060,367 6,744,470	
Total capital assets not being depreciated	16,909,888	6,734,615	(6,839,666)	16,804,837	
Capital assets being depreciated: Buildings Furniture, equipment, and	261,270,069	9,625,130	-	270,895,199	
machinery - dwellings Furniture, equipment, and	12,372,476	-	-	12,372,476	
machinery - administration	1,806,806	251,393	(107,350)	1,950,849	
Total capital assets, being depreciated	275,449,351	9,876,523	(107,350)	285,218,524	
Less accumulated depreciation for: Buildings Furniture, equipment, and	(122,207,542)	(8,063,538)	-	(130,271,080)	
machinery - dwellings	(8,983,852)	(310,206)	-	(9,294,058)	
Furniture, equipment, and machinery - administration	(1,193,617)	(218,767)	107,350	(1,305,034)	
Total accumulated depreciation	(132,385,011)	(8,592,511)	107,350	(140,870,172)	
Total capital assets being depreciated, net	143,064,340	1,284,012		144,348,352	
Total capital assets	\$ 159,974,228	\$ 8,018,627	\$ (6,839,666)	\$ 161,153,189	

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

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 Business Activities (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 \$102,333 and \$110,333 as of September 30, 2015 and 2014, 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 amount owed to the Authority at September 30, 2015 and 2014 was \$34,863 and \$72,288, respectively.

Business Activities (Three Rivers) has a long-term note receivable from a private developer for the Lavender Heights property of \$505,300 for 30 years at zero percent. The receivable is recorded at its net present value, assuming a 5% interest rate, of \$255,211 and \$243,058 at September 30, 2015 and 2014, respectively.

Business Activities (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, 2015 and 2014.

In fiscal year 2006, Business Activities (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. All notes were outstanding as of September 30, 2015, and the amortization expense for these notes was \$63,865 and \$73,135 in fiscal year 2015 and 2014, respectively. The receivables are recorded at their net present value of \$26,420 and \$90,285 as of September 30, 2015 and 2014, respectively.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

A summary of the above-described notes receivable as of September 30, 2015 and 2014 is as follows:

Note		2015		2014	
Second mortgages	\$	102,333	\$	110,333	
Life Center note		34,863		72,288	
Lavender Heights		255,211		243,058	
St. Joseph		119,033		119,033	
Pleasant Ridge second mortgages		26,420		90,285	
Total	\$	537,860	\$	634,997	

6. MIXED FINANCE DEVELOPMENT ACTIVITIES

As part of the mixed financing development activities over the years, long term loans were made by the Authority (or one of its controlled entities) to each 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.

These loans between the Authority and their blended component units are eliminated for financial reporting purposes. 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. These loans are summarized below.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

As of September 30, 2015, the balance of the loans payable to the Authority, and from the partnerships, are as follows:

AMP	Property		ember 30, 2015
201	Sharps Terrace	\$	5,255,198
301	Hays Manor		8,774,231
303	Groveton Village		9,206,329
501	Homestead Apartments		1,268,035
502	Homestead Apartments II		1,951,323
503	Homestead Apartments III		2,893,600
504	Homestead Apartments IV		2,485,231
701	Dumplin Hall		1,651,114
704	John Fraser Hall		3,301,865
801	Negley Gardens		2,973,235
805	Pleasant Ridge I (Ohioview I)		8,254,527
806	Pleasant Ridge II (Ohioview II)		3,689,998
814	Dalton's Edge I (Tarentum I)		2,054,407
815	Dalton's Edge II (Tarentum II)		5,540,763
821	Andrew Carnegie Apartments		992,353
Long-term de	ebt recorded in LIPH on FDS prior to elimination	\$	60,292,209

As of September 30, 2014, the balance of the loans payable to the Authority, and from the partnerships, are as follows:

AMP	Property	Septe	ember 30, 2014
201	Sharps Terrace	\$	5,012,110
301	Hays Manor		8,774,231
303	Groveton Village		8,907,976
501	Homestead Apartments		1,199,428
502	Homestead Apartments II		1,862,127
503	Homestead Apartments III		2,773,409
504	Homestead Apartments IV		2,371,833
701	Dumplin Hall		1,601,017
704	John Fraser Hall		3,301,865
801	Negley Gardens		2,835,974
805	Pleasant Ridge I (Ohioview I)		8,079,820
806	Pleasant Ridge II (Ohioview II)		3,429,409
814	Dalton's Edge I (Tarentum I)		2,193,654
815	Dalton's Edge II (Tarentum II)		5,076,574
821	Andrew Carnegie Apartments		970,706
Long-term de	bt recorded in LIPH on FDS prior to elimination	\$	58,390,133

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

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, except for Myers 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.

As of September 30, 2015, the balance of the notes receivable, which is considered an investment in mixed finance development activities, was as follows:

Property	Term	Due Date	Amount
Monroe Meadows	30 years	01/10/2031	\$ 940,500
Forest Green #1	40 years	08/14/2040	2,475,000
Myers Ridge	40 years	02/13/2040	3,238,830
Forest Green #2	40 years	08/14/2040	49,715
Myers 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	1,338,396
North Hills Housing #2	40 years	03/01/2051	810,590
Subtotal			21,085,664
Accumulated amortization as of Septe	ember 30, 2014	\$ (5,723,050)	
Amortization for the year ended Septe	ember 30, 2015	(525,593)	
Accumulated an	September 30, 2015	(6,248,643)	
	September 30, 2015	\$ 14,837,021	

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

As of September 30, 2014, the balance of the notes receivable, which is considered an investment in mixed finance development activities, was as follows:

Property	Term	Due Date	Amount
Monroe Meadows	30 years	01/10/2031	\$ 940,500
Forest Green #1	40 years	08/14/2040	2,475,000
Myers Ridge	40 years	02/13/2040	3,238,830
Forest Green #2	40 years	08/14/2040	49,715
Myers 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	1,340,034
North Hills Housing #2	40 years	03/01/2051	 819,640
Subtotal			21,096,352
Accumulated amortization as of Septem	nber 30, 2013	\$ (5,197,460)	
Amortization for the year ended Septem	nber 30, 2014	(525,590)	
Accumulated am	ortization as of S	September 30, 2014	(5,723,050)
	Balance at S	September 30, 2014	\$ 15,373,302

^{*} 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 will be taken by the Authority at this time.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

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.

	Sept	ember 30, 2015
Notes, loans, & mortgages receivable - mixed financing partnerships Elimination of loans between the Authority & controlled entities	\$	75,129,230 (60,292,209)
Investment in mixed finance development activities, net of accumulated amortization recorded on statement of net position	\$	14,837,021
	Sept	ember 30, 2014
Notes, loans, & mortgages receivable - mixed financing partnerships Elimination of loans between the Authority & controlled entities	\$	73,763,435 (58,390,133)
Investment in mixed finance development activities, net of accumulated amortization recorded on statement of net position	\$	15,373,302

7. LONG-TERM DEBT

Notes and Mortgages Payable

In December 2002, Groveton Housing Limited Partnership (a blended component unit of the Authority, reported within the LIPH Program) 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, reported within the LIPH Program) 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.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

In November 2005, Ohioview Housing Limited Partnership, (a blended component unit of the Authority, reported within the LIPH Program) obtained a note payable in an original principal amount of \$500,000 (of which \$470,000 was borrowed as of September 30, 2015 and 2014) 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, reported within the LIPH Program) obtained a note payable in an original principal amount of \$914,600 payable to the Pennsylvania Housing Finance Agency due March 2036. Annual payments are due in an amount equal to 50% of the surplus of revenues over expenses, if any, generated by the project during the calendar year. No interest will be due and payable. The note is collateralized by a first leasehold mortgage on the apartment complex.

In October 2004, Ohioview Housing Limited Partnership II, (a blended component unit of the Authority, reported within the LIPH Program) 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

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

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 \$798,624 and \$744,480 at September 30, 2015 and 2014, 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 November 2008, the Authority (through their Three Rivers Business Activity) purchased four rental properties. As part of that purchase, the Authority assumed the remaining portion of the existing mortgages on three of these properties in the amounts of \$228,308, \$142,960, and \$70,513. These mortgage notes were paid in full in 2015.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

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, 2015, the aggregate principal balance outstanding was \$3,300,000. A summary of future payments on these note obligations is as follows:

Fiscal Year Ending	Principal			Interest		
September 30,	Payment		Payment		I	Payment
2016	\$	300,000	\$	216,121		
2017		300,000		196,474		
2018		300,000		176,826		
2019		300,000		157,179		
2020		300,000		137,532		
2021-2025		1,500,000		392,946		
2026		300,000		19,648		
	\$	3,300,000	\$	1,296,726		

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:

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

Fiscal Year Ending September 30	Minimum Lease Payments
2016	\$ 1,026,070
2017	1,057,486
2018	1,089,865
2019	1,123,234
2020	624,787
Total payments	4,921,442
Less: interest	246,411
Present value	\$ 4,675,031

Included as capital leases are approximately \$4.4 million in capital assets: furniture, equipment, and machinery – dwellings, along with accumulated depreciation of approximately \$272,000.

In addition to the above leases, the Authority has additional capital leases totaling approximately \$128,000, which are not considered to be material.

Total long-term debt payments are as follows:

Fiscal Year Ending September 30,	
2016	\$ 1,628,851
2017	1,569,318
2018	1,566,691
2019	1,834,502
2020	1,062,319
2021-2025	2,422,946
2026-2030	3,052,172
2031-2033	806,139
2036 (Tarentum)	914,600
2042 (Groveton)	345,000
2045 (Ohioview I)	470,000
2046 (Ohioview II)	 1,250,000
Total minimum debt payments	 16,922,538
Less: amounts representing interest	1,543,137
Future minimum debt payments	\$ 15,379,401

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

Changes in Long-Term Liabilities

The schedule of changes in long-term liability activity for the year ended September 30, 2015 is presented below:

	Balance at September 30, 2014		Additions	Reductions	Balance at September 30 2015	Due Within One Year
Groveton Housing, LP Note	\$	345,000	\$ -	\$ -	\$ 345,00	
Homestead Housing, LP Note		806,139	-	-	806,13	9 -
Ohioview Housing I, LP Note		470,000	-	-	470,00	0 -
Tarentum Housing I, LP Note		914,600	-	-	914,60	0 -
Ohioview Housing II, LP Note		1,250,000	-	-	1,250,00	0 -
Pine Ridge Note		777,759	-	-	777,75	9 -
Pine Ridge Note		170,063	-	-	170,06	-
Pine Ridge Notes		204,089	-	-	204,08	9 -
St. Brendan Apartments Note		530,000	-	-	530,00	0 -
Meadows at Forest Glen Note		1,754,480	54,144	-	1,808,62	-
Three Rivers Rental Properties Notes		441,781	-	(441,781)		
CFFP Notes Payable		3,600,000	-	(300,000)	3,300,00	0 300,000
Capital Leases		5,715,151	-	(912,024)	4,803,12	7 1,016,354
Compensated Absences		824,677	231,437	(164,934)	891,18	0 178,235
Other Noncurrent		573,504		(67,570)	505,93	4
Total noncurrent liabilities	\$ 1	8,377,243	\$ 285,581	\$ (1,886,309)	\$ 16,776,51	5 \$ 1,494,589

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

The schedule of changes in long-term liability activity for the year ended September 30, 2014 is presented below:

	Balance September 2013		Additions	Reductions	Balance at September 30, 2014	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	1,659	728	94,752	-	1,754,480	-
Three Rivers Rental Properties Notes	441,	781	-	-	441,781	384,210
CFFP Notes Payable	3,900	000	-	(300,000)	3,600,000	300,000
Capital Leases	2,096	540	6,389,615	(2,771,004)	5,715,151	1,008,778
Compensated Absences	824,	622	164,978	(164,923)	824,677	164,934
Other Noncurrent	552,	328	21,176		573,504	
Total noncurrent liabilities	\$ 14,942,	549 \$	6,670,521	\$ (3,235,927)	\$ 18,377,243	\$ 1,857,922

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

8. INTERFUND RECEIVABLE AND PAYABLE

In 2009, Business Activities (Three Rivers) issued a note in the amounts of \$164,302 to Glenshaw, to refinance a previous note. The note bears interest at a rate of 3.8%, and payments on the note are due in 216 monthly installments of \$1,051. The amount outstanding was \$122,093 and \$129,908 as of September 30, 2015 and 2014, respectively. Amounts are due between entities and are eliminated for presentation on the financial statements. A summary of future payments on this note obligation is as follows:

Fiscal Year Ending	Pr	incipal	I	nterest
September 30,	Pa	ayment	P	ayment
2016	\$	8,118	\$	4,499
2017		8,431		4,185
2018		8,758		3,859
2019		9,096		3,521
2020		9,448		3,169
2021-2025		53,010		10,073
2026-2028		25,232		1,052
	\$	122,093	\$	30,358

9. 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.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

Minimum yearly payments are as follows:

Fiscal Year Ending September 30,	 Amount
2016	\$ 229,608
2017	233,052
2018	236,496
2019	240,042
2020	243,588
Thereafter	 372,690
	\$ 1,555,476

The net book value of this building was approximately \$2,077,000 and \$2,192,000 as of September 30, 2015 and 2014, respectively. Depreciation on the building during the year was approximately \$115,000 in both 2015 and 2014.

10. 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 2015 and 2014, 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 2015 and 2014, and an additional \$6,000 catch-up for certain employees over age 50 in 2015 and 2014. 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, 2015 and 2014 were approximately \$689,000 and \$661,000, respectively. Employee contributions for the years ended September 30, 2015 and 2014 were approximately \$501,000 and \$463,000, respectively.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

11. OPERATING LEASE

The Authority entered into a non-cancelable lease agreement for their current office space in March 2002, for which the lease expires December 31, 2018. Rental expense for the office lease amounted to approximately \$330,000 for the years ended September 30, 2015 and 2014.

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

Fiscal Year Ending	N	1inimum
September 30,	Leas	se Payments
2016	\$	330,110
2017		330,110
2018		81,273
	\$	741,493

12. 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 2016, but any such reductions are not currently expected to have an immediate material adverse impact to the Authority.

The Authority's grant programs are subject to review by the funding sources. Such reviews could result in amounts that may require repayment upon final settlement.

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

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

The Authority is also involved in contracts related to various projects. Construction and development commitments outstanding related to these projects as of September 30, 2015 amounted to approximately \$8 million.

13. 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.



Entity-Wide Financial Data Schedule

Internal	2015		14.850	14.871	14.181	14.856	14.218	14.870	14.231	State/Local	Bus. Acct.				
10 10 10 10 10 10 10 10	Line Item No.	Description	LIPH	Section 8 Housing Choice	Section 8 -	Section 8 - Mod	CDBG	ROSS/FSS	ESG	State/	TOTAL BUSINESS	Gardens - Component	SUBTOTAL	Elimination	ACHA TOTAL
11 Calculus contents 1.00 1.0	111	Cash - unrestricted	4,971,035	159,182	45,476	147,020	-	-	-	-	4,069,182	279,819	9,671,714		9,671,714
11 Aut. See accompleting 1.5			-			-	-	-	-	-	-		-	-	-
10				397,406		-	-	-	-	-		0.120		-	8,192,516
						-		-	-	-	4/,838	9,120		-	751,829
1.50 Account seconds of 11 fill one press. Content behave.					45,476	147,020		-	-	-	4,592,316	288,939		-	18,616,199
1.50 Account seconds of 11 fill one press. Content behave.															
1920 Account accorded. 110 Data person. Colors 1,000 1			-	40.722		4 380		-	-	-	-		45 111	-	45,111
	122-020	Accounts receivable - HUD other projects - Operating Subsidy	430,866	40,722				-	-	-				-	430,866
According content of a secondary		Accounts receivable - HUD other projects - Other				-	-		-	-	-				74,258
			430,866	40,722		4,389		74,258	-	-	-	_	550,235	-	550,235
15-10 Accommonwhale recombines 1-1			-			-		-	-	-	-		-	-	-
15-00 Account could in confidence Ta Could	125-020	Account receivable - miscellaneous - Partnership	•			-	-	-		-	-		-	-	-
		Account receivable - miscellaneous - Joint Venture	-			-		-	-	-	-		-	-	
13			658 024	87 757		-		-	-	125 037	2 001	110 827	983 646	-	983 646
19 19 19 19 19 19 19 19						-			_						983,646
2022 Allowane for adoleship security of the first security of	126	Accounts receivable - tenants	161,150			-	-		-	-		1,866	166,805		166,805
127 Note, Law & Metrograp Records - Creater		Allowance for doubtful accounts - tenants	(69,532))		-	-	-	-	-	-	(1,700)	(71,232)	-	(71,232)
128 Trace recovers 152			-	1		-		-	-	-	-		-	-	-
150			86,287			-	_	-	-	-	-		86,287	-	86,287
10 Test recreasives, sourcined pages for fundamental accounts 1,566,758 13,679 1,369 1,375,768 1,375						-	-	-		-	-		-	-	-
131 Investments - currenticed			1 2// 705	120 470		4 200		74.259	-	125 027	- 5 700			-	1,649
173.27	120	Total receivables, net of anowance for doubtful accounts	1,200,795	120,479		4,389		/4,258	_	125,057	5,790	112,042	1,/1/,390	-	1,/1/,390
152 Incommon, restricted for generated current (solid)				-		-	_	-	-	-	-			-	527,194
143 Proposi exponents and material states			117,357			-	-	-	-	-	-		117,357		117,357
143			450.763			-		-	-	-	-		450.763	-	450,763
143 Allowance for obothets investigation 19,000 1			430,703			-		-	-	-	2.187			-	2,187
15			-			-	-	-	-	-	-		-		-
Total Current Assets			199,295			-	-	-	-	-	-		199,295	(199,295)	-
161 Land			15.547,264	685,067	45,476	151,409		74,258	-	125,037	4,600,293	401,581	21,630,385	(199,295)	21,431,090
162 Buildings									•						
163 Furniture, copinment and machinery - develings						-	-	-	-	-					10,060,367
164 Furniture, quagment and machinery-administration						-		-	-	-	13,654,028		16 735 776	-	
165 Leasehold improvements				180.603		-		-	-	-	64.738		1.976.431	-	1,976,431
167 Construction in progress 9,286,034		Leasehold improvements	-			-	-	-	-	-	-		-		-
168						-		-	-	-		(810,227)		-	(149,068,073)
Total capital assets, not faceumulated depreciation 153,02,168 20,126			9,280,034			-		-	-	-	340,626		9,020,000	-	9,020,000
171-020 Notes, Loans, & mortgages receivable - Non-current - Joint Venture	160		153,302,168	20,126	-	-	_	-	-	-	8,486,900	48,743	161,857,937	-	161,857,937
171-020 Notes, Loans, & mortgages receivable - Non-current - Joint Venture															
171-1030 Notes, Loans, & mortgages receivable - Non-current - Tax Credit	171-010		-			-		-	-	-	75 120 220		75 120 220	(60 202 200)	14,837,021
171-030 Notes, Loans, & mortgages receivable - Non-current - Tax Credit - - - - - - - - -	171-030	Notes, Loans, & mortgages receivable - Non-current - Faturership	-	t		-		 	-	-	13,129,230		13,127,230	(00,474,409)	- 17,037,021
171 Notes, Loans, & mortgages receivable - Non-current 71,000 - - - - 75,718,183 75,789,183 (60,414,302) 15,374, 172-010 Notes, Loans, & mortgages receivable - Non-current - past due - NFP - - - - - - - - - 172-020 Notes, Loans, & mortgages receivable - Non-current - past due - NFP - - - - - - - - - 172-030 Notes, Loans, & mortgages receivable - Non-current - past due - - - - - - - - 172-040 Notes, Loans, & mortgages receivable - Non-current - past due - - - - - - - 172-050 Notes, Loans, & mortgages receivable - Non-current - Tax Credit - - - - - 172 Notes, Loans, & mortgages receivable - Non-current - past due - - - - - 173 Grants receivable - Non-current - past due - - - - - - 174 Other assets - - - - - - 175 Grants receivable - Non-current - past due - - - - - - 176-010 Investment in Joint venture - Not For Profit - - - - - 176-020 Investment in Joint venture - Patrinership - - - - - - 176-030 Investment in Joint venture - Patrinership - - - - - 176-040 Investment in Joint venture - Tax Credit - - - - - 176-040 Investment in Joint venture - Tax Credit - - - - - - 176-050 Investment in Joint venture - Other - - - - - - 176-060 Investment in Joint venture - Diter - - - - - - 176-070 Investment in Joint venture - Diter - - - - - - - 176-080 Investment in Joint venture - Diter - - - - - - - 176-090 Investment in Joint venture - Diter - - - - - - - - - 176-090 Investment in Joint venture - Diter - - - - - - - - -		Notes, Loans, & mortgages receivable - Non-current - Tax Credit	-			-	-	-	-	-	-		-	-	-
172-010 Notes, Loans, & mortgages receivable - Non-current - Partnership - - - - - - - - -						-		-	-	-					537,860
172-020 Notes, Loans, & mortgages receivable - Non-current - Forther Non-current - F			71,000	-		-		-	-	-	75,718,183		75,789,183	(60,414,302)	15,374,881
172-030 Notes, Loans, & mortgages receivable - Non-current - Joint Venture - - - - - - - - -		Notes, Loans, & mortgages receivable - Non-current - Partnership		<u> </u>		-			_	-					-
172.050 Notes, Loans, & mortgages receivable - Non-current - Other - - - - - - - - -	172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture				-			-	-	-		-		-
172 Notes, Loans, & mortgages receivable — Non-current - past due		Notes, Loans, & mortgages receivable - Non-current - Tax Credit	-	ļ		-		-	-	-	-		-	-	-
173 Grants receivable = Non-current - - - - - - - - -		Notes, Loans, & mortgages receivable - Non-current - Other	-	 		-		-	-	-	-	-	-	-	-
176-010 Investment in Joint venture - Not For Profit	173	Grants receivable - Non-current				-	-			-	-		-		-
176-020 Investment in Joint venture - Partnership			-	-		-		-		-	-			-	-
176-030 Investment in Joint venture - Joint Venture - - - - - - - - -	176-010		-	 		-		-	-	-	-		-	-	-
176-940 Investment in Joint venture - Tax Credit	176-030	Investment in Joint venture - Joint Venture	-	 		-	-	<u> </u>	-	-	245,000		245,000	-	245,000
176 Investment in joint venture - - - - - 245,000		Investment in Joint venture - Tax Credit	-			-	-	-	-	-	-		-	-	-
180 Total Non-current Assets 153,373,168 20,126 84,450,083 48,743 237,892,120 (60,414,302) 177,477,			-			-		-	-	-	245 000		345 000	-	245 000
			153 373 168	20 126	-	-	-	-	-	-		48 7/13		(60,414 302)	245,000 177,477,818
190 Total Assets 168.920,432 705,193 45,476 151,409 - 74,258 - 125,037 89,050,376 450,324 259,522,505 (60.613,597) 198,908,	100	Total For Carrent Assets	133,373,100	20,120		-				-		10,/43	237,072,120	(00,414,302)	1//,4//,010
	190	Total Assets	168,920,432	705,193	45,476	151,409	-	74,258	_	125,037	89,050,376	450,324	259,522,505	(60,613,597)	198,908,908

2015														
Line Item No.	Description	14.850 LIPH Total	14.871 Section 8 Housing Choice Voucher	14.181 Section 8 - Mainstream	14.856 Section 8 - Mod Rehab Total	14.218 CDBG Total	14.870 ROSS/FSS Total	14.231 ESG Total	State/Local State/ Local TOTAL	Bus. Acct. TOTAL BUSINESS ACTIVITIES	Glenshaw Gardens - Component Unit	SUBTOTAL	Elimination	ACHA TOTAL
311	Bank overdraft				-	-	-	-	-			-	-	-
312	Accounts payable <= 90 days	752,881			-	-	-	-	-	70,813		823,694		823,694
313	Accounts payable > 90 days past due				-	-	-	-	-			-	-	-
321	Accrued wage/payroll taxes payable	324,168	33,487		-	-	-	-	-		29,961	387,616	-	387,616
322	Accrued compensated absences - current portion	157,333	20,902		-	-	-		-			178,235	-	178,235
324	Accrued contingency liability				-	-	-		-			-	-	-
325	Accrued interest payable	-			-	_	-	-	-	-		-	-	-
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy	-	703		59,295	_	-	-	-	-		59,998	-	59,998
331-020	Accounts payable - HUD PHA Programs - Capital fund	-			-	_	-	-	-	-		-	-	-
331-030	Accounts payable - HUD PHA Programs - Other	-			-	_	-	-	-	28,328		28,328	-	28,328
331	Accounts payable - HUD PHA Programs	-	703	-	59,295	_	-	-	-	28,328	-	88,326	-	88,326
332	Accounts payable - PHA Projects				-	-	-		-			-	-	-
333	Accounts payable - other government	587,859			-	-	-	-	-			587,859	-	587,859
341	Tenant security deposits	694,871			-	-	-	-	-	47,838	9,120	751,829	-	751,829
342-030	Unearned revenue - Other	-			-	-	-	-	-	49,432	2,245	51,677	-	51,677
342	Unearned Revenue			-			-	-	-	49,432	2,245	51,677	-	51,677
343-010	CFFP	300,000					-		-			300,000	-	300,000
343-020	Capital Projects/ Mortgage Revenue	1,004,081	12,273				-		-			1,016,354	-	1,016,354
343	Current portion of LTD - capital projects/mortgage revenue bonds	1,304,081	12,273	-	-		-		-	-		1,316,354	-	1,316,354
344	Current portion of long-term debt - operating borrowings				-				-		8,118	8,118	(8,118)	-
345	Other current liabilities	549,778	7,121		-	-	-	-	-	306,279		863,178	-	863,178
346	Accrued liabilities - other	178			-	-	-	-	-			178	-	178
347	Inter program - due to				-	-	74,258	-	125,037			199,295	(199,295)	-
348	Loan liability - current		-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	4,371,149	74,486	-	59,295	-	74,258	-	125,037	502,690	49,444	5,256,359	(207,413)	5,048,946
351-010	Long-term debt - CFFP	3,000,000			-	-	-		-			3,000,000	-	3,000,000
351-020	Long-term - Capital Projects/ Mortgage Revenue	70,809,898	15,358			-	-	-	-	530,000		71,355,256	(60,292,209)	11,063,047
351	Capital Projects/ Mortgage Revenue Bonds	73,809,898	15,358		-	-	-	-	-	530,000	-	74,355,256	(60,292,209)	14,063,047
352	Long-term debt, net of current - operating borrowings					-	-	-	-		113,975	113,975	(113,975)	-
353	Non-current liabilities - other	117,357	388,577			-	-	-	-			505,934		505,934
354	Accrued compensated absences- Non-current	629,335	83,610		-	-	-	-	-	-		712,945	-	712,945
355	Loan liability - Non-current		-	-	-	-	-		-	-	-	-	-	-
356	FASB 5 Liabilities				-	-	-	-	-	-		-	-	-
357	Accrued Pension and OPEB Liability				-	-	-	-	-			-	-	-
350	Total Non-Current Liabilities	74,556,590	487,545	-	-		<u> </u>	L		530,000	113,975	75,688,110	(60,406,184)	15,281,926
300	Total Liabilities	78,927,739	562,031		59,295		74,258		125.037	1,032,690	163,419	80,944,469	(60,613,597)	20,330,872
300	10tal Liabilities	10,941,/39	302,031		39,295		/4,258		145,03/	1,032,690	103,419	00,944,469	(00,013,39/)	20,330,872
508.1	Net investment in capital assets	78,188,189	(7,505)	-			-	-	-	7,956,900	48.743	86.186.327	60.292.209	146,478,536
511.1	Restricted Net Position	7.319.814	8,829	-	-	-	-	-	-	75,561,227	,, 10	82,889,870	(60,292,209)	22,597,661
512.1	Unrestricted Net Position	4,484,690	141.838	45.476	92.114		-		-	4,499,559	238.162	9,501,839	(00,272,207)	9,501,839
513	Total Equity/Net Position	89,992,693			92,114	-	-	-	-	88,017,686	286,905	178,578,036	-	178,578,036
	10 10 10 10 10 10													
600	Total Liabilities and Equity/Net Position	168,920,432	705,193	45,476	151,409		74,258	-	125,037	89,050,376	450,324	259,522,505	(60,613,597)	198,908,908

2015														
		14.850	14.871	14.181	14.856	14.218	14.870	14.231						
Line Item No.	Description						p. (P00							
Line Item No.	-	LIPH Total	Section 8 Housing Choice Voucher	Section 8 - Mainstream	Section 8 - Mod Rehab Total	CDBG Total	Ross/FSS Total	ESG Total	State/Local TOTAL	Total	Glenshaw Gardens - Component Unit	SUBTOTAL	Financial Statement Elimination	ACHA TOTAL
											•			
70300	Net tenant rental revenue	8,665,866			-	-	-	-	-	955,086	256,550	9,877,502	-	9,877,502
70400 70500	Tenant revenue - other Total Tenant Revenue	92,818 8,758,684			-	=	-	-	-	955,086	256,550	92,818 9,970,320	-	92,818 9,970,320
70300	Total Tenant Revenue	0,/30,004	-	-	- 1	-	-	-	-	755,000	230,330	9,970,320	-	9,970,320
70600-010	Housing assistance payments	-	31,666,179	233,055	409,492	-	-	-	-	-	-	32,308,726	-	32,308,726
70600-020	Ongoing administrative fees earned	-	3,053,449	30,651	46,512	-	-	-	-	-	-	3,130,612	-	3,130,612
70600-030 70600-040	FSS Coordinator Actual independent public accountant audit costs	-	24,796		-	-	-	-	-	-	-	24,796	-	24,796
70600-040	Total preliminary fees earned	-			-	-	-	-	-	-	-	-	-	
70600-060	Interest earned on advances	-			-	-	-	-	-	-	-	-	-	-
70600-070 70600	Admin fee calculation description	11,845,385	34,744,424	263,706	456,004	-	446,660	-	-	-	-	47,756,179	-	47,756,179
70000	HUD PHA operating grants	11,043,303	34,/44,424	203,700	430,004		440,000	-	_	-	- 1	47,730,179	-	47,730,179
70610	Capital grants	7,646,498				309,957	-	-	-	-		7,956,455	-	7,956,455
					,							,		
70710 70720	Management Fee Asset Management Fee	2,579,013 367,440			-	-	-	-	-	-		2,579,013 367,440	(2,579,013) (367,440)	-
70720	Book-Keeping Fee	779,230			-		-	-	-	-		779,230	(779,230)	-
70740	Front Line Service Fee	3,114,851			-	-	-	-	-	-		3,114,851	(3,114,851)	
70750	Other Fees	-			-		-	-	-	-		-	-	-
70700	Total Fee Revenue	6,840,534		-	-		-	-	-	-	-	6,840,534	(6,840,534)	-
70800	Other government grants	-			-	-	-	66,470	102,460	-		168,930	-	168,930
71100-010	Housing Assistance Payment - investment income unrestricted	-			-	-	-	-	-			-	-	
71100-020	Administrative Fee - investment income unrestricted		126		-	-	-	-	-			126	-	126
71100 71200	Investment income - unrestricted Mortgage interest income	8,793	126	-	-		-	-	-	11,922 1,902,076		20,841 1,902,076	(1,902,076)	20,841
71300	Proceeds from disposition of assets held for sale	-			-		-	-	-	1,702,070		1,702,070	(1,702,070)	-
71310	Cost of sale of assets	-			-	-	-	-	-			-	-	
71400-010	Housing Assistance Payment - fraud recovery	-			-	-	-	-	-	-		-	-	-
71400-020 71400	Administrative Fee - fraud recovery Fraud recovery	595	35,379 35,379		-		-	-	-	-		35,379 35,974	-	35,379 35,974
71500	Other revenue	1,820,280	2,231,313	31	1,829		-	-	-	1,048,878	217,715	5,320,046	-	5,320,046
71600	Gain or loss on sale of capital assets	285			-	-	-	-	-			285	-	285
72000-010 72000-020	Housing Assistance Payment - investment income restricted	-			-	=	-		-	-		-	-	-
72000-020	Administrative Fee - investment income restricted Investment income - restricted	6,282		_	-		-	_	-	109		6,391	-	6,391
70000	Total Revenue	36,927,336	37,011,242	263,737	457,833	309,957	446,660	66,470	102,460			79,978,031	(8,742,610)	71,235,421
91100 91200	Administrative salaries Auditing fees	3,205,270 212,828	951,614 14.200		-	-	-	-	-	52,642 1,400		4,319,815 233,856	-	4,319,815 233,856
91300	Management Fee	1,743,065	818,668	8,340	8,940		-	-	-	1,400	3,420	2,579,013	(2,579,013)	233,830
91310	Book-Keeping Fee	258,639	509,792	5,212	5,587	-	-	-	-			779,230	(779,230)	-
91400	Advertising and Marketing	13,288	246		-	-	-	-	-	3,768	444	17,746	-	17,746
91500 91600	Employee benefit contributions - administrative Office Expenses	1,059,732 751,956	378,672 211,034		1,830		158	-	13,463	37,474 55,275		1,518,587 1,065,103	-	1,518,587 1,065,103
91700	Legal Expense	238,583	688		1,050	-	8,167	-	15,405	7,572		255,291	-	255,291
91800	Travel	95,714	23,775		-		-	-	524	5,981	1,497	127,491	-	127,491
91810	Allocated Overhead	564.202	120	7 722	-	-	26.212	- ((470	2 202	422.704	15 102	1 115 002	-	1 115 007
91900 91000	Other Total Operating-Administrative	564,283 8,143,358	139 2,908,828	7,733 21,285	16,357		36,212 44,537	66,470 66,470	2,203 16,190	422,784 586,896		1,115,007 12,011,139	(3,358,243)	1,115,007 8,652,896
71000	Total Operating Administrative		2000,020	21,200	10,007		11,007	00,470	10,170	500,070	207,210	12,011,107		0,002,000
92000	Asset Management Fee	367,440				-	-		-	-		367,440	(367,440)	-
92100	Tenant services - salaries	60,346					297,914	1	70,045	16,710		445,015	1	445,015
92200	Relocation Costs	00,340					277,914		/0,045	10,/10	 	44 3,015	-	- U10,CFF
92300	Employee benefit contributions - tenant services	11,528				-	104,209		16,225	9,383		141,345	-	141,345
92400	Tenant services - other	247,492	-			-	-		-	19,411		266,903	-	266,903
92500	Total Tenant Services	319,366	-	-	-	-	402,123		86,270	45,504		853,263	-	853,263
93100	Water	770,490				-	-		-	19,575	5,604	795,669	-	795,669
93200	Electricity	1,991,046				-	-		-	70,035		2,083,328	-	2,083,328
93300 93400	Gas	995,610				<u>-</u>	-		-	43,462	25,962	1,065,034	-	1,065,034
93400 93500	Fuel Labor	-				-	-		-	1	1	-	-	-
93600	Sewer	1,288,597					-		_	38,199	10,033	1,336,829	-	1,336,829
93700	Employee benefit contributions - utilities	-				-	-		-		-	-	-	-
93750 93800	HAP Portability-In	-				-	-		-	-		-	-	-
93800	Other utilities expense Total Utilities	5,045,743		_	_		-		-	171,271	63,846	5,280,860	-	5,280,860
		-,,/-10		1			1	r	1		,010	-,,000		.,,000

2015														
		14.850	14.871	14.181	14.856	14.218	14.870	14.231						
Line Item No.	Description		Section 8 Housing	Section 8 -	Section 8 - Mod		Ross/FSS		State/Local	Business Activities	Glenshaw Gardens -		Financial Statement	
		LIPH Total	Choice Voucher	Mainstream	Rehab Total	CDBG Total	Total	ESG Total	TOTAL	Total	Component Unit	SUBTOTAL	Elimination	ACHA TOTAL
94100	Ordinary maintenance and operations - labor	3,361,881			_		_		_	51,673	12,961	3,426,515	_	3,426,515
94200	Ordinary maintenance and operations - materials and other	1,376,729			-	-	-		-	28,541	19,835	1,425,105	-	1,425,105
94300-010	Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	345,856			-		-		-	38,296	15,248	399,400		399,400
94300-020 94300-030	Ord Maint and Op Contracts - Heating & Cooling Contracts	29,186			-	-	-		-	63,921	3,618	96,725		96,725
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts Ord Maint and Op Contracts - Elevator Maintenance Contracts	145,449			-	-	-		-	13,034		158,483		158,483
94300-050	Ord Maint and Op Contracts - Environ Maintenance Contracts Ord Maint and Op Contracts - Landscape & Grounds Contracts	10,030			-	-	-		-	91,450	3,463	104,943		104,943
94300-060	Ord Maint and Op Contracts - Unit Turnaround Contracts	150,921			-	-	-		-			150,921		150,921
94300-070	Ord Maint and Op Contracts - Electrical Contracts	1,891			-	-	-		-	6,048	640	8,579	-	8,579
94300-080 94300-090	Ord Maint and Op Contracts - Plumbing Contracts Ord Maint and Op Contracts - Extermination Contracts	3,888 147.918			-	-	-		-	26,764 5,150	11,810	42,462 153.752	-	42,462 153.752
94300-090	Ord Maint and Op Contracts - Extermination Contracts Ord Maint and Op Contracts - Janitorial Contracts	3,127,350			-		-		-	4,029	2,713	3,134,092	(3.114.851)	19,241
94300-110	Ord Maint and Op Contracts - Routine Maintenance Contracts	315,579			-	-	-		-	85,397	2,584	403,560	(-,,)	403,560
94300-120	Ord Maint and Op Contracts - Misc Contracts	466,563			-	-	-		-	74,658	3,077	544,298	-	544,298
94300	Total Ordinary Maintenance and Operations Contracts	4,744,631	-	-	-	-	-		-	408,747	43,837	5,197,215	(3,114,851)	2,082,364
94500 94000	Employee benefit contribution - ordinary maintenance Total Maintenance	1,307,787 10,791,028				-	-		-	488,961	76,633	1,307,787 11,356,622	(3,114,851)	1,307,787 8,241,771
74000	Total Maintenance	10,771,020							-	400,701	70,033	11,550,022	(5,114,651)	0,241,771
95100	Protective services - labor	528,658				-	-		-	-		528,658	-	528,658
95200	Protective services - other contract costs	40,266				-	-		-	312		40,578		40,578
95300	Protective services - other	3,129				-	-		-	844		3,973	-	3,973
95500 95000	Employee benefit contributions - protective services Total Protective Services	164,256 736,309				-	-		-	1,156		164,256 737,465		164,256 737,465
73000	Total Protective Services	/30,309	-		-				-	1,130	-1	737,403		757,403
96110	Property Insurance	836,370	6,822	-	-	-	-		-	10,484		853,676	-	853,676
96120	Liability Insurance	193,016	18,364	-	-	-	-		-	9,483		220,863	-	220,863
96130	Workmen's Compensation	328,314 147,099	3,026 6,312	-	-	-	-		-	5,882	5,839 379	343,061	-	343,061 153,790
96140 96100	All other Insurance Total insurance Premiums	1,504,799	6,312 34,524	-	-	-	-		-	25,849	6,218	153,790 1,571,390	-	1,571,390
70100	1 otal insulance i remunis	1,504,777	34,324						-	25,047	0,210	1,3/1,3/0	<u>-</u>	1,3/1,3/0
96200	Other general expenses	786,761	166,927		674		-		-	-	67,693	1,022,055		1,022,055
96210	Compensated absences	178,489			-	-	-		-	-		178,489	*	178,489
96300 96400	Payments in lieu of taxes Bad debt - tenant rents	463,137 219,698			-	-	-		-	-		463,137 219,698	-	463,137 219,698
96500	Bad debt - tenant rents Bad debt - mortgages	219,098					-					219,098		219,098
96600	Bad debt - other	-	2,768		558	-	-		-	-		3,326	-	3,326
96800	Severance expense	-			-	-	-		-	-		-	-	-
96000	Total Other General Expenses	1,648,085	169,695	-	1,232	-	-		-	-	67,693	1,886,705	-	1,886,705
96710	Interest of Mortgage (or Bonds) Payable	238,213			_		_		_	2,085	2,609	242.907		242,907
96720	Interest on Notes Payable (Short and Long Term)	2,071,215	1.885		-		-		-	2,005	2,007	2.073.100	(1,902,076)	171,024
96730	Amortization of Bond Issue Costs	-			-		-		-			-	-	-
96700	Total Interest expense and Amortization cost	2,309,428	1,885	-	-	-	-		-	2,085	2,609	2,316,007	(1,902,076)	413,931
96900	Total Operating Expenses	30,865,556	3,114,932	21,285	17,589	-	446,660	66,470	102,460	1,321,722	424,217	36,380,891	(8,742,610)	27,638,281
07000			22.006.555	242 :	440.711	200				2 506 7 17	#0 I	12 505 : : :		43 505
97000	Excess Revenue Over Operating Expenses	6,061,780	33,896,310	242,452	440,244	309,957	-	-	<u> </u>	2,596,349	50,048	43,597,140	=	43,597,140
97100	Extraordinary maintenance	101,636				-	-		-	-		101,636	-	101,636
97200	Casualty losses- Non-capitalized	167,472				-	-		-	-		167,472	-	167,472
97300-010	Mainstream 1 & 5 year					-			-	-			-	-
97300-020	Home-Ownership	-	309,853			-			-	-		309,853	-	309,853
97300-025 97300-030	Litigation Hope IV								-	-				-
97300-035	Moving to Work	-				-			-	-		-		-
97300-040	Tenant Protection	-	345,237			-			-	-		345,237	-	345,237
97300-050	Portability In	-	1,044,888			-			-	-		1,044,888	-	1,044,888
97300-060 97300-070	Enhanced All Other	-	30.092.507	247.958	409,492	-			-	-		30.749.957	-	30.749.957
97300-070	Total Housing assistance payments		30,092,507	247,958 247,958	409,492 409,492		_		-	1	_	30,749,957	-	30,749,957 32,449,935
97400	Depreciation expense	7,775,506	26,844	21.900	,.,2	-	-		-	1,021,749		8,824,099	-	8,824,099
97350	Port In		2,054,462						-	-		2,054,462		2,054,462
97800	Dwelling units rent expense					-	-		-	-			-	-
90000	Total Expenses	38,910,170	36,988,723	269,243	427,081	-	446,660	66,470	102,460	2,343,471	424,217	79,978,495	(8,742,610)	71,235,885

2015										1				
		14.850	14.871	14.181	14.856	14.218	14.870	14.231						
Line Item No.	Description	LIPH Total	Section 8 Housing Choice Voucher	Section 8 - Mainstream	Section 8 - Mod Rehab Total	CDBG Total	Ross/FSS Total	ESG Total	State/Local TOTAL	Business Activities Total	Glenshaw Gardens - Component Unit	SUBTOTAL	Financial Statement Elimination	ACHA TOTAL
10010	Operating transfer in	578,196				-	-		-	-		578,196	(578,196)	-
10020 10030-010	Operating transfer out	(578,196)				-	-		-	-		(578,196)	578,196	-
	Not For Profit Partnership					-			-	-		-		-
10030-030	Joint Venture	-				-	-		-	-		-	-	-
	Tax Credit					-	-		-	-		=	-	-
10030-050 10030	Other 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 Inter AMP Excess Cash Transfer In	1.691.300				-	-		-	-		1 691 300	(1.691.300)	-
	Inter AMP Excess Cash Transfer Out	(1,691,300)				-	-			-		(1,691,300)	1,691,300	-
10093	Transfers from Program to AMP					-	-		-	-		-	-	-
10094 10100	Transfers from AMP to Program Total other financing sources (uses)	-				-	-		-	-		-	-	-
10100	Total other financing sources (uses)			-	-	-		1			- 1	-		
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(1,982,834)	22,519	(5,506)	30,752	309,957		-	-	1,574,600	50,048	(464)	-	(464)
	Required Annual Debt Principal Payments	1,176,088		•		-	-		-	-		1,188,361	-	1,188,361
	Beginning equity	90,912,527	120,643	50,982	61,362		-		-	86,443,086	236,857	178,578,500	-	178,578,500
11040-010 11040-020	Equity Transfers - CDBG to LIPH Equity Transfers - Bus Act to LIPH trf other inc	1,063,000			-	(1,063,000)	-		-	-		-	-	-
11040-020	Equity Transfers - CDBG to LIPH ut onler in: Equity Transfers - CDBG to LIPH work on LIPH prop used CDBG \$	-			-	-			-	-		-	-	-
11040-040	Equity Transfers - CDBG to Bus Act work at nonAMP propties using CDBG \$				_	_	_		_			_		_
11040-050	Equity Transfers - COCC to HCV fund HCB												-	
11040-050	Equity Transfers - Cocct to HCV land HCB Equity Transfers - State Local to Bus Act work at non AMP related prop		-		-	-						-	-	-
11040-070	Equity Transfers -	•			-	-	-		-	-		5		-
11040-080	Equity Transfers -		-		-	-	-		-	-		-		-
11040	Prior period adjustments, equity transfers, and correction of errors	1,063,000	-	-	-	(1,063,000)	-	-	-	-	-	-		-
11170-001	Administrative Fee Equity- Beginning Balance	-	12,063			-						12,063		12,063
11170-010 11170-020	Administrative Fee Revenue	-	3,078,245			-						3,078,245		3,078,245
11170-020	Hard to House Fee Revenue Audit Costs	-										-		-
11170-040	Investment Income	-	126			-						126		126
11170-045	Fraud Recovery Revenue	-	35,379			-						35,379		35,379
11170-050 11170-051	Other Revenue Comment for Other Revenue	-	2,204,758			-						2,204,758		2,204,758
11170-060	Total Admin Fee Revenues	-	5,318,508			-						5,318,508		5,318,508
11170-080	Total Operating Expenses	-	5,169,394									5,169,394		5,169,394
11170-090 11170-100	Depreciation Other Expenses	-	26,844			-						26,844		26,844
11170-100	Comment for Other Expense	-				-						-		-
11170-110	Total Expenses	-	5,196,238			-						5,196,238		5,196,238
11170-002 11170-003	Net Administrative Fee	-	122,270 134,333			-						122,270 134,333		122,270 134,333
11170-003	Administrative Fee Equity- Ending Balance Administrative Fee Equity		134,333	-		-		-		-	-	134,333		134,333
					. —					. —				•
11180-001 11180-010	Housing Assistance Payments Equity - Beginning Balance Housing Assistance Payments Revenue	-	108,580 31,666,179			-						108,580 31,666,179		108,580 31,666,179
	Fraud Recovery Revenue		31,000,179									31,000,179		
11180-020	Other revenue	-	26,555	-		-		-				26,555	•	26,555
11180-021 11180-025	Comment for other revenue Investment Income	-				-			 	1		-		-
11180-023	Total HAP revenues		31,692,734			-						31,692,734		31,692,734
11180-080	Housing Assistance Payments	-	31,792,485			-			1	ļ		31,792,485		31,792,485
11180-090 11180-091	Other expense Comment for other expense					-			+	 		=		-
11180-100	Total Housing Assistance Payments Expense		31,792,485			-						31,792,485		31,792,485
11180-002	Net Housing Assistance Payments	-	(99,751)			-						(99,751)	-	(99,751)
11180-003 11180	Housing Assistance Payment Equity - Ending Balance Housing Assistance Payments Equity		8,829 8,829	-		-	_		-			8,829 8,829		8,829 8,829
		-				-1	•				-1			
	Unit Months Available Unit Months Leased	34,554 33,728	68,433 68,433				-		-	1,908 1,855	432 420	106,887 105,974	-	106,887 105,974
11270	Excess Cash	1,293,982				-			-	-		1,293,982	-	1,293,982
	Land Purchases								-	-				-
11620	Building Purchases	7,348,921				-	-		-	-	-	7,348,921		7,348,921
11630 11640	Furniture & Equipment-Dwelling Purchases Furniture & Equipment-Administrative Purchases	-				-	-		-	-		-		-
	CFFP Debt Service Payments	535,790							· -	-		535,790		535,790
							-		-	-			-	

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	AMP 305	AMP 401 AMP	402 AMP 403	AMP 501	AMP 502	AMP 503	AMP 504	AMP 601	AMP 602	AMP 701	AMP 702	AMP 703	AMP 704
111	Cash - unrestricted	67,303	289,428	50,036	63,563	197,261	309,087	332,530	49,525	82,198	15,733	34,083	246,860	11,34	142,396	71,973	68,435	66,178	217,562	94,714	68,274	191,239	100,352	104,769
	Cash - restricted-modernization and development																							
	Cash - other restricted	1,230	40.004	10.880	456,727	50.000	57.000	15.055	12.022	693,508	2 200	2012	20.082	40.20	464,625	561,066	497,487	249,512	41.011	20.052	596,525	52.055	22.050	296,242
	Cash - tenant security deposits Cash - Restricted for payment of current liability	42,869	48,081	18,779	5,530	52,699	57,602	15,955	12,032	8,660	2,200	7,917	29,972	40,30	9,024	10,589	8,843	12,334	41,011	20,853	11,463	53,055	22,859	20,373
	Total Cash	111,402	337,509	68,815	525,820	249,960	366,689	348,485	61,557	784,366	17,933	42,000	276,832	- 51,64	616,045	643,628	574,765	328,024	258,573		676,262	244,294	123,211	421,384
					•		•											•						
121	Accounts receivable - PHA projects																							
	Accounts receivable - HUD other projects - Operating Subsidy	110.590												273.30						28,794			15 535	
122-020	Accounts receivable - HUD other projects - Capital fund Accounts receivable - HUD other projects - Other	110,390												2/3,30						28,794			13,333	
122	Accounts receivable - HUD other projects	110,590	-		-	-	-	-	-	-	-	-	-	- 273,30	-	-	-	-	-	28,794	-	-	15,535	-
124	Account receivable - other government																							
125-010 125-020	Account receivable - miscellaneous - Not For Profit														-									
	Account receivable - miscellaneous - Partnership Account receivable - miscellaneous - Joint Venture														1									
125-040	Account receivable - miscellaneous - Tax Credit																							
	Account receivable - miscellaneous - Other	380	977	22,482			99			5,987		200	17,340	26,47		196			625	56		10,523		119
	Account receivable - miscellaneous	380		22,482	-	-	99		-	5,987	-	200	17,340	- 26,47	723	196		-	625		-	10,523	-	119
126 126.1	Accounts receivable - tenants Allowance for doubtful accounts - tenants	28,307 (11,876)	4,601 (216)					47		1,945		3,544 (2,794)	2,039 (529)				1,095		41,464			22,799 (8,426)	8,368 (6,209)	4,020 (1,859)
126.2	Allowance for doubtful accounts - other	(11,870)	(210)							(1,023)		(2,794)	(329)				(12)		(19,039)	(2,440)		(8,420)	(0,209)	(1,639)
127	Notes, Loans, & Mortgages Receivable - Current																							
128	Fraud recovery	2,740	2,516		990	1,537	526	7,979	1,653	2,569		3,147	3,408	1,24	1				17,818	7,442	1,157	8,046	4,983	
128.1	Allowance for doubtful accounts - fraud Accrued interest receivable																							
129	Total receivables, net of allowance for doubtful accounts	130,141	7,878	22,482	990	1,537	625	8,026	1,653	8,876		4,097	22,258	- 301,02	723	196	1,083		40,848	41,424	1,157	32,942	22,677	2,280
		,	1,50.0	,		-51-4-1		.,,	-1000			-,,,,,					1,000		10,010		-3-5-		,	-,,
131	Investments - unrestricted																							
132	Investments - restricted																							
	Investments - Restricted for payment of current liability Prepaid expenses and other assets							200 000							1									
143	Inventories							200,000																
143.1	Allowance for obsolete inventories																							
144	Inter program - due from		-				-		-	-			-			-						-		-
145 150	Assets held for sale Total Current Assets	241,543	345,387	91,297	526,810	251,497	367,314	556,511	63,210	793,242	17,933	46.097	299,090	- 352,66	616,768	643,824	575,848	328,024	299,421	157,131	677,419	277,236	145,888	423,664
150	Total Current Assets	241,343	343,367	91,697	320,010	231,497	307,314	330,311	03,210	793,242	17,555	40,037	277,070	- 332,00	010,708	043,024	373,040	320,024	277,921	137,131	0//,419	277,230	143,000	425,004
161	Land	650,380	113,546	273,082	126,903	437,660	337,501	916,474	172,373	1,994,912			283,581	711,88		115,590	29,215	115,590			39,290	309,254	119,666	30,568
162	Buildings	13,126,669	5,286,293	3,141,067	5,899,444	8,462,834	8,467,758	9,757,834		8,932,068			17,376,104	11,400,17			6,866,085	9,218,147			6,330,942	17,467,773	2,750,358	11,161,400
163 164	Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration	1,243,677 52,532	702,309	65,485 137,334	66,670	877,891 14,071	1,738,708 9,156	107,220 29,230	697,438 64,011	111,293 7,968		7,041	873,011 56,801	1,682,62 33,42	2,058	46,212	276,470	4,887	951,050 76,904	4,186,481 5,471	142,241 4,482	1,097,368 18,506	1,289,012	73,437
	Leasehold improvements	32,332		137,334		14,071	9,130	29,230	04,011	7,708		7,041	30,001	33,42	17,440				70,704	3,471	4,402	18,500		13,431
166	Accumulated depreciation	(11,376,926)	(4,514,132)	(1,437,529)	(1,848,231)	(8,870,291)	(7,726,074)	(4,656,915)	(7,983,813)	(3,101,320)		(4,225)	(13,319,628)	(9,899,82	(2,106,585)	(1,956,387)	(2,147,509)	(2,052,171)	(10,582,858)	(9,834,004)	(1,635,137)	(12,031,011)	(3,329,772)	(1,571,765)
167	Construction in progress	2,999,149	35,345					2,000						2,101,49	l .					1,192,718		42,696	128,004	
168	Infrastructure	((07 401	1,623,361	2 170 420	4,244,786	022.1/5	2,827,049	(177 042	4,281,421	7.944.921		2,816	5,269,869	(020 77	4 162 422	4,667,664	5,024,261	7.207.452	3.046.985	6,895,320	4 001 010	6.904.586	057.3/8	9.693.640
160	Total capital assets, net of accumulated depreciation	0,095,461	1,623,361	2,1/9,439	4,244,780	922,105	2,027,049	0,155,645	4,261,421	7,944,921		2,810	5,269,869	- 6,029,77	4,165,452	4,007,004	5,024,201	7,280,433	3,040,985	6,895,320	4,001,010	6,904,586	95/,208	9,093,040
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit																							
	Notes, Loans, & mortgages receivable - Non-current - Partnership																							
	Notes, Loans, & mortgages receivable - Non-current - Joint Venture														-									
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Other																							
171	Notes, Loans, & mortgages receivable - Non-current		-		-								-	-		-						-		
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - NFP																							
	Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Joint Venture	ļ	<u> </u>												1			ļ						
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Tax Credit														1									
172-050	Notes, Loans, & mortgages receivable - Non-current - Other																							
	Notes, Loans, & mortgages receivable – Non-current - past due	_		_	_	_			_	_				_				_	_			_		_
172													-		ļ <u> </u>									
173	Grants receivable - Non-current Other assets - Not For Profit	-	-															-						
	Other assets - Partnership																							
	Other assets - Joint Venture																							
	Other assets - Tax Credit																							
174-050			1																					
174	Other assets Investment in Joint venture - Not For Profit			-	-	-	-		-	-			-	-		-		-		-	-	-	-	-
176-020	Investment in Joint venture - Partnership	l	<u> </u>												1			l						
176-030	Investment in Joint venture - Joint Venture																							
176-040	Investment in Joint venture - Tax Credit																							
176-050 176	Investment in Joint venture - Other		1																					
176	Investment in joint venture Total Non-current Assets	6,695,481	1,623,361	2.179.439	4,244,786	922.165	2,827,049	6.155.843	4.281.421	7,944,921		2,816	5,269,869	- 6.029 77	4.163.432	4,667,664	5,024,261	7.286.453	3.046.985	6,895,320	4.881.818	6.904.586	957.268	9,693,640
100		0,075,401	1,020,001	2,17,439	7,277,700	/22,103	2,027,047	0,100,040	4,201,421	1,744,721		2,010	-,207,007	0,027,77	4,100,402	4,007,004	3,024,201	7,200,430	5,040,705	0,075,020	4,001,010	0,704,500	/5/,200	7,070,040
190	Total Assets	6,937,024	1,968,748	2,270,736	4,771,596	1,173,662	3,194,363	6,712,354	4,344,631	8,738,163	17,933	48,913	5,568,959	- 6,382,43	4,780,200	5,311,488	5,600,109	7,614,477	3,346,406	7,052,451	5,559,237	7.181.822	1.103.156	10.117.304

	Public Housing Balance Sheet	1																							
Line Item No.	Description	AMP 101	AMP 102	AMP 103	AMP 201	AMP 202	AMP 203	AMP 301	AMP 302	AMP 303	AMP 304	AMP 305	AMP 401	AMP 402	AMP 403	AMP 501	AMP 502	AMP 503	AMP 504	AMP 601	AMP 602	AMP 701	AMP 702	AMP 703	AMP 704
311	Bank overdraft																								
312	Accounts payable <= 90 days	11,190	1,976	5,435	3,627	8,391	4,223	960	1,511	6,500			206		8,971	2,413	5,988	4,073	3,325	10,284	4,671	35	1,127	3,070	4,157
313	Accounts payable > 90 days past due																								
11625 322	Accrued wage/payroll taxes payable	11,625	3,597 2,719	558 597	1,587 2,471	6,767 4,146	4,322 5,244	3,694 4,138	404 386	2,422 2.889			4,867 2,218		3,916 2,760	3,085 424	2,444 161	1,479	1,509 175	8,468 5,376	7,544 5.083	1,584 1,776	3,273 5,017	2,547 1,754	2,496
324	Accrued compensated absences - current portion Accrued contingency liability	0,401	2,/19	397	2,471	4,140	3,244	4,138	380	2,009			2,218		2,700	424	101	101	1/3	3,376	3,083	1,776	3,017	1,/34	2,301
325	Accrued interest payable																								
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy																								
331-020	Accounts payable - HUD PHA Programs - Capital fund																								
331-030	Accounts payable - HUD PHA Programs - Other																								
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-		-	-	-	-	-	-	-		-		-		-	-	-	-	-
332	Accounts payable - PHA Projects																								
333 341	Accounts payable - other government	5,908 42.869	11,975 48.081	14,790 18.779	3,628 5.530	45,331 52.699	50,333 57.602	258 15.955	317 12.032	99 8.660	475 2.200	7.917	9,827 29,972		17,715 40,300	6,609 9.024		583 8.843	200 12.334	12,116 41.011	2,314 20.853	11.463	25,496 53.055	11,306 22.859	20.373
342-010	Tenant security deposits Unearned revenue - Operating Subsidy	42,869	48,081	18,779	5,530	52,699	57,602	15,955	12,032	8,660	2,200	7,917	29,972		40,300	9,024	10,589	8,843	12,554	41,011	20,853	11,463	53,055	22,859	20,373
342-010	Unearned revenue - Capital fund																								
342-030	Unearned revenue - Other																								
342	Unearned Revenue	-	-	-	-	-	-		-	-	-	-	-	-	-				-		-		-	-	-
343-010	CFFP	1,588								30,845										20,870		35,000	2,542	10,259	
343-020	Capital Projects/ Mortgage Revenue	30,787	17,726			21,457	135,276		16,793				21,457		41,049					23,323	519,645		27,055	78,367	
343	Current portion of LTD- capital projects/mortgage revenue bonds	32,375	17,726	-	-	21,457	135,276	-	16,793	30,845	-	-	21,457	-	41,049	-	-	-	-	44,193	519,645	35,000	29,597	88,626	-
344	Current portion of long-term debt - operating borrowings																								
345	Other current liabilities		6,967	26,163	1,683	7,595	5,609	10,538	3,073	2,070	1,024	1,110	3,448		4,563	68,280	8,431	7,913	5,420	6,438	5,700	2,949	6,001	45,513	37,111
346 347	Accrued liabilities - other																								
348-010	Inter program - due to Loan liability - current - Not For Profit																								
348-020	Loan liability - current - Partnership																								
348-030	Loan liability - current - Joint Venture																								
348-040	Loan liability - current - Tax Credit																								
348-050	Loan liability - current - Other																								
348	Loan liability - current		-		-	-	-		-	-		-	-	-		-			-		-			-	
310	Total Current Liabilities	110,428	93,041	66,322	18,526	146,386	262,609	35,543	34,516	53,485	3,699	9,027	71,995	-	119,274	89,835	27,613	23,052	22,963	127,886	565,810	52,807	123,566	175,675	66,498
	T			1			1				1		1										1	1	
351-010	Long-term debt - CFFP	15,875	68.454	1.151.510	5.255.198	87.528	554.985	8.774.231	70.247	308,452 9.551.329			86.708		194.457	2.074.175	1.951.323	2.893.600	2.485.231	208,702 94,604	2.080.480	250,000 1.651.114	25,423 108.756	102,589 299,446	3.301.865
351-020	Long-term - Capital Projects/ Mortgage Revenue Capital Projects/ Mortgage Revenue Bonds	138,784	68,454	1,151,510		87,528	554,985		70,247	9,331,329			86,708		194,457	2,074,175		2,893,600		303,306		1,031,114		402,035	3,301,865
352	Long-term debt, net of current - operating borrowings	130,764	00,434	1,131,310	3,233,170	67,326	334,703	0,774,231	70,247	7,037,701	-		80,708		1349437	2,074,173	1,731,323	2,873,000	2,463,231	303,300	2,000,400	1,701,114	134,179	402,05.5	3,301,603
353	Non-current liabilities - other																								
354	Accrued compensated absences- Non-current	25,844	10,877	2,390	9,884	16,585	20,975	16,551	1,543	11,558			8,874		11,040	1,695	643	643	698	21,503	20,333	7,102	20,067	7,015	9,444
355-010	Loan liability - Non-current - Not For Profit																								
355-020	Loan liability - Non-current - Partnership																								
355-030	Loan liability - Non-current - Joint Venture																								
355-040	Loan liability - Non-current - Tax Credit																								
355-050 355	Loan liability - Non-current - Other Loan liability - Non-current	 															-								
356	FASB 5 Liabilities		-	-	-		-	-		-	-		-	-	-		-		-		-	-	-	-	
357	Accrued Pension and OPEB Liability	1								+															
350	Total Non-Current Liabilities	164,628	79,331	1,153,900	5,265,082	104,113	575,960	8,790,782	71,790	9,871,339	-	-	95,582		205,497	2,075,870	1,951,966	2,894,243	2,485,929	324,809	2,100,813	1,908,216	154,246	409,050	3,311,309
300	Total Liabilities	275,056	172,372	1,220,222	5,283,608	250,499	838,569	8,826,325	106,306	9,924,824	3,699	9,027	167,577		324,771	2,165,705	1,979,579	2,917,295	2,508,892	452,695	2,666,623	1,961,023	277,812	584,725	3,377,807
508.1	Net investment in capital assets	6,524,322	1,537,181	1,027,929	(1,010,412)	813,180	2,136,788		4,194,381	(1,945,705)	3,099	2,816	5,161,704		5,794,265	2,089,257	2,716,341	2,130,661	4,801,222	2,699,486	4,295,195	2,945,704	6,740,810	466,607	6,391,775
511.1	Net investment in capital assets Restricted Net Position	1,230	1,237,181	1,027,929	456.727	813,180	2,136,788	(2,018,388)	4,194,381	(1,945,705)	-	2,816	3,101,704	-	3,794,265	464.625	2,716,341 561.066	497,487	4,801,222 249,512	2,099,486	4,295,195	2,945,704 596.525	0,740,810	400,607	296,242
511.1	Unrestricted Net Position	1,230	259.195	22,585	456,727	109.983	219,006	504.417	43,944	65,536	14,234	37.070	239.678		263.399	60.613	54,502	497,487 54,666	249,512 54.851	194,225	90.633	55,985	163.200	51.824	51.480
513	Total Equity/Net Position	6,661,968	1,796,376	1.050.514	(512,012)	923,163	2,355,794		4.238.325	(1,186,661)	14,234	39,886	5,401,382		6.057.664	2,614,495		2,682,814		2.893.711	4,385,828			518,431	6,739,497
			, , , , , , , , , , , , , , , , , , , ,	, , .			,,,,,,,	(, ,, ,					., . ,					, , , , , ,		, ,,,,,		.,,			
600	Total Liabilities and Equity/Net Position	6,937,024	1,968,748	2,270,736	4,771,596	1,173,662	3,194,363	6,712,354	4,344,631	8,738,163	17,933	48,913	5,568,959	-	6,382,435	4,780,200	5,311,488	5,600,109	7,614,477	3,346,406	7,052,451	5,559,237	7,181,822	1,103,156	10,117,304

	Public Housing Balance Sheet	I																								
Line Item	Description	AMP 705	AMP 801	AMP 802	AMP 803	AMP 804	AMP 805	AMP 806	AMP 807	AMP 808	AMP 811	AMP 812	AMP 813	AMP 814	AMP 815	AMP 816	AMP 817	AMP 818	AMP 820	AMP 821	AMP 822	AMP 823	AMP 824	TOTAL AMPs	cocc	TOTAL PUBLIC
No. 111	Cash - unrestricted	85,089	44,652	3,464	16,138	19,743			21,206	15,350	25,615	17,990		77,397	185,952	21.111 010	6,761	36,377	16,727	133,871	9,818	69,339		3,945,777	1,025,258	HOUSING 4,971,035
	Cash - restricted-modernization and development	83,089	44,032	3,404	10,136	19,743	94,014	74,041	21,200	13,330	23,013	17,550	8,200	11,391	103,932		0,701	30,377	10,727	133,671	7,010	09,339	107,728	3,943,777	1,023,236	4,971,033
	Cash - other restricted		130,952			2,277	863,592	392,451	64	522,337				446,257	621,597					97,684				6,894,133	425,681	7,319,814
114	Cash - tenant security deposits	13,411	6,298				32,510	21,956						19,758	29,616				1,780	3,032	636	10,211	2,663	694,871		694,871
115	Cash - Restricted for payment of current liability Total Cash	98,500	181,902	3,464	16,138	22,020	990,716	489,248	21,270	537,687	25,615	17,990	8,266	543,412	837,165		6,761	36,377	18,507	234,587	10,454	79,550	110,391	11,534,921	1,450,939	140 12,985,860
100	Total Casil	98,500	181,902	3,464	10,138	22,020	990,716	469,246	21,2/0	557,087	25,615	17,990	8,200	545,412	837,103	-	6,/61	36,377	18,507	234,387	10,454	79,550	110,391	11,554,921	1,450,939	12,985,860
121	Accounts receivable - PHA projects																							-		-
122-010	Accounts receivable - HUD other projects - Operating Subsidy																									-
122-020	Accounts receivable - HUD other projects - Capital fund Accounts receivable - HUD other projects - Other																						2,645	430,866		430,866
	Accounts receivable - HUD other projects			-				-	-		-		-		-		-		-				2,645	430,866	-	430,866
124	Account receivable - other government																						-,0.10	-		-
	Account receivable - miscellaneous - Not For Profit																									-
	Account receivable - miscellaneous - Partnership																									-
	Account receivable - miscellaneous - Joint Venture Account receivable - miscellaneous - Tax Credit	1						-					-											-		-
125-050	Account receivable - miscellaneous - Other	1,673					1,028	831						4	943					242,644			194	333,503	324,521	658,024
125	Account receivable - miscellaneous	1,673		-		-	1,028				-		-	4	943		-		-	242,644			194	333,503	324,521	658,024
126	Accounts receivable - tenants Allowance for doubtful accounts - tenants	2,109	262			875 (835)		2,541 (972)	55				322 (322)	1,664						895 (218)	84	8,035		161,150 (69,532)		161,150 (69,532)
126.1	Allowance for doubtful accounts - tenants Allowance for doubtful accounts - other		(178)			(835)	(4,956)	(9/2)					(322)							(218)				(69,532)		(69,532)
	Notes, Loans, & Mortgages Receivable - Current																							-		-
128	Fraud recovery	116	455				4,113	8,663						629	4,557									86,287		86,287
128.1	Allowance for doubtful accounts - fraud																							-		-
	Accrued interest receivable Total receivables, net of allowance for doubtful accounts	3,898	539			40	11,686	11,063	55					2,297	5,500					243,321	84	8,035	2,839	942,274	324,521	1,266,795
120	Total receivables, net of anowance for doubtful accounts	3,878	.339			- 40	11,000	11,003	33					2,231	3,300				-	243,321		8,055	2,039	742,274	324,321	1,200,793
	Investments - unrestricted																							-	527,194	527,194
	Investments - restricted																							-	117,357	117,357
135	Investments - Restricted for payment of current liability Prepaid expenses and other assets																							200,000	250,763	450,763
142	Inventories	1						-					-											200,000	230,763	430,763
	Allowance for obsolete inventories																							-		-
	Inter program - due from					-		-	-		-		-		-		-		-						199,295	199,295
145	Assets held for sale Total Current Assets	102,398	182,441	2.444	16,138	** ***	1,002,402	500,311		537,687	25,615	17,990	8,266	545,709	842,665		6,761	36,377	18,507	477,908	10,538	87,585	113,230	12,677,195	2,870,069	15,547,264
130	Total Current Assets	102,398	182,441	3,464	10,138	22,000	1,002,402	500,511	21,323	557,087	25,615	17,990	8,200	343,/09	842,003	-	6,/61	36,377	18,507	477,908	10,538	87,383	113,230	12,677,195	2,870,069	15,547,204
161	Land	20,445	87,052				190,000		150,000	149,347				98,382						9,095		165,362		8,718,489	7,499	8,725,988
	Buildings	367,144	4,546,397					11,661,759						6,671,149					248,000	3,653,887		2,030,651	276,134	252,007,587	6,068,936	258,076,523
163	Furniture, equipment and machinery - dwellings	48,016	8,119				243,547 22,314	164,101						62,095 56,044	82,792 5,822					11.729		19,093		16,722,758 770,833	959,273	16,722,758 1,730,106
165	Furniture, equipment and machinery - administration Leasehold improvements	48,016					22,314							30,044	3,822					11,/29		19,093		770,833	939,273	1,/30,106
166	Accumulated depreciation	(64,373)	(1,295,993)				(5,472,698)	(3,110,316)						(1,679,164)	(2,385,001)				(39,680)	(212,611)		(182,670)		(136,428,614)	(4,810,627)	(141,239,241)
167	Construction in progress																						2,784,628	9,286,034		9,286,034
	Infrastructure	201 222	3,345,575					8,905,235	150,000	149,347				# #00 #0¢	7,992,583				208,320	3,462,100		2,032,436	3,060,762	151,077,087	2,225,081	153,302,168
160	Total capital assets, net of accumulated depreciation	3/1,232	3,345,5/5	-		-	14,492,642	8,905,235	150,000	149,347	-		-	5,208,506	7,992,583	-	- 1		208,320	3,462,100	-	2,032,436	3,060,762	151,077,087	2,225,081	153,302,168
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit																							-		-
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership																							-		-
	Notes, Loans, & mortgages receivable - Non-current - Joint Venture																									-
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Other	+ +																							71.000	71,000
171	Notes, Loans, & mortgages receivable - Non-current	-	-	-							-								-			-		-	71,000	71,000
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - NFP																							-		
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	1						 					 											-		-
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Tax Credit																							-		
172-050	Notes, Loans, & mortgages receivable - Non-current - Other	1 1																						-		-
172	Notes, Loans, & mortgages receivable – Non-current - past due	-	-	-	-	-	-	-	-		-	-	-		-	-	-	-	-	-		-		-	-	-
173	Grants receivable - Non-current																							-		-
	Other assets - Not For Profit	1 1						1					1											-		-
	Other assets - Partnership Other assets - Joint Venture	1 1						1					1											-		
	Other assets - Tax Credit	1 1																						-		-
174-050	Other assets - Other																							-		-
174		-	-	-			-	-	-		-	-	-		-	-	-	-	-			-		-	-	-
	Investment in Joint venture - Not For Profit Investment in Joint venture - Partnership	1									 						 							-		-
176-020	Investment in Joint venture - Partnership Investment in Joint venture - Joint Venture	1																						-		-
176-040	Investment in Joint venture - Tax Credit																							-		-
176-050	Investment in Joint venture - Other																							-		-
176		271 222	2 245 555	-		-	14 402 (**	0.005.225	150,000	140.2***	-		-	5,208,506	7 002 502	-	-	-	208,320	2 4/2 100		2 022 424	3,060,762	151 077 007	2 207 001	153,373,168
180	Total Non-current Assets	371,232	3,345,575				14,492,642	8,905,235	150,000	149,347	-			5,208,506	7,992,583		-		208,520	3,462,100		2,032,436	3,060,762	151,077,087	2,296,081	153,373,168
190	Total Assets	473,630	3,528,016	3,464	16,138	22,060	15,495,044	9,405,546	171,325	687,034	25,615	17,990	8,266	5,754,215	8,835,248	-	6,761	36,377	226,827	3,940,008	10,538	2,120,021	3,173,992	163,754,282	5,166,150	168,920,432
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	Public Housing Balance Sheet	1																								
Line Item	Description	AMP 705	AMP 801	AMP 802	AMP 803	AMP 804	AMP 805	AMP 806	AMP 807	AMP 808	AMP 811	AMP 812	AMP 813	AMP 814	AMP 815	AMP 816	AMP 817	AMP 818	AMP 820	AMP 821	AMP 822	AMP 823	AMP 824	TOTAL AMPs	COCC	TOTAL PUBLIC
No. 311	Bank overdraft																									HOUSING
311	Accounts payable <= 90 days	1.222	94		12.000	_	3.923	1.135						758	16.870					86	26	49.130	1.422	178.799	574.082	752.881
313	Accounts payable > 90 days past due	1,222			12,000		3,723	1,155						750	10,070					00	20	47,130	1,722		374,002	752,001
	Accrued wage/payroll taxes payable	4,043	2,696				4,190	2,858						1,922	1,915					180				95,992	228,176	324,168
322	Accrued compensated absences - current portion	2,682	367				1,840	1,779						396	396					507				64,284	93,049	157,333
324	Accrued contingency liability																							-		-
325	Accrued interest payable																							-		-
331-010																								-		-
331-020	Accounts payable - HUD PHA Programs - Capital fund																									-
331-030	Accounts payable - HUD PHA Programs - Other	-																						-		
331	Accounts payable - HUD PHA Programs Accounts payable - PHA Projects	-		-	-	-	-	-	-		-		-	-	-	-	-			-	-	-	-	-		
333	Accounts payable - other government	2.186						888												352.335				574.689	13.170	587.859
341	Tenant security deposits	13,411	6,298				32.510							19.758	29.616				1 780	3.032	636	10,211	2.663	694.871	13,170	694,871
342-010	Unearned revenue - Operating Subsidy	19,111	0,200				0.000	23,700						13,100	20,000				1,100	-,,,,,		10,211	-,000			
342-020																								-		-
342-030																								-		-
342	Unearned Revenue	-	-	-	-	-	-		-		-	-		-		-	-		-			-		-	-	-
343-010	CFFP													98,896	100,000									300,000		300,000
343-020	Capital Projects/ Mortgage Revenue													918	1,203									935,056	69,025	1,004,081
343	Current portion of LTD- capital projects/mortgage revenue bonds	-	-	-	-	-	-	-	-	-	-	-	-	99,814	101,203	-	-	-	-	-	-	-	-	1,235,056	69,025	1,304,081
344	Current portion of long-term debt - operating borrowings																							-		-
345	Other current liabilities	120	3,322				2,696	21,693						28,123	43,239				213	390	120		1,178	368,757	181,021	549,778
346	Accrued liabilities - other																					178		178		178
347	Inter program - due to																							-	-	-
348-010	Loan liability - current - Not For Profit																							-		-
348-020																								-		-
348-030 348-040	Loan liability - current - Joint Venture	-																						-		
348-040	Loan liability - current - Tax Credit Loan liability - current - Other																									
348-030	Loan liability - current Loan liability - current						-						-													
310	Total Current Liabilities	23,664	12,777		12,000	-	45,159	50,309		-				150,771	193,239		- 1	-	1,993	356,530	782	59,583	5,263	3,212,626	1,158,523	4.371.149
510	Total Current Emblance	25,004	12,,,,,		12,000		40,107	50,50						130,771	1,0,20,	_			1,775	550,550	702	37,500	3,200	5,212,020	1,130,320	4,071,147
351-010	Long-term debt - CFFP													988,959	1,100,000									3,000,000		3,000,000
351-020	Long-term - Capital Projects/ Mortgage Revenue		2,973,235				8,724,527	4,939,998						2,970,410	5,542,601					992,353		1,808,624		70,809,898		70,809,898
351	Capital Projects/ Mortgage Revenue Bonds	-	2,973,235				8,724,527	4,939,998		-		-		3,959,369	6,642,601		-	-	-	992,353		1,808,624	-	73,809,898	-	73,809,898
352	Long-term debt, net of current - operating borrowings																							-		-
353	Non-current liabilities - other																							-	117,357	117,357
354	Accrued compensated absences- Non-current	10,729	1,469				7,362	7,116						1,585	1,585					2,029				257,139	372,196	629,335
355-010																								-		
355-020 355-030	Loan liability - Non-current - Partnership																							-		
355-030 355-040		-											-											-		
355-050		-											-													
355	Loan liability - Non-current			-	-				-	_	_		-	-	-	_		_		-		_		-		
356	FASB 5 Liabilities	_					_		-								_				_	_				
357	Accrued Pension and OPEB Liability																									
350	Total Non-Current Liabilities	10,729	2,974,704	-	-	-	8,731,889	4,947,114	-	-	-		-	3,960,954	6,644,186	-	-			994,382	-	1,808,624	-	74,067,037	489,553	74,556,590
	*																									
300	Total Liabilities	34,393	2,987,481		12,000		8,777,048	4,997,423	-			-		4,111,725	6,837,425		-		1,993	1,350,912	782	1,868,207	5,263	77,279,663	1,648,076	78,927,739
508.1	Net investment in capital assets	371,232	372,340	-	-	-	5,768,115	3,965,237	150,000	149,347	-	-		1,149,323	1,248,779		-		208,320	2,469,747	-	223,812	3,060,762	76,032,133	2,156,056	78,188,189
511.1	Restricted Net Position	-	130,952		-	2,277		392,451	64	522,337	-	-	-	446,257	621,597	-	-	-	-	97,684	-	-	-	6,894,133	425,681	7,319,814
512.1	Unrestricted Net Position	68,005	37,243			19,783		50,435	21,261	15,350	25,615	17,990		46,910	127,447	-	6,761	36,377	16,514	21,665	9,756		107,967	3,548,353	936,337	4,484,690
513	Total Equity/Net Position	439,237	540,535	3,464	4,138	22,060	6,717,996	4,408,123	171,325	687,034	25,615	17,990	8,266	1,642,490	1,997,823	-	6,761	36,377	224,834	2,589,096	9,756	251,814	3,168,729	86,474,619	3,518,074	89,992,693
600	Total Liabilities and Equity/Net Position	473,630	3,528,016	3,464	16,138	22,060	15,495,044	9,405,546	171,325	687,034	25,615	17,990	8,266	5,754,215	8,835,248	-	6,761	36,377	226,827	3,940,008	10,538	2,120,021	3,173,992	163,754,282	5,166,150	168,920,432

	Public Housing Income Statement	I	101	161		102	102	F	103	103		201 201		202	202	ı	203 20	5	301	301	302	302		303	303	304	304		305	305	401 491
Line Item No		101	Operating Fund Program	Capital Fund Program	102	Operating Fund Program	Capital Fund Program	Total AMP 103	Operating Fund Program	Pana	201 Fu	Operating Capt ond Program Progr		Program	Capital Fund Program	and Acres 200	Operating Fund Fu Program Prog	rad d Total AMP 30		apital Fund Total A Program 302	Program	and Capital Fund Program	Total AMP 303	Operating Fund Program	Capital Fund Program	Total AMP Operating 304 Progra	Fund Capital Fund Program	305	Operating Fund Program	Capital Ford AMP Foreram 401	Operating Fund Fund Program
70300	Net tonart restal revenue Tenant revenue - other Tetal Lenont Reseaue	453,739	453,739		483,454	483,454		178,045	178,045	1100220	97,938	97,938	666,613	666,613		785,584	785.584	285.25	9 285.259	163	,346 165	346	145,019	145,019		-		104,317 7.734		453,466 13,482	453,466 13,482
		476,709	22,970 476,789		483,766	312 483,766		178,045	178,045		97,938	97,938	- 666,613	666,613	-	785,584	785,584	- 301,45	5 16,395 4 301,654	- 165	346 165	346 -	2,268 147,287	2,268 147,287	-	- 1			112,051	- 466,948	466,948 -
70600-010	Housing assistance payments Ongoing administrative fors carned FSS Coordinatee																														
70600-020 70600-030	Ongoing administrative fees carried FSS Coordinator						-	-										_				_					_		-		
70600-040	Actual independent public accountant audit costs Total melenismy fees control																														
70600-060	Interest carned on advances																														
70600-070	Actual independent public accountest sudit cons. Testal independent public accountest sudit cons. Testal public public accounted limitest extend on advances Adrens for calculation description IRLO PIAL operating grants	1,074,333	964,522	109,811	771,231	771,231		42,932	42,932		138,864	138,864	332,651	332,651	-	491,072	491,072	709,36	0 709,360	236	,278 236	278	331,309	276,826	24,483	-		- 197,098	197,098	843,982	843,982
		2,057,209		2,657,209	34,770		34,770	-1			-1					-1			-I I		-1		30,846		30,846	-1		-1 -1			
70710	Management Fee																														
70720 70730	Management Fee Asset Management Fee Book-Keeping Fee						-	-										_				_					_		-		
	Other Fore Total Fee Revenue																														
70800	Other government grants Housing Assistance Payment Administrative For Involunt income - strendicted							-			-					-										-		-			
71100-010 71100-020	Housing Assistance Payment Administrative Fee																														
71100 71200	Investment income - unrestricted Meetanse interest income						-	20	20	-=	299	299		+ = 1				17	6 176		-		42	42	$\vdash \Box$				-		
71300	Proceeds from disposition of assets held for sale				- 3						-					-			-							-					
71400-010	Securious Assesses assessed of the Assessed Asse							_			_					-							_			-					
71400-020 71400	Praud recovery	60	60					75	75		450	450																			
71500	Other revenue Griss or low on rule of capital yangs	19,673	19,673		18,614	18,614		2,951	2,951		20,112	20,112	46,467	46,467		60,258	60,258	21,78	6 21,786		,927 5	927	31,695	31,695		15,597	5,597	11,093	11,093	25,527	25,527
72000-010	Housing Assistance Payment																														
72000	Investment income - restricted	-						595	595		466	466	-			-						551 -	1,296	1,296		-	1402	-			
			1,460,964								258,119			1,045,731			1,336,914		6 1,832,976	- 407		•	512,475		55,329	15,597 1	5,597	- 329,242	320,242	- 1,336,457	
91100	Administrative salaries	139,227 5,632	139,227		61,066 6,104			6,167 11,706			24,215 8,155	24,215 8,155	60,704			51,770 6,045	51,770	42,98 11,17		- 1		339 769	20,228 9,144			-		1,268	1,268	29,339	29,339 4,482
91300	Auditing fees Management Fee Book-Keeping Fee	107,370 17,205		107,370	18.062			28,589 3,600	28,589 3,600		25,730 3,240	25,730 3,240	127,995 16,117	127,995		51,793 18,450	51,793 18,450	96,45 12,39	3 98.453			824 392	56,410 6,210	56,410		-		26,266 3,307	26,266 3,307	106,493 13,410	106,493
91400	Advertising and Marketing	291	191		324	324					-					-												3,307	3,007	198	198
91500 91600	Advartising and Marketing Eraployee benefit contributions - administrative Office Expenses	58,008 15,325	15.325		42,662 17,428	17.428		2,365 7,990	2,365 7,990		12,009 5,065	12,009 5,065	25,176 12,301	25,176 12,301	-	11,832 17,300	11,832 17,300	15,97 18,40	0 18.400	4	910 4	910	4,823 4,415	4.415		-		3,277	3,277	11,880 11,935	11.935
91700 91800	Legal Expense Trust	11,582	11,582		4,845	4,845 1,510		148	48		2,598	2,998	2 356	92		255	286	23,92	9 23,929 9 1,259		558	558	2,647	2,647 1,409		-		4,346 259	4,346 259	5,371	5,371 850
91810	Allocated Overhead Other	14 120	14 320		13.168			1866	196		4 504	4 904	11.515	11.616		12.122	13.122	986				408	10.677	10.672		114	114	-		9984	9984
91000	Total Operating-Administrative	369,956		107,370	165,129		-	64,831		-	86,579	86,579	- 261,564	261,564	-	172,852	172,852	- 234,43	2 234,432	- 76		938 -	115,963		-	114	114	- 42,462	42,462		193,942
		23,040	23,040		24,720	24,720		4,900	4,500		4,320	4,320	21,600	21,600		24,600	24,600	16,56	0 16,560	1	,200 1	200	8,250	8,290		-		4,440	4,440	18,000	18,000
92100	Tenest services - schries Education Code Tenest services - schrie Tenest services Tenest services - other Tenest services - other Tenest services - other	10,082	10,082					-			-					-			-		-					-					
92200 92300	Relocation Costs Employee benefit contributions - tenant services	771	771		- 1			-	_		-		-		-				-	-	-	-	-			- 1	_	-	-		
92400 92500	Tenant services - other Tatal Tenant Services	6,297 17,150	6,297 17,150		8,320 8,320	8,320 8,320		2,000	2,000		1,090	1,090	5,400 - 5,400	5,400 5,400		7,002 7,602	7,992 7,892	- 4,69	0 4,690 0 4,690		900	900	2,070	2,070 2,070				1,110 - 1,110	1,110	5,140 - 5,140	5,140 5,140 -
93100	Water	73,390						3,767	1767		9,236	9,236	14,771			10.834	19,826	43,85		10	mr w	594	21,650	21,650			_			•	66,877
93100 93200	Electricity	149,263 94,930	73,390 140,263 94,930		41,720 140,913 94,967			9,858	9,838		9,236 4,410 2,482	9,236 4,410 2,482	144,003	144,003		19,826 159,018 59,340	19,018	94,01	4 43,854 3 94,013 9 117,599	35 46 42	(754 46	754 683	6,134 2,410	6,134 2,410		- 1		45,436	29,193 45,436	66,877 129,319 82,322	129,319 82,322
93300 93400	Fool	94,930	94,930		95,967	98,967		7,397	7,397		2,482	2,462	37,700	37,700		39,369	59,369	117,55	9 (17,559	42	,683 42	SS3	2,410	2,410		-		43,522	43,522	82,322	82,322
93500 93600		76,923	76,923		75,379	75,379	t	11,891	11,891		16,863	16,863	14,435	14,435		42,576	42,576	116,31	8 116,318	100	.876 100	876	26,943	26,943				40,500	40,500	164,334	164,334
93750	HAP Portability-In			_			=				- 1								+ = -		-										
	Other utilities expense Total Utilities	385,506	385,586		353,979	353,979		32,913	32,913		32.991	37 991	- 210,969	216 509		280,789	780 789	- 371,74	4 371,744	- 223		907 -	57,137	57,137		-		100.00	148,651	- 442,852	442,852 -
		157.007			223,979	51.175		9,028	22,913		22.302	22.000	- 210,709			77.804	250,789	90.14		- 223	,ee. 1 223		57,137			201	101			- 442,852	101.447
94100 94200	Ordinary maintenance and operations - labor Ordinary maintenance and operations - materials and other Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	112.781	112.781		31,175 73,833	73.833		11,507	9,028 11,507		31,787	31,787	52.991	52.991		77,894 65,293 8,627	65.293	90,14 46,76 30,47		16	483 16	483	67.853	46,994 67,853 10,362		332	352	15,687 21,902 5,927	15,687 21,902 5.927	59,376	101,447 59,376 13,415
		41,712	41,712		15,551	15,551	-T	1,901	1,901		4,815	4,815	8,024 5,674			8,627	8,627	30,47	2 30,472	- 1		889 292	10,362	10,362	$\vdash \exists$	429	479	5,927	5,927	13,415	13,415
94300-030	Unit States and Up Contracts - Training & Conting Contracts Ord Maint and Op Contracts - Training & Contract Ord Maint and Op Contracts - Elevator Maintenance Contracts Ord Maint and Op Contracts - Elevator Maintenance Contracts Ord Maint and Op Contracts - United States and Contracts Ord Maint and Op Contracts - Unit Turnassound Contracts Ord Maint and Op Contracts - Unit Turnassound Contracts Ord Maint and Op Contracts - Unit Turnassound Contracts	-	-		20.526	20 620	=	1440	1466		- 3		12.101	19 884		10,437	10.437				377 4	127	-					-	_	110	7.736
94300-050	Ord Maint and Op Contracts - Landscape & Grounds Contracts	19,340	10.20		11.10	19.22		140	1.44*		760	200	12,091	4		-	630				491	491	-			-		2,000	2.661	7,710	700
94300-070	Ord Maint and Op Contracts - Unit Turnaound Contracts Ord Maint and Op Contracts - Electrical Contracts Ord Maint and Op Contracts - Plumbing Contracts				13,396	13,596		1,443	1,443		250	250	7,147	7,147		6,251	6,231	8,97	. 8,9/7			.001				-		2,980	2,990	7,061	/,061
94300-090	Ord Maint and On Contracts - Extermination Contracts	2,843 8,519	8,519		16,878	16,878	t	888	888		1,600	1,600	2,766	2,766		4,313	4313	4,65			,281 3	281	900	900				5,950	5,950	3,078	3,078
94300-100	Ord Maint and Op Contracts - Junitorial Contracts Ord Maint and On Contracts - Resting Maintenance Contracts	221,635 5.495	221,635 5.495	_	235,037 4,832	235,697 4,832		48,017 12,967	48,017 12,967		47,888 3.718	47,888 3.718	110,660 24,830	110,660 24,830		163,059 4,362	163,059	168,37		73	,620 73 306 4	620 306	116,777 3,442	116,777 3,442			-	45,051 894	45,051 894	159,449	159,449
94300-120	Ord Maint and On Contracts - Misc Contracts	18,681 318,225	18,681 318,225		8,677 314,891	8,677	=	5,106 75,385	5,106		2,695	2,695	33,514 - 205,006	33,514		46,518 243,567	46,518 243,567	6,63 - 223,78	7 6,637	- 112	,011 15	011	21,931 153,412	21,931		479	479	12,620	12,620 73,422	42,455 - 244,391	42,455 244,391 -
	Total Ordinary Maintenance and Operations Contracts Employee benefit contribution - ordinary maintenance	60,639	60,639		22,175	22,175		3.285	3.285		5,564	5.564	25,775	25,775		28,418	28,418			- 112		790	15,463	15,463			122	- 73,422 4,035 - 115,046	4,035	- 244,391 49,844	49.844
94000	Total Maintenance	644,632	644,632		462,074	462,874		99,265	99,205		120,769	120,709	- 388,147	388,147		415,662	415,682	- 395,34	1 395,341	128	790 128	790	283,122	283,122		953	953	- 115,046	115,046	- 455,058	455,658 -
95100 95200	Protective services - labor Protective services - other contract costs			_					- 1		- 1		-						1		-			$\vdash =$	$+ \Box$						
95300	Protective services - other contract costs Protective services - other Employee benefit contributions - postective services							-	-					-		-	-				-							_			
95000	Empoyee nearth contributions - protective services Total Protective Services						-	- 1		-					-			-		-	-			-	_	- 1	-		-		

	Public Housing Income Statement	Ŧ	101 101		102	102	I 8	103	103		201 201		202 202		263 2	13	301 30		302 302	1	363	303	384	384	305	385	401 401
Line Item No	Description	101	Operating Fund Capital Fo Program Program	n 102	Operating Fund Program	Capital Fund Program	103	Operating Fund Program		otal AMP O 201 Fun	perating Capital Fund Program	202	Operating Fund Capital F Program Program	Total AMP 203	Program Pro	oital nd Total AMP 30 years	Fund Program Progr	Fund Total AMP am 302	Program Program	1 oral AMP 303	Operating Fund Program	Capital Fund Program	Total AMP Operating Fund 304 Program	Program 305	Fund	Capital Fund Total AMP 401	Operating Fund Fund Fund Program
96110 96120	Property Insurance Linbility Insurance Woodwards Componention All other Insurance	42,460 7,136	7 326	23,091			14,700	14,700		7.108	31,672 7.108	16,420	16,420	34,994	34,094	15,53	2 15,532 2 2,882	5,013	5,018	20,544	20,544				527 16,527 177 1,477	37,468 5,460	37,468 5,460
96130	Workmen's Compensation	12,807	12,807	8,221	8,221					1,086	1,086	7,123	7,123	8,037	8,037	11,02	7 11.027	183	183	4,001	4,001				98 98		11,999
96140	All other Insurance Total insurance Premiums	4,334	4,334 66,927	9,513			16,282	16,282		40,266	400 40,266	- 39,776	1,164	1,000	1,000	9,16	7 9,167 8 38,608	- 8,736		520 26,271	520 26,271		-		142 30,442 139 48 539		
		66,927	96,727	- 47,937	47,937		16,282	16,292		40,266	40,266	- 39,776	30,776	- 58,845	30,045	- 38,60		- a,/36	8,730 -	26,271	29,2/1	-	-1 -	- 1 49,	U9 48,539	- 36,467	36,467
96200	Other general expenses	1,107	1,107				323	323		1,144	1,144	1,032	1,032	890	880	7,50	7,500						-		-	28	28
96210	Unter general expenses C compensated absences Payments in licu of taxes Bad debt - tenant rents	5.908	5998	11 979	11.925		2,987 11,966	2,997		4,492	4,492	45 198	45 198	50 333	50 333	5,90	5,908	1,571	1,571	17.056	82 17.056				-	9777	9222
96400	Had debt - tenant rents	19,856	19,856	10,517	10,517		599	599	_	8,264	8,264	1,700	1,700	308	338	9,20	7 9,207	1,043	1,043	9,350	9,350		1,107 1,107	10,	934 33,854	12,781	12,781
96500	ma out - tomat outs Had debt - metgages Had debt - other													_									-		-		
90000	Sources contract	- :			-	_	- 1		_	- 1	_	- :		- :		_				- :					-		
96000	Severance expense Total Other General Expenses	26,871	26,871	- 22,492	22,492		15,875	15,875	-	24,183	24,183	- 47,930	47,930	- 51,521	51,521	- 22,61	5 22,615	- 2,614	2,614 -	26,488	26,488		1,167 1,107	- 10,	10,804	- 22,581	22,581 -
		854		944																24.483		24.462					
96720	Interest of Merigage (or Bonde) Payable Interest on Notes Payable (Short and Long Term) Americation of Bend Issue Costs	3.807	3.807	2.235	2.235		18	18	_	243.103	243.103	2.674	2.634	16.449	16.449		1 61	2.057	2.057	298,383		2(40)			19 19	2.662	2,662
96730	Americation of Bond Issue Costs		3.867		2295			-						16.449	16.449			2.053	2,057 -	322.866	298,383				*		
96700	Interest expense and Ameritzation cost	4,661	3,807	854 2,235	2,238		18	18		243,103	243,103	- 2,674	2,674	- 16,449	16,449	-1 6	1 61	- 2,057				24,483			19 19	- 2,642	2,662 -
96900	Total Operating Expenses	1,538,743	1,430,519 108,	,224 1,686,886	1,086,886		235,924	235,924	-	553,231	553,231	- 969,000	969,000	- 1,018,340	1,018,340	- 1,084,05	1 1,084,051	- 451,136	451,136 -	842,197	817,714	24,483	2,174 2,174	- 371,	371,071	- 1,196,702	1,196,702 -
	Excess Revenue Over Operating Expenses		38,445 2,858.							(295.112)			76,731		318,574			- (43,585					13.423 13.423		(50.829		139,755
97000	Excess Revenue Over Operating Expenses	•		.796 221,495		•	(11,306)	((1,396))		(235,112)	(235,112)]	-1 76,731	/6,/31	- 31K,574	318,574	-1 (51,07	(31,075)	- (43,585	9] (43,585)] -	(329,722)	(360,568)	30,846	13,423	- (50,	(50,829	- 139,755	139,755
97100	Extraordinary maintenance	2,598	2,998	3,990	3,990												-	4,600	4,602								
97200	Cassalty losses-Non-capitalized Mainstream 1 & Sugar	<u> </u>		10,000	10,000	-	1,000	1,000	-	11,490	11,490	30,000	30,000			_	1			-					-	7,725	7,725
97300-020	Home-Ownership	-		_	1							1 :				_	-1	_	 	1					-		
97300-025	Litigation	_			-	1		_	_			_		_			-					_					
97300-030 97300-035	Fortinedarry minimums Management of vice Man	-			-		-				_	+ - :				_			 	-	 				-		
97300-040	Tenant Protection																-			-					-		
97300-050 97300-090	Portability In Enhanced	-										-				_				-					-		
97300-070	All Other									-										-					-		
97300 97350	Housing assistance payments	-					-			-						_	-			-			-		-		
		325.069	325.069	165.925	165.925		95,672	95,672		147,646	147,646	46,375	46,375	238,989	238,989	254,61	9 254,629	465,968	405,968	224,746	224,746				1,406	497,644	497,644
97500	Depreciation expense Frand losses Dwelling units and expense													-			-			-			-		-		
97900	Dwelling units test expense Total Expenses	1 866 410	1,758,186 108,	.224 1,266,801	1 266 801		117 196	332,596		712,357	717 357	1 045 175	1,045,375	1 257 379	1,257,329	. 1338.63	0 1,338,670	861,706	861,766 -	1 866 941	1,042,460	24.483	2,174 2,174	. 177	79 372,479	. 1 202 021	1,702,071 -
					, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					.coque.			4,000	1,000	1,000	-	1,000,000						40.01	1 2.00		1,000,000	.,
10010	Operating transfer in	109,811 (109,811)	109,811	9111			-					-		-						24,483 (24,483)	24,483	(24.483)				-	
10030-010	Operating transfer or Operating transfer or Operating transfer out Neef For Parlier Fasterschop Josef Vorstaar Tax, Chald Tax, Chald	(100,011)	(10)	2000			- 1					-		-			-			(24,463)		(200)					
10030-020	Partnership			_										-			-			-			-		-		
10030-030	Jone Venture Tay Cooks	- :					- 1					-				_	-			-					-		
										-							-								-		
10030	Opening insuder from 1 to primary povermente Opening insuder from 1 to component soit Entracelatory inters, or guite loss Entracelatory inters, or guite loss Dates AMM Excels (and Entracelatory inters) Dates Components in AMM Program Translation from Programs in AMM Program Dates (inters) Dates (inters) Dates (inters)	-					-			-		-		-		_				-			-		-		
10070	Extraordinary items not gain loss	-							_			-		_		_									-		
10080	Special items, net gain/loss													-						34 500	14.500		1000 1000		900 55,000		
10091	Inter AMP Excess Cash Transfer In Inter AMP Excess Cash Transfer Out	(20,000)	(20.000)	(110.000	(110.000		- 1			38,000	38,000	(230,000)	(230,000)	(140,000)	(140,000)	(1116)	n (111.600)	7,500	7,500	34,500	34,500		1,000 1,000	55,	300 55,000		
10093	Transfers from Program to AMP				(110000					-					(Facility)	(11)									-		
10094	Transfers from AMP to Program Total other financing sources (uses)	(20,000)	89,811 (109,	311) (110,000	(110.000		-			38,000	38.000	- (230,000)	(310.000)	(140 660)	(140 500)	(111.68	- 0) (111,600)	7.600	7,560 -	14 500	58,983	(24.003)	1,000 1,000	-	90 55,000	-	
	Tall tall tall tall tall tall tall tall													1.000000	17.0000007			- 1,596									
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	1,741,574	(207,411) 1,948,	985 (68,420	(103,190	34,770	(107,978)	(107,978)		(416,238)	(416,238)	- (229,644)	(229,644)	- (60,415)	(60,415)	- (417,25	4) (417,294)	- (446,655	(446,655) -	(519,968)	(526,331)	6,763	14,423 14,423	- 2,	63 2,763	- (365,614	(365,614)
11020	Required Annual Debt Principal Payments	30,579	28,991 1	,588 16,692	16,692							20,206	20,266	127,384	127,384		-	15,813	15,813	30,846		30,846			-	- 20,206	20,286
	Beginning equity		3,975,347 945				1169.625	1.162.654		(95,774)	(95.774)	1 152 807	1,152,807	2.07.000	2,416,209	0.000	7) (1,698,012)	1391 140100	4,684,980	(666,693)	2004.2333	(320.142)	(199) (199)		123 37.123	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5,766,996
		5,620,594	APIAMI 90	1,864,790	1,804,221	3.13	4,420,492	1,138,492		1007749	(50,779)	1,132,907	1,100,997	2,410,209	2,710,229	(1,090,0)	73 (1,000(012))	4,004,900	4,004,000	(100,000)	(296,331)	(370,142)	(189)	37,	37,123	3,766,996	A CHARLEST
19949-010	Equity Transfers - CDHG to LIPH	_			_									_			1				$\perp = $				-		
13040-020	Equity Transfers - 810 negan equity transfer to 705 Equity Transfers - CDBG to LIPH work on LIPH prop used CDBG S	-				-			-		_	+ :				_			 	-	 				-		
12040-040	Tagasy Transfers - C100 to Lepti Tagasy Transfers - C100 to Lipti Transfer - C100 to Lipti vook on Lipti prop used CDBG S Equity Transfers - CDBG to Bas Act Equity Transfers - CDBG to Bas Act Equity Transfers - CDBG to Bas Act Equity Transfers - CDBG to Bas Act and the CBBG S Equity Transfers - CDBG to B									-				-			-						-		-		
13343-050	Equity Transfers - COCC to HCV fund HCB					-		_	_			+ -		_			_				-				_		-
19949-070	Equity Transfers - State Local to Bus Act work at non AMP related prop Equity Transfers - S8 trf w/HCV Equity Transfers - 3 rivers trf to AMPs 501 & 814	-		_					-			1		_		_	-	_		-					-		-
11040-090	Equity Transfers - 3 rivers tel to AMPs: 501 & 814						-			-				-			-			-			-		-		
	Prior period adj, equity transfers, and correction of errors		-1	-1					-		-1	-1		-1		-1	-1 -1	-1 -	1 -1 -	-		-	-1 -	-1			-1 -
11190	Unit Months Available Unit Months Lessed	2,232 2,182	2,232	2,415	2,415		490	480		431	431	2,112	2,112	2,448	2,448	1,65	4 1,654	726	720	926	826				444	1,776	1,776
		2,182	4,162	2,322	2,322		472	472		429	10	2,057	2,957	2,433	2,433	1,61	1,615	705	1.09	821	821				62 432	1,729	1,/29
11270	Excess Cash	10,676	10,676	161,773	161,773		5,315	5,315		51,557	51,557	24,361	24,361	19,844	19,844	320,96	8 320,968	(8,900	(8,900)	46,249	46,249		14,053 14,053	6,	148 6,148	127,370	127,370
11610	Land Purchases								- 1					1 .			-1						-1		-		
11620	Land Purchases Building Purchases	2,055,621	2,055	,621 34,776		34,770				-							-							-			
11630	Furniture & Equipment-Dwelling Purchases	-				-		_				+ -		_			_				-				_		-
11650	Furniture & Equipment-Dwelling Purchases Furniture & Equipment-Administrative Purchases Leasthold Improvements Purchases	-			+	+			-			+ :		+ - :			1	_	+ + +	-					-	 	
11660	Infrastructure Purchases CFFP Debt Service Payments						-			-							-			-							
13510	CFFP Debt Service Payments Replacement Housing Factor Funds	2,442		442	-	-		_	_			-				_	-		-	55,329		55,329		_	-		
												-															

	Public Housing Income Statement		492	402	1 1	463	493		591 50	1	592	502	503	503	594	504	601	601		602	602		791	701	702	762		793	763	784	764
Line Item No.	Description	Total AMP 402	Operating Fund Program	Capital Fund Program	Total AMP 403	Operating Fund Program	Capital Fund Program		Operating Cap Fund Fur Program Prog		Operating Fund Program	Capital Fund Total 50	AMP Operating Fund Program		Operating Fund Program	Capital Fund Total AMP 66 Program	Operating Fund Program	Capital Fund m Program	Total AMP 602	Operating Fund Program	Capital Fund Program		Operating Fund Program	Capital Fund Total AMI Program 702	Program	d Capital Fund Program		Operating Fund Program	Capital Total Fund 70 Program	AMP Operating Fund Program	Capital Fund Program
70500	Net tenant rental revenue Tenant revenue - other				382,289	382,299		172,747	172,747	183,463	183,463	11	11,326 181,32	6 1	1,064 171,064				290,600	290,600		149,859	149,859	609,71	1 609,711 4 1.364		237,699	237,699	2	78,228 278,228	=
70500	Total Tenant Revenue				382,289	382,289	-	172,747	172,747	- 183,463	183,463	- 18	1,326 181,32	6 - 17	1,864 171,864	15,62 - 548,111	1 548,11	11 -	8,412 299,012	8,412 299,012	-	150,039	150,039	- 611,47	5 611,475		237,699	237,699	- 21	8,228 278,228	_
70600-000	Housing assistance payments Ougoing administrative fees carned IPSS Coordinator		+	-																		_									
70600-030	FSS Coordinator																														
70600-040	Actual independent public accountant audit costs									_					_							_									_
70600-060	Actual independent public accountant audit costs Total preliminary fees carned Interest carned on advances			_			-										+					_	_					_			_
					564.028	453.173	110.855	236.698	236.698	265.742	265.742		1.597 221.59		2.647 192.647	908.46	6 897.23	11.228	800.488	693.118	107.570	199.358	101110	27.781 648.71	2 644.802		285.849	267.447		41.481 141.481	
	HUD PHA operating grants		1						230,098	200,742	200,742		1,397 221,39	7 1 10	2,647 192,647								1/15//					207,447		41,451 141,451	
70610			-		1,732,030		1,732,030	-							-	20,87	1	20,871	871,263		871,263	32,575		32,575 7,76	3	7,763	15,535		15,535	- 1	
70710	Management Fee																														
	Asset Management Fee Book-Keeping Fee									_					_							_									_
70740	Proof Line Service Fee Other Fees			_			-										+					_	_					_			_
70750	Other Fees																														
	Total Fee Revenue			1																					1						
70800	Other government genets Housing Assistance Psyment Administrative Fee		-					-		-			-		-		-	-	-			-			-		-			-	
71100-000	Administrative Fee																														
71100	Involvent income - unnotricted			=				320	320	472	472		1,035 1,03	5	284 284				52	52		33	33				-			339 339	=
71200 71300	Mortgage interest income Proceeds from disposition of assets held for sale		+	+	-						+			+-+			+	+	-		_				+	+ +		_		-1	-
													-		-										-					-	_
71400-010 71400-020	Housing Assistance Payment Administrative Fee																														
71400	Frand socoacry														-		0 1	10									-				
71500	Other revenue Cain or loss on sale of capital assets	_	1	↓	11,765	11,765	—— T	14,540	14,540	33,753	33,753		4,861 14,86		4,209 4,209	35,83	2 35,83	12	9,891	9,891	$ \mp$	19,512	19,512	21,80	3 21,803	3	18,341	18,341		89,594 89,594	-
77000,010	Manager Assistance Proment									_			_		_										_		_			_	
72000-020	Administrative Fee Investment income - restricted																						1011								
70000	Total Revenue				2,690,112	847,227	1,842,885	425,596	425,596	- 483,430	483,430	- 41	8,819 418,81	9 - 36	K204 368,204	- 1,513,29	0 1,481,19	1 32,699	1,980,706	1,092,073	978,633	492,551	342,195	60,356 1,289,75	1,278,660	11,673	557,424	523,487	33,937 51	9,642 599,642	_
	Administrative salaries				11 184	11 164		19 141 1	19 141 1		19 141				9.721 19.721	94.311	8 94 11		11.041	11941		23.263	21.261	47.76			19 077	19.677		EI 199 41 199	_
91100	Administrative soluties Auditing fore			-	51,384 3,214	51,384 3,214		9,141	19,141	19,141 8,872			9,141 19,14 8,867 8,86		9,721 19,721 8,846 8,846				33,943	33,943		23,263	23,263 8,473	47,26	5 47,265		19,072 2,801	2 801		41,199 41,199 9.777 9.777	
91300	Auditing fees Management Fee				231,887	121,264	110,623	42,883	42,883	42,883	42,883		12,883 42,88	3 3	7,165 37,165		-		107,370		167,370	32,877	32,877	140,26	4 140,264	4	65,873	65,873		48,482 48,482	
	Book-Keeping Fee Advertising and Marketing				15,270	15,270		5,400	5,400	5,400	5,400		5,400 5,40	0	4,680 4,680	17,36	2 17,36	52	17,100	17,100		4,140	4,140	17,66	2 17,662	2	8,295	8,295		6,105 6,105	
91500	Adversing and Marketing Employee benefit contributions - administrative Office Depenses Logal Expense Travel				17,376	17,376		9,732	9,732	11,688			7,432 7,43		7,686 7,686	43,39			11,348	11,345		6,697	6,697	18,77	18,779		15,641	15,641		17,272 17,272	
91600	Office Expenses				24,477 474	24,477		6,906	6,906 140	5,983	5,983		5,983 5,98	3	6,052 6,052	9,61			21,223	21,223		5,369	5,369 284	16,87	5 16,876 9 8,400	5	3,275 3,245	3,275		6,443 6,443	
91900	Travel				2,214	2,214		72	72	57	57		67 6	7	57 57	2,32	8 2,32	38	1,526	1,526	_	602	602	83	339	2	328	328		748 748	_
91810 91900					7819	7,829		7854	7.854	4.937	4.937		4.964 4.96		5.455 5.455		9 12.21		12.462	12.462		1.691	3.693		11 377		5,583	1181		7 740 7 740	_
91000	Total Operating-Administrative			-	354,115	243,492	110,623		101,071	- 98,961	98,961	- 9	4,737 94,73	7 - 8	7,662 89,662	- 204,021			216,589	109,219	107,370	85,398	85,398	- 267,03			124,805	124,805	- 13	7,692 137,692	_
	Asset Management Fee		_	_	20,490	20,400		7,200	7,200	7,200	7,200		7,200 7,20	e I	6,240 6,240	23,16	0 23,16	in I	22,800	22,800		5,520	5,520	23,76	23,760	,	11,400	11.400		8,160 8,160	=
			1		20,400	20,400		7,200	7,200	7,200	2,000		1,000	-	0,240	23,10	2,10		22,000	22,000		2,240	2,000	20,0	23,700	-	11,900	11,400		2,000	==
92100	Tenunt services - salaries Relocation Costs			-	-			-							- 1		-		- 1			-			-					-	
						-				-							-		-			-			-		-			-	_
92400	Tenant services - other Tenant Services				5,100	5,000 5,100		26,985 26,985	26,985	27,000 - 27,000	27,000 27,000		7,000 27,00 7,000 27,00	0 :	6,760 26,760 5,760 26,760	8,05	8 8,05		33,732 33,732	33,732 33,732		1,380	1,380	5,64 - 5,64	5,640	1 .	3,200 3,200	3,200 3,200		25,311 25,311 5,311 25,311	_
	THE THERE STATE																												•		
93100 93200	Water Herticity			-	41,435	41,435		20,908 71,082	20,908 71,082	30,424 68,558	30,424	-	0,427 10,42	7 /	9,553 9,553 8,996 68,996	63,377	8 63,37	78	55,681 92,982	55,681 92,982		8,420	8,420 48 165	39,56 182.35	4 39,564 9 182,350	4	16,137 49,604	16,137 49,604		7,301 7,301 99,733 89,733	
					41,468	41,468		15,071	15,071	17,607			7,607 17,60	7	7,607 17,607	115,98		13	69,703	69,703		8,929	8,909	30,96	30,980	9	36,686	36,686		7,507 7,507	_
93400 93500	Fuel Liber		+	+	-												-	+	-						+			_		- 1	_
			-		64,651	61,651		25,859	25,859	38,221	38,221		0,946 10,94	6	8,958 8,958	99,72	2 99,72	22	58,558	58,558		7,578	7,578	72,54	72,549		16,461	16,461		7,354 7,354	_
93700	Employee benefit contributions - utilities HAP Postability-la Other utilities expense		+	+	-												-	+	-						+			_		- 1	_
93800	Other utilities expense									-							-		-			-			-		-			-	_
93000	Total Utilities		-1	1	250,104	250,104		132,920	132,920	- 154,810	154,810	- 10	1,527 101,52	7 - 10	5,114 105,114	- 393,02	7 393,02		276,924	276,924		73,872	73,072	- 325,44	325,443	1 -	118,888	118,888	- 1	1,895 111,895	
94100	Ordinary maintenance and operations - labor		-1	T	46,720	46,720		68,669	68,669	21,917	21,917		1,917 21,91	7 4	8,255 48,255	142,65	1 142,65	51	169,518	169,518		23,569	23,569	52,09	5 52,095	5	46,603	46,603		23,569 23,569	$\overline{}$
94200	Ordinary maintenance and operations - materials and other Ord Maint and Op Contracts - Garbage and Trash Removal Contracts	_	1	+	58,475	58,475 6,650		41,491	41,491 10,999	21,916 6,434	21,916		7,908 7,90	3 3	1,265 21,205 9,217 9,217	125,490	2 125,49	92	56,976 10.513	56,976 10,513		2,293	2,293 3,882	110,24	110,240	3	31,042 5.318	31,042		26,492 26,492 6,021 6,021	
			-	1	-	3,000		,	-		0,404		- 7,00		- 7,417	40,02	- 40,00		10,713	10,713		-,004	-,004	43	479	•	2,716	2,716			-
94300-030	Ord Maint and Op Contracts - Snow Removal Contracts					17.125				7.00			5.507 5.50		8.856 8.856					7.844							8.512			6.757 6.757	_
94300-040 94300-050	Ord Maint and Op Contracts - Elevator Maintenance Contracts Ord Maint and Op Contracts - Landscape & Grounds Contracts		+	1	17,125			5,582	3,382	6,779	6,779		5,50/ 5,50	-	8,856		-	+	7,844	7,844		6,110	6,110	5,35	5,595			8,512		6,757	-
94300-060	Ded Maint and Op Contracts - Landscape & Grounds Contracts Ded Maint and Op Contracts - Unit Turnaround Contracts				1,000	1,000		1,635	1,635	3,218	3,218		801 80		1,903 1,903	21,78	4 21,78	54	1,020	1,020		250	250	13,36	13,369	2	3,370	3,370		415 415	_
94300-030 94300-090	Ord Maint and Op Contracts - Electrical Contracts Ord Maint and Op Contracts - Planthing Contracts		1	+	- :	_			_		\vdash							+			_		_	- 1	7 117	7				1,656 1,656	
94300-090	Ord Maint and Op Contracts - Extermination Contracts				4,666	4,085		7,520	7,520	1,090			1,530 1,53	0	765 765	19,02	2 19,02	22	15,046	15,046		1,100	1,100	11,72	11,725		5,760	5,760		10,352 10,352	_
94300-100 94300-110	Ord Maint and Op Contracts - Janitorial Contracts Ord Maint and On Contracts - Routine Maintenance Contracts		+	+	130,535 5,684	130,535 5,684		97,803 6,644	97,803 6,644	61,233 3,303	3,303		16,908 46,90 5,339 5,33	S :	2,279 52,279 6,248 6,248	206,629		3	142,395	142,395 5,938	-	72,794	72,794 1,034	183,56 28,59	1 183,563	1	124,612 3,873	124,612 3,873		\$4,088 84,088 3,356 3,356	-
94300-120	Ord Maint and On Contracts - Misc Contracts		-		12,791	12.790		10.632	10.632	7.993	7.993		3.268 3.26	S .	6,657 6,657	26,45	5 26.45	55	16,493	16,493		4,546	4,546	18,72	18,720	9	8,424	8,424		6,748 6,748	_
94300	Total Ordinary Maintenance and Operations Contracts Employee benefit contribution - ordinary maintenance	_	+ -	1 -	177,871 18,281	177,871 18,281		140,805 26,898	140,805	- 50,040	99,040 9,350	- 7	1,261 71,26 9,025 9,02		5,925 85,925 3,908 23,908	- 332,941 49,90	1 332,94 2 49,90	11 -	199,249 58,829	199,249 58,829	 T	89,716 11,101	89,716 11,101	- 276,23 21,16	276,231 7 21,167		159,869 20,532	159,869 20,532	- 1	9,393 119,393 7,982 7,982	
94000	Total Maintenance				301,347	301,347		277,863	277,863	- 143,223	143,223	- 12	5,406 125,40	6 - 17	3,900 23,900	- 650,980	6 650,98		484,572	484,572		126,679	126,679	- 459,73	21,167 3 459,733		258,046	258,044	- 1	7,436 177,436	
	Protective services - labor		_	,	\equiv						-						_								_						
95200	Protective services - other contract costs		1	+	-			- 1	-+	-					-1		1	1	-					-+	+	1	- 1				-
								-		-			-		-		-					-			-					-	_
95500 95000	Tetal Protective Services Tetal Protective Services		1 .	+	1	-							-1				1			_		- 1			1	.++	- +			-11	
																		-													_

Public Housing Income Statement	l	492 402		403	493		501 501		502 502	503	583	504 504	ı	601 601		602 602) F	701 701		702	762	703	763	784	764
Line Item No. Description	Total AMP 402	Operating Capital Fund Program Program	Total AMP 403		Capital Fund Program	Total AMP 501	Sperating Capita Fund Fund Program Program	Total AMP 502	Operating Capital Fund Fund Program Program	Total AMP Operating 503 Fund	Fund Total AMP		Total AMP 601	Operating Capital Fund Fund Program Program	Total AMP 602 Ope	rating Fund Capital Fund Program Program	Total AMP 701	Operating Capi Fund Fun Program Progr		Operating runs	Fund Total A	Operating Fund Program	Capital To Fund Program	tal AMP Operati	ing Capital I Fund am Program
96110 Property Insurance 96120 Lightlin Insurance		Program	18,087			509	509	20,673	20,673	24,024 24,03	29,852	Program Program 29,852	63,840	63,840	32,000	32,000	5,723	5,723	37,811	37,811	11	142 11,142	Program	6,598 6,	,598
96120 Liabitity Insurance 96130 Workmen's Compensation			5,453			1811	1.911	6,646	6,646 1,950	6,491 6,49 1,950 1,95	6,726 5,835	6,726	7,583	7,583	6,568 12,036	6,568 12,076	921 2.063	921 2,063	6,779 4,122	6,779 4.122	3	204 3,204 026 4,026		2,601 2, 2,074 2	(601
96140 All other Insurance			800	500		799	799	400	400	400 40	799	799	2,806	2,806	1.604	1,604	400	400	500	800		600 600		400	400
96100 Total insurance Premiums			- 28,450	28,450	-	7,163	7,163	- 29,669	29,669 -	32,865 32,865	- 43,232	43,232 -	36,400	86,400 -	52,258	52,258 -	9,107	9,107	49,512	49,512	- 18,	972 18,972	-	11,673 11,	673 -
96200 Other general expenses	_		1.035	1.035		7.318	7.318	11.587	11.587	6.463 6.46	3,619	3,619	1.181	1.181	523	523	463	463	2.318	2.318		159 1.159		1.159 1.	.159
96200 Cherr pinned abbences 96200 Paymants in lines of taxes 96200 Paymants in lines of taxes			17.064	17.064		1,537	1,537	359 8 825	359 8 825	359 35 17.625 17.62		259	12 116		-	2.314	1,058	1,058	24.234	24 224	- 11			2,569 2, 37,062 37	569
96300 Payments in lieu of taxos 96400 Bad debt - tenant rents			17,064			12,728	(251)	8,825	K)K25	17,625 17,62	15,083	15,053	12,116	12,116	2,314	2,314	14,572		24,234	24,224	11				(303)
			- 0				1111						-	20,110	1,000	11,000		7,00	-	10,000					
96000 Bad debt - other 96000 Severance expense				-		-		-			-		-		-		-		-			-		-	
96000 Tetal Other General Expenses		-	- 18,892	18,892	-	20,832	20,832	- 20,799	20,799 -	24,459 24,459	19,483	19,483 -	43,055	43,055 -	14,593	14,593 -	17,427	17,427	- 36,597	36,597	- 21,	163 21,963		40,487 40,	487 -
96710 Interest of Mortgage (or Bonds) Payable 96720 Interest on Notes Payable (Short and Long Term)				-		-		-		120 218 120 211	113.424		11,228	11,228			27,781	50.118	,781 1,368 3,355		1,368 8	143	8,143		
96720 Interest on Notes Psyable (Short and Long Term) 96730 Americation of Bond Issue Costs			5,012	5,602		68,634	68,634	89,222	89,222	120,218 120,211	113,424	113,424	2,909	2,909	62,925	62,925	50,118	50,118	3,355	3,355	9	519 9,519		33	33
96700 Interest expense and Amerization cost		-	- 5,012	5,012	-	68,634	68,634	- 89,222	89,222 -	120,218 120,210	- 113,424	113,424 -	14,137	2,989 11,228	62,925	62,925 -	77,899	50,118 27.	781 4,723	3,355	1,368 17,	662 9,519	8,143	33	33 -
				872,797							- 583,208			1,411,624 11,228											
96900 Total Operating Expenses		-	- 983,420	872,797	110,623	642,668	642,668	- 570,884	570,884 -	533,412 533,412	- 583,208	583,208 -	1,422,852	1,411,624 11,228	1,164,393	1,057,023 107,370	396,482	368,791 27.	781 1,172,438	1,171,070	1,368 574,	36 566,793	8,143	512,687 512,	487 -
97000 Excess Revenue Over Operating Expenses			- 1,704,692	(25,570)	1,732,262	(217,072)	(217,072)	- (87,454)	(87,454) -	(114,593) (114,59)	- (215,004)	(215,004)	99,438	69,567 20,871	816,313	(54,950) 871,263	6,069	(26,586) 32	575 117,315	107,610	10,365 (17,	512) (43,304)	25,794	(3,045) (3,	.045) -
92100 Entrandings maintenance											512	112	11.558	11.5%					17,464	17,014					
97200 Cassalty Iosses-Non-capitalized						-					7,393	7,993	-		64,546	64,546			17,125	17,125		-		-	
97200 Casualty Iosser-Non-capitalized 97360-910 Maintercarn I & 5 year 97360-920 Home-Ownership			+ =	\perp		-				-							-					-			\perp
97300-025 Linguism			+ - :	1 1		- 1					1 1		- 1		-						_				-
						-		-					-		-		-		-			-		-	
97306-035 Moving to Work 97306-040 Tensor Protection			+ -:			- 1				- 1						_	- 1					-		- 1	
97306-050 Portability In						-		-		-			-		-		-		-			-		-	
97360-060 Enhanced 97360-070 All-Other				,		-							-		-				-					-	
97300 Haming mintage payments													-			-						-		- 1	
				200.000				-		180 867 180 86					A48 790				-			446 53.446		305.753 505	
97400 Depreciation expense 97400 Named Institute	-		296,988	296,988		156,862	156,862	162,478	162,478	190,867 190,86	251,179	251,179	543,221	543,221	448,799	448,799	182,422	182,422	798,076	798,076	53	448 53,448		305,753 305,	(753
97500 Fraud lones 97800 Dueling units test expense			_										-				- 1					-			
90000 Tetal Expenses		-	- 1,289,496	1,169,783	110,623	799,530	799,530	- 733,362	733,362 -	714,279 714,279	- 842,292	842,292 -	1,979,631	1,968,403 11,228	1,677,738			551,123 27,	781 2,005,133			584 620,241	8,143	818,440 818,	440 -
10010 Operating transfer in			110,855	110,855		- 1	-	-	-	-	1 -1	- 1	11,228	11,228	107,370	107,370	27,781	27,781	3,930	3,910	18	402 18,462		-	-
10020 Operating transfer out			110,855 (110,855	110,855	(110,855)	-	-			-	. :	-	11,228 (11,228)	11,228 (11,228)	107,370 (107,370)		27,781 (27,781)	27,781		3,910		402 18,462 402)	(18,462)		-
10020 Operating transfer out			110,855 (110,855	110,835	(110,855)		-		-	-		-	11,228 (11,228)	11,228 (11,228)	107,370 (107,370)		27,781 (27,781)	27,781		3,910	18	402 18,402 402)	(18,462)		
10020 Operating transfer out			110,855	110,835	(110,855)		-					-	11,228 (11,228)	11,228 (11,228)	107,370 (107,370)		27,781 (27,781)	27,781 (27		3,910	18	402 18,462 403)	(18,462)	1	
10020 Operating transfer eat			110,855	110,835	(110,855)								11,228 (11,228)	11,228 (11,228)	107,370 (107,370)		27,781 (27,781)	27,781		3,910	18	402 18,462 402)	(18,402)		
1922			110,855	110,835	(110,855)				-				11,228	11,228 (11,228)	107,370		27,781 (27,781)	27,781 (27		3,910	18	402 18,462 402)	(18,402)	-	
1922 Opening uniform on			110,855	110,835	(110,835)				-			-	11,228	11,228 (11,228)	107,330		27,781 (27,781)	27,781 (23		3,910	18	402 18,402 402)	(18,462)		
1922 Operating transfer est			110,855	110,835	(110,835)		-						11,228	11,228 (11,228)	107,570 (107,570)		27,781 (27,781)	27,781		3,910	18	402 18,402 6025 	(18,462)		
Size Operating treated and			(110,855		(110,855)		120,000		600		93,000	93,000	11,228.	11,228 (11,228)	107,370 (107,370) - - - - - - - - - - - - - - - - - - -		27,781	27,781	3,930 (3,900) (3,900) - - - - - -	3,910	18	402)	(18,462)		
Size Oceaning number on			(110,855	5 110,855 9 1	(110,855)	120,000	120,000					93,000	11,228 (11,228) - - - - - - - - - - - - - - - - - - -	11,228 (11,226)	107,370 (107,370) - - - - - - - - - - - - - - - - - - -	107,370	27,781	27,781 (23		3,910	(3,910) (18	402)	(35,462)		(000)
. 1000. Obserna fundir or . 1000. Obserna fundi			(110,883	(57,000)	(110,855)		120,000					93,000	-	, and a second		107,370 (107,370)	27,781	(23	3,900 (3,500) - - - - - - - - - - - - - - - - - -	3,910	(3,910) (18	402) - - - - - - - - - - - - - - - - - - -	(18,462)	(60,000) (60,	(000)
1000 Oceaning conduct on			(110,855	(57,000)	(110,855)		120,000		600			93,000	11,226 (11,226) - - - - - - - - - (20,000)	, and a second		107,370	27,781	27,781 (27	3,900 (3,500) - - - - - - - - - - - - - - - - - -	3,910	(3,910) (18	402) - - - - - - - - - - - - - - - - - - -	(18,402) (18,402)	(60,000) (60,	(000)
. 1000. Obserna fundir or . 1000. Obserna fundi			(110,855 (170,000 (57,000	0 (57,000) 0 (57,000)	(110,855) (110,855) (110,855)	120,000		600	600 -	(19,600) (19,000	93,000	93,000	(28,066)	, and a second	829,000	107,370 (107,370) (107,370) (107,370) (107,370) (107,370)	27,781	27,781 (27	(781) (1,500) (781) (1,500) (1,500) (43,600) (43,600)	3,910	(3,910) (18 (3,910) (18		(18,492)	(60,000) (60,	.066) -
1000.00 Chartes rando or of			(37,000 - (57,000 - 1,352,766	0 (57,000) 0 (57,000)		120,000		600	600 -	(19,600) (19,000	93,000		(20,000) (486,341)	(8,772) (11,228)	829,000 1,131,968	107,370 (107,370) (107,370) (107,370) (107,370) (107,370) (107,370) (107,370) (107,370)	27,781	27,781 (22 (181,147) 4	3,993 (3,903) (3,903) (3,903) (43,903) (43,903) (43,903) (43,903) (43,903) (43,903)	(43,000) (43,000) (39,690)	(3,910) (18 (3,910) (18 (3,910) (121, (3,910) (121,	602) 	(18,492)	(60,000) (60,	.066) -
Common Control and Control C			(37,000 - (57,000 - 1,352,766	(57,000) (53,835 (268,701)		126,660	(253,934)		696 - (249,332) -	(19,600) (19,000	- 93,600 - (381,088)		(26,066) (486,341) 42,834	(8,772) (11,228) (495,984) 9,643 21,963 20,871	829,000 1,131,968	107,370 (107,370) (107,370) (107,370) (107,370) (107,370) (107,370) (107,370) (107,370)	27,781 (27,781) 	27,781 (27 (181,147) 4	,783) (3,909) ,783) (3,909) , , , , , , , , , , , , , , , , , , ,	(43,000) (43,000) (19,690) (764,775) 25,477	(3,910) (18 (3,910) (18 (3,910) (121, (3,910) (121, (3,910) (121, (3,910) (121,	602) 	(18,492) 7,392 10,259	(60,000) (60,	.25%) -
ACCOUNTS Control C			(37,000 - (57,000 - 1,352,766	(57,000) (53,845 (268,701) 38,654		126,660	(253,934)		696 - (249,332) -	(19,600) (19,601 (314,460) (314,460	- 93,600 - (381,088)		(26,066) (486,341) 42,834	(8,772) (11,228) (495,984) 9,643 21,963 20,871	829,000 1,131,968	107,375 (107,376) \$529,000 \$529,000 \$44,275 (107,276) \$44,275 (107,276) \$44,000	27,781 (27,781) 	27,781 (27 (181,147) 4	,783) (3,909) ,783) (3,909) , , , , , , , , , , , , , , , , , , ,	(43,000) (43,000) (19,690) (764,775) 25,477	(3,910) (18 (3,910) (18 (3,910) (121, (3,910) (121, (3,910) (121, (3,910) (121,	602) 	(18,492) 7,392 10,259	(60,000) (60,	.25%) -
1000 Chemic Insell or of			(37,000 - (57,000 - 1,352,766	(57,000) (53,845 (268,701) 38,654		126,660	(253,934)		696 - (249,332) -	(19,600) (19,601 (314,460) (314,460	- 93,600 - (381,088)		(26,066) (486,341) 42,834	(8,772) (11,228) (495,984) 9,643 21,963 20,871	829,060 1,131,948 489,330 2,190,860	107,375 (107,376) \$529,000 \$529,000 \$44,275 (107,276) \$44,275 (107,276) \$44,000	27,781 (27,781) 	27,781 (27 (181,147) 4	,783) (3,909) ,783) (3,909) , , , , , , , , , , , , , , , , , , ,	(43,000) (43,000) (19,690) (764,775) 25,477	(3,910) (18 (3,910) (18 (3,910) (121, (3,910) (121, (3,910) (121, (3,910) (121,	602) 	(18,492) 7,392 10,259	(60,000) (60,	.25%) -
1800. Octoms render on			(37,000 - (57,000 - 1,352,766	(57,000) (53,845 (268,701) 38,654		126,660	(253,934)		696 - (249,332) -	(19,600) (19,601 (314,460) (314,460	- 93,600 - (381,088)		(26,066) (486,341) 42,834	(8,772) (11,228) (495,984) 9,643 21,963 20,871	829,060 1,131,948 489,330 2,190,860	107,375 (107,376) \$529,000 \$529,000 \$44,275 (107,276) \$44,275 (107,276) \$44,000	27,781 (27,781) 	27,781 (27 (181,147) 4	,783) (3,909) ,783) (3,909) , , , , , , , , , , , , , , , , , , ,	(43,000) (43,000) (19,690) (764,775) 25,477	(3,910) (18 (3,910) (18 (3,910) (121, (3,910) (121, (3,910) (121, (3,910) (121,	602) 	(18,492) 7,392 10,259	(60,000) (60,	.25%) -
ACCOUNTS Content formed and			(37,000 - (57,000 - 1,352,766	(57,000) (53,845 (268,701) 38,654		126,660	(253,934)		696 - (249,332) -	(19,600) (19,601 (314,460) (314,460	- 93,600 - (381,088)		(26,066) (486,341) 42,834	(8,772) (11,228) (495,984) 9,643 21,963 20,871	829,060 1,131,948 489,330 2,190,860	107,375 (107,376) \$529,000 \$529,000 \$44,275 (107,276) \$44,275 (107,276) \$44,000	27,781 (27,781) 	27,781 (27 (181,147) 4	,783) (3,909) ,783) (3,909) , , , , , , , , , , , , , , , , , , ,	(43,000) (43,000) (19,690) (764,775) 25,477	(3,910) (18 (3,910) (18 (3,910) (121, (3,910) (121, (3,910) (121, (3,910) (121,	602) 	(18,492) 7,392 10,259	(60,000) (60,	.25%) -
ACCOUNTS Content and or			(37,000 - (57,000 - 1,352,766	(57,000) (53,845 (268,701) 38,654		126,660	(253,934)		696 - (249,332) -	(19,600) (19,601 (314,460) (314,460	- 93,600 - (381,088)		(26,066) (486,341) 42,834	(8,772) (11,228) (495,984) 9,643 21,963 20,871	829,060 1,131,948 489,330 2,190,860	107,375 (107,376) \$529,000 \$529,000 \$44,275 (107,276) \$44,275 (107,276) \$44,000	27,781 (27,781) 	27,781 (27 (181,147) 4	,783) (3,909) ,783) (3,909) , , , , , , , , , , , , , , , , , , ,	(43,000) (43,000) (19,690) (764,775) 25,477	(3,910) (18 (3,910) (18 (3,910) (121, (3,910) (121, (3,910) (121, (3,910) (121,	602) 	(18,492) 7,392 10,259	(60,000) (60,	.25%) -
ACCOUNTS Content and or			(37,000 - (57,000 - 1,352,766	(57,000) (53,845 (268,701) 38,654		126,660	(253,934)		696 - (249,332) -	(19,600) (19,601 (314,460) (314,460	- 93,600 - (381,088)		(26,066) (486,341) 42,834	(8,772) (11,228) (495,984) 9,643 21,963 20,871	1,131,948 499,330 2,190,860 1,061,900	107.330 (187.330) (187.330	27,781 (27,781) 	27,781 (27 (181,147) 4	,783) (3,909) ,783) (3,909) , , , , , , , , , , , , , , , , , , ,	(43,000) (43,000) (19,690) (764,775) 25,477	(3,910) (18 (3,910) (18 (3,910) (121, (3,910) (121, (3,910) (121, (3,910) (121,	602) 	(18,492) 7,392 10,259	(60,000) (60,	.25%) -
ACCOUNTS Content formed and			(37,000 - (57,000 - 1,352,766	(57,000) (53,845 (268,701) 38,654		126,660	(253,934)		696 - (249,332) -	(19,600) (19,601 (314,460) (314,460	- 93,600 - (381,088)		(26,066) (486,341) 42,834	(8,772) (11,228) (495,984) 9,643 21,963 20,871	1,131,948 499,330 2,190,860 1,061,900	107,375 (107,376) \$529,000 \$529,000 \$44,275 (107,276) \$44,275 (107,276) \$44,000	27,781 (27,781) 	27,781 (27 (181,147) 4	,783) (3,909) ,783) (3,909) , , , , , , , , , , , , , , , , , , ,	(43,000) (43,000) (19,690) (764,775) 25,477	(3,910) (18 (3,910) (18 (3,910) (121, (3,910) (121, (3,910) (121, (3,910) (121,	602) 	(18,492) 7,392 10,259	(60,000) (60,	.25%) -
ACCOUNTS Content confer or			(37,000 - (57,000 - 1,352,766	\$3,555 (288,701) 33,654 (433,407)		126,660	(253,934)		696 - (249,332) -	(19,600) (19,601 (314,460) (314,460	- 93,003 - (381,085) - 5,656,073		(26,066) (486,341) 42,834	(6,772) (11,296) (27,704) (27,704) (27,704) 2,047 (27,704) 27,404	1,131,948 499,330 2,190,860 1,061,900	107,330 (107,330 107,330 157,000 157,000 157,000 157,000 157,000 157,000 157,000 157,000 157,000	27,781 (27,781) 	27,781 (27 (181,147) 4	,783) (3,909) ,783) (3,909) , , , , , , , , , , , , , , , , , , ,	1,915 (41,935) (28,649) (78,4773) 26,477	115 (1,010) 115 (1,010) 115 (1,010) 115 (1,010) 115 (1,010) 115 (1,010) 121 (1,010) 122 (1,010) 122 (1,010) 123 (1,010) 124 (1	900 1500 121,5	(18,492) 7,392 10,259 (10,633)	(60,500) (460, (368,798) (368, 7,108,295 7,108,	(285)
1800. Observat bender or			(110,855 (11	\$3,555 (288,701) 33,654 (433,407)		2,508,429	(253,934)		(249,332) - - 3,583,241 -	(19,800) (19	- 93,003 - (381,085) - 5,656,073		(26,660) (486,341) 42,634 3,380,652	(6,772) (11,296) (27,704) (27,704) (27,704) 2,047 (27,704) 27,404	823,486 1,131,748 1,03,330 2,190,300 1,003,000 1,003,000	107,310 (107,230) (107,230	27,781 (27,781) 	27,781 (27 (181,147) 4	(43,500) (43,500) (43,500) (43,500) (50,000) (79) (79) (79) (79) (79) (79) (79) (79	1,915 (41,935) (28,649) (78,4773) 26,477	115 (1,010) 115 (1,010) 115 (1,010) 115 (1,010) 115 (1,010) 115 (1,010) 121 (1,010) 122 (1,010) 122 (1,010) 123 (1,010) 124 (1	000 121,500 000 121,500 000 121,500 001 175,402 004 73,700 004 73,700	(18,492) 7,392 10,259 (10,633)	(60,500) (460, (368,798) (368, 7,108,295 7,108,	
1000 Chemic band or of			(110,855 (11	\$3,555 (200,701) (200,701) (200,701)		128,860 (253,934) 2,868,429 	(253,934)		(249,332) - - 3,583,241 -	(19,800) (19	- 93,698 - (381,998) - (381,9		(26,660) (486,341) 42,634 3,380,652	(8,772) (11,226) (87,724) (12,264) (87,786) 26,477 3,332,688 27,484	823,486 1,131,748 1,03,330 2,190,300 1,003,000 1,003,000	107,330 (107,330 107,330 157,000 157,000 157,000 157,000 157,000 157,000 157,000 157,000 157,000	27,783 (27,783) (27,783) (27,783) (27,783) (27,783) (176,553) (176	27,781 (27 (181,147) 4	(43,500) (43,500) (43,500) (43,500) (50,000) (79) (79) (79) (79) (79) (79) (79) (79	1,510 (41,000) (74,000) (74,000) (74,775) (74,77	115 (1,010) 115 (1,010) 115 (1,010) 115 (1,010) 115 (1,010) 115 (1,010) 121 (1,010) 122 (1,010) 122 (1,010) 123 (1,010) 124 (1	500 121,600 100 100 100 100 100 100 100 100 100	(18,402) 7,392 10,259 (10,653)	(60,500) (460, (368,798) (368, 7,108,295 7,108,	, 266) , , , , , , , , , , , , , , , , , ,
ACCOUNTS Content and or			(110,855 (11	(57,000) (55,855) (268,701) 38,644 4,35,492 1,354 1,354		128,860 (253,934) 2,868,429 	(253,934) 2,366,429 2,206,429 720 715	3,581,241	(245,332)	119,600) (13,600) (14	- 93,698 - (381,998) - (381,9	5,456,073	(26,866) (486,341) 42,834 3,380,052 - - - - - - - - - - - - - - - - - - -	(8,772) (11,226) (87,724) (12,264) (87,786) 26,477 3,332,688 27,484	1,131,968 1,131,968 2,190,560 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000	90735 (00735)	27,783 (27,783) (27,783) (27,783) (27,783) (27,783) (176,553) (176	27,788 (27 (283,54°) 2 4 (4616,537 (244 507) 507	1,000 (1,0)(1,000 (1,0)(1,000 (1,0)(1,000 (1,0)(1,0)(1,000 (1,0)(1,0)(1,0)(1,0)	1,510 (41,000) (74,000) (74,000) (74,775) (74,77	18 (3.019) 118 (3.019) 118 (3.019) 118 (3.019) 118 (3.019) 118 (3.019) 122 (3.	500 122,500 100 122,500 100 122,500 100 122,500 100 122,500 100 100 100 100 100 100 100 100 100	(18,492) 7,392 10,259 (10,653)	(66,890) (66,388,798) (368	, 266) , , , , , , , , , , , , , , , , , ,
Common Content and Content a			(110,855 (11	(57,000) (55,385) (268,701) 38,644 4,35,492 1,354 1,354		128,860 (253,934) 2,868,429 	(253,934) 2,366,429 2,206,429 720 715	3,581,241	(245,332)	119,600) (13,600) (14	- 93,698 - (381,998) - (381,9	5,456,073	(26,866) (486,341) 42,834 3,380,052 - - - - - - - - - - - - - - - - - - -	(8,772) (11,226) (87,724) (12,264) (87,786) 26,477 3,332,688 27,484	1,131,948 1,131,948 1,131,948 1,003,000 2,190,000 1,003,000 	1873/5 (1873/5) (1873	27,783 (27,783) (27,783) (27,783) (27,783) (27,783) (176,553) (176	27,788 (27 (283,54°) 2 4 (4616,537 (244 507) 507	1,000 (1,0)(1,000 (1,0)(1,000 (1,0)(1,000 (1,0)(1,0)(1,000 (1,0)(1,0)(1,0)(1,0)	1,510 (41,000) (74,000) (74,000) (74,775) (74,77	18 (3.019) 118 (3.019) 118 (3.019) 118 (3.019) 118 (3.019) 118 (3.019) 122 (3.	500 121,600 100 100 100 100 100 100 100 100 100	(18,492) 7,392 10,259 (10,653)	(66,890) (66,388,798) (368	, 266) , , , , , , , , , , , , , , , , , ,
ACCOUNTS Control and Contr			(110,855 (11	(57,000) (55,385) (268,701) 38,644 4,35,492 1,354 1,354		128,860 (253,934) 2,868,429 	(253,934) 2,366,429 2,206,429 720 715	3,581,241	(245,332)	119,600) (13,600) (14	- 93,698 - (381,998) - (381,9	5,456,073	(26,866) (486,341) 42,834 3,380,052 - - - - - - - - - - - - - - - - - - -	(8,772) (11,226) (87,724) (12,264) (87,786) 26,477 3,332,688 27,484	1,131,968 1,131,968 2,190,560 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000	90735 (00735)	27,783 (27,783) (27,783) (27,783) (27,783) (27,783) (176,553) (176	27,788 (27 (283,54°) 2 4 (4616,537 (244 507) 507	1,000 (1,0)(1,000 (1,0)(1,000 (1,0)(1,000 (1,0)(1,0)(1,000 (1,0)(1,0)(1,0)(1,0)	1,510 (41,000) (74,000) (74,000) (74,775) (74,77	18 (3.019) 118 (3.019) 118 (3.019) 118 (3.019) 118 (3.019) 118 (3.019) 122 (3.	500 122,500 100 122,500 100 122,500 100 122,500 100 122,500 100 100 100 100 100 100 100 100 100	(18,492) 7,392 10,259 (10,653)	(66,890) (66,388,798) (368	, 266) , , , , , , , , , , , , , , , , , ,
1800. Observat bande of			(110,855 (11	(57,000) (55,385) (268,701) 38,644 4,35,492 1,354 1,354		128,860 (253,934) 2,868,429 	(253,934) 2,366,429 2,206,429 720 715	3,581,241	(245,332)	119,600) (13,600) (14	- 93,698 - (381,998) - (381,9	5,456,073	(26,866) (486,341) 42,834 3,380,052 - - - - - - - - - - - - - - - - - - -	(8,772) (11,226) (87,724) (12,264) (87,786) 26,477 3,332,688 27,484	1,131,968 1,131,968 2,190,560 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000	90735 (00735)	27,783 (27,783) (27,783) (27,783) (27,783) (27,783) (176,553) (176	27,788 (27 (283,54°) 2 4 (4616,537 (244 507) 507	1,000 (1,0)(1,000 (1,0)(1,000 (1,0)(1,000 (1,0)(1,0)(1,000 (1,0)(1,0)(1,0)(1,0)	1,510 (41,000) (74,000) (74,000) (74,775) (74,77	18 (3.019) 118 (3.019) 118 (3.019) 118 (3.019) 118 (3.019) 118 (3.019) 122 (3.	500 122,500 100 122,500 100 122,500 100 122,500 100 122,500 100 100 100 100 100 100 100 100 100	(18,492) 7,392 10,259 (10,653)	(66,890) (66,388,798) (368	, 266) , , , , , , , , , , , , , , , , , ,
Common Content and common co			(110,855 (11	(57,000) (55,385) (268,701) 38,644 4,35,492 1,354 1,354		128,860 (253,934) 2,868,429 	(253,934) 2,366,429 2,206,429 720 715	3,581,241	(245,332)	119,600) (13,600) (14	- 93,698 - (381,998) - (381,9	5,456,073	(26,866) (486,341) 42,834 3,380,052 - - - - - - - - - - - - - - - - - - -	(8,772) (11,226) (87,724) (12,264) (87,786) 26,477 3,332,688 27,484	1,131,968 1,131,968 2,190,560 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000 1,003,000	90735 (00735)	27,783 (27,783) (27,783) (27,783) (27,783) (27,783) (176,553) (176	22,781 (22 (83.1.6°) 12 (43.6.83°) (24 4.66.83°) (24 5.50°) 15 5.50°) 15 5.5	1,000 (1,0)(1,000 (1,0)(1,000 (1,0)(1,000 (1,0)(1,0)(1,000 (1,0)(1,0)(1,0)(1,0)	1,510 (41,000) (74,000) (74,000) (74,775) (74,77	13 (1,016) (1,	500 122,500 100 122,500 100 122,500 100 122,500 100 122,500 100 100 100 100 100 100 100 100 100	(18,492) 7,392 10,259 (10,653)	(66,890) (66,388,798) (368	, 266) , , , , , , , , , , , , , , , , , ,

Public Hussing Income Statement		765 76	5	501	801	802	802) F	803	03	804	804	1	805	805		106 1	806	807	897		808	808		811 811		812	812		813 813
Line item No. Description	Total AMP 705	Fund Fu		Operating Fund Program	Program	Total AMP Operation 802 Fund Program		Total AMP 803	Operating Capit Fund Program	al Fund Total gram 80	AMP Operating Fund Program		Total AMP 805	Operating Fund Program	Capital Fund Total Program Si	16		ital Fund Total AM rogram 807	Operating Fund Program	Capital Fund Program	Total AMP 888	Operating Fund Program	Capital Fund Program		Program Capital Fund Program	Fund Tota	al AMP Operating Cap 812 Program Cap			Fund Capital Fund Fogram Program
78500 Net tenant rental revenue 78600 Tenant revenue - ober 78600 Tenant revenue - ober 78600 Tenant revenue - ober	2,457	Program Prog 191,422 2,457 193,879	_	18,093 18,090		-					-			391,955 1,064 393,819		103	301,560		-			-		-	-	_	-			-
70500 Total Tenant Revenue	193,879	193,879	-	18,093 18,093	- 1	-				-		-	393,019	393,019	- 31	1,663 3	101,663	•			_				-	-			-	-
70600-010 Housing assistance payments 70600-020 Outcome administrative fees carned																														
70600-050 PSS Coordinator																														
70600-040 Actual independent public accountant audit costs 70600-050 Total preliminary fees carned			_				_			_			_			_	_		_										_	
70600-060 Interest carned on advances																														
70600-070 Admin for calculation description 70600 HUD PHA operating grants	374.903	374.903		29.728 129.721		19.900 19.90	10	37.200	37.200		(5.595 85.595		345.062	345.062		99.223	199.223	174.8	1 174.871		141.528	141.528		26.625	26.625	_	51,140 51,140		42.958	42.958
70610 Capital grants							_			_									_									_		
		II						1 -1					-						-1											
20710 Management Fee					1																									
701 10 Assessment Fee 70730 Assessment Fee 70730 Book-Keeping Fee																														
70740 Front Line Service Fee 70750 Other Fees			_		-		+			_			-			_	_		1									_	_	
20700 Total Fee Revenue																														
70000 Other government grants				-		-		- 4			-		-			-			-					-			-		-	
2000 Other government grants																														
	-			118 111		-					3 3		2,212	2,212		960	960		4 64		180	190					-		-	
71200 Mortgage interest income 71300 Proceeds from disposition of assets held for sale							+					-	- 1						+			\vdash		-		+	-1	-+	-+	_
	-			-		-		-			-		-			-					-						-		-	
71400-010 Bousing Assistance Payment 71400-020 Administrative For																														
71400 Francescours on 71500 Other revenue	21.714	21.714	-1	13.791 13.79			+===				40 40		16.526	16.526		24.173	24.173				252.767	252.252				-				
	21,114	21,514		- 10,00				- 3			-		10,00	10,000			20,000				272,274	230,232							- 1	
72000-010 Housing Assistance Payment 72000-020 Administrative For			_	_	 		+				_					_	_					-				_			_	
72003-010		590,496		68 68 61,798 161,798		19,980 19,99		37,200			5,638 85,638			756,819		6.019 5			0 174,990			393,960		26,625			51,140 51,140		42,958	
						19,980 19,90		37,200	37,200		5,638 85,638							- 174,9	174,550		393,969	393,960		26,625	26,925		51,140 51,140		42,958	42,708
91100 Administrative salaries 91700 Auditing flow	53,672	53,672 2,742		22,446 22,446 7,864 7,864		-		- 1					29,864 11,887	29,884 11,887		9158	29,685							- :						
91200 Andring fees 91300 Management Fee 91310 Book-Keeping Fee	61,526 7,747	61,526 7,347		17,868 17,866 2,250 2,250							-		56,880 7,162	56,880		9,158 9,316 3,817	30,316													
91310 Book-Keeping Fee 91400 Advertising and Marketing			_	2,250 2,250	-		_	- 1			-	-	7,162	7,162		3,817	3,817												- 1	
91000 Abortissagong view 91000 Abortissag and Madering 91500 Enrelyeve benefit contributions - administrative 91500 Office Expenses 91700 Lugal Depense	27,737 4,564	27,737 4,564		8,228 8,225 2,465 2,460		-		-			-		16,794	16,794 6,254		11,337 3,658	11,337												-	
91700 Legal Expense	3.041	3.041		-			_						6,547	6,547		7,012	7,012	_	-					- 1						
91900 Travel 91910 Allocated Overhead	2,290			872 87									379	329		359	359				_			23	23		32 32			
		4,104		4,344 4,344		-		-			86 86		5,792			3,434	3,434				_			-					-	
		167,423		66,337 66,337			4	1 -1			86 86			141,559										23	23	-1	32 32			
	10,320	10,320		3,120 3,120		1,320 1,33	20	720	720		2,640 2,640		9,600	9,600		5,160	5,160	5,0	5,040		3,960	3,960		\$40	840		1,660 1,090		1,200	1,200
92100 Ternat services - salaries 92200 Relocation Costs				-		-	-	-			-		-			-														
92300 Relocation Costs 92300 Employee benefit contributions - tenant services			-			-		-			-		-			-			-						_	_	-1	_	-	
9200 Resolvant Loss 9200 Imployee herefit contributions - tonant services 9200 Tenut services - other 9200 Tetal Tenunt Services	812 812	812 812		780 781 780 781		-		-			-		4,001	4,001 4,001		2,328 2,328	2,328										-		-	
52-00 Tatal Totale Services					1	- 1	1										2,728		1	_										
93100 Water 93300 Electroty	59,582 1,647	59,582 1,647	_	8,128 8,121 10,586 10,580				-		_			9,668	9,668 2,952		7,893	7,893		-						_					_
93100 Water 93300 Electricity 93300 Clas 94300 Facil	1,200	1,647		821 82		-		-			-		2,610	2,610		1,169 4,093	4,093		-		-			-					-	
93400 Pad 93500 Labor			_		1		+	- +		_			- 1			-	_		+			-	_	-	_					_
	64,835	64,855		11,222 11,222		-		-			-		39,179	39,179		24,013	24,013		-		-			-			-		-	
97700 Employee benefit contributions - utilities 97750 HAP Portability-in	- :					-							-											- 1						
	127,284	127,284		30,757 30,757	$+ \exists$		+ = -					-	54,409	54,409		7,168	37,168		-	-		$ \mp$	-				-1			
94100 Ordinary maintenance and operations - labor		79,347		9,591 9,59			<u> </u>			_			82,263			53,449			-										_	
94100 Ordensy maintenance and operations - labor 94200 Ordensy maintenance and operations - materials and other 94300-010 Ord Maint and Op-Contracts - Garbage and Trash Removal Contracts	79,247 66,167	79,247 66,167 10,190	_	20.992 20.992		70	10						64,247	82,263 64,247 24,658		53,449 12,588 14,617	32,588		1		_									
94300-010 Ord Maint and Op Centracts - Garbage and Trash Removal Centracts 94300-020 Ord Maint and Op Centracts - Heating & Cooling Contracts	10,190	10,190	_	3,454 3,454	\vdash		+==	- 3			-1		24,058	24,658		14,617	14,617				_=		-						-3-	
94300-030 Ord Maint and On Contracts - Snow Removal Contracts						-					-		-,.29	-,279		_			-					-					-	
94300-040 Ord Maint and Op Contracts - Elevator Maintenance Contracts 94300-050 Ord Maint and Op Contracts - Landscape & Grounds Contracts					-		+	-				-							+			-		-		+	-1	-+	-+	_
94300-060 Ord Maint and Op Contracts - Unit Turnaround Contracts	-			6,480 6,481		-		-			-		10,406	10,408		9,481	9,481		-		-						-		-	
94300-070 Ord Maint and Op Contracts - Electrical Contracts 94300-090 Ord Maint and Op Contracts - Plumbing Contracts	:		<u> </u>				_									_1_			1		:			_		土				
94300-090 Ord Maint and Op Contracts - Externination Contracts 94300-090 Ord Maint and Op Contracts - Institution Contracts	4,055 164,025	4,055 164,025		1,592 1,593 84,022 84,023			+==						3,964 86,239	3,904 86,730			2,566 81,580		4			-				-				- $=$ $=$
94300-110 Ord Maint and On Contracts - Routing Maintenance Contracts	24,171	24,171		3,804 3,804									7,566	7,566			2,329		-					- 1						
94300-120 Ord Maint and Op Contracts - Misc Contracts 94300 Testal Ordinary Mulatenance and Operations Contracts	9,181 211,622	211.622	- 10	7,578 7,571 16,930 106,930	- 1		+ -	1			-1	-	36,736 172,979	172,070		4 146 1	43,573		1 -			—.T		-		-,	-1-1			
94500 Employee benefit contribution - ordinary maintenance 94000 Tutal Maintenance	31,185	31,185 388,221		3,394 3,394 49,997 140,993						-			38,750 357,339		-	30,977	20,977					-	-	-		-		-	-	
	388,221	388,221		140,90		78 3							357,330	357,330	- 2	1,169] 2	61,160													
95100 Protective services - labor 95200 Protective services - other contract costs				-1	$+ \exists$		+ =				-1					-1			-			-	-	-						-
### ### ##############################											-					-			-					-			-		-	
95500 Employee benefit contributions - protective services 95000 Total Protective Services							+ -		_	_	-	-	-	-	-	-1			1 -			-	-	-			-1			
•				•			•				•								•											

	Public Housing Income Statement	1 1	765	705	-	801	801		802 802		803	\$63	\$04	804		805	805		806 806	80	897	1	818	803	811 811		812	812	813 813
Line Item No	. Description	Total AMP 705	Operating Fund Program I	Capital T Fund 'rogram	Total AMP 801	Operating Fund Program	Capital Fund Te	ral AMP 802	Fund Capital Fund Program	Total AMP 803	Operating Fund Program	Capital Fund To Program	6al AMP Operating Fund Forgram	Capital Fund To	tal AMP 805 Fe		Capital Fund Program	Total AMP 806	Operating Fund Program Capital Fund Program	Total AMP Fun 887 Prog	Capital Fund	Total AMP 888	Operating Fund Program	Capital Fund Total AMP Program 811	Operating Fund Capital Fu Program	ad Total AMP 812		pital Fund Total AMP	Operating Capital Fund Fund Program
96110	Property Insurance Liability Insurance	74,538 4,840	74,538	rogram	23,756 1,364	23,756 1,364		6,785	6,783		Program		rrogram		51,769 32,502	51,769 32,502		29,507 19,779	29,807 19,779	rng	MB -		Program	-	Program		rregram	-	rrogram
					3.465	3,465		417	41/		235		/65 /6		6,124	6.124		3,477	3,477	1,373	13/3	1,228	1,228	200	200	314	364		34/
96140 96100	All other Insurance Total Insurance Premiums	3,376 90,584	3,376 90,584		356 28,941	356 28,941	-	7,202	7,202 -	208	268		765 76		846 91,241	91,241		53,897	53,897 -	1,375	.375 -	1,228	1,228	- 206	266	- 314	314	- 341	347 -
96200	Other general expenses	190	190		2,729	2,729		14,524	14,524	39,444	39,444		198,689 198,68		-1			15	15	158,962 15	1,982	131,387	131,387	16,752	16,752	38,606	38,808	41,166	41,166
96210 96300	Compensated absences Paraments in lieu of taxes	2.186	2.186		1,393	1,393							-		22.320	22.320		13,680	13.680	- :				-					
96400	Had dobt - tenant tents Had dobt - mortguges	23,203	23,203		12,201	12,201				ľ			835 83		14,659	14,659		18,868	18,868							-		322	322
96800 96000	Severance expense Total Other General Expenses	25,569	25,569		17,789	17,789		14,524	14,524 -	39,444	39,444		199,524 199,52		34,979	36,979	-	32,563	32,563	158,982 15	.982	131,387	131,387	16,752	16,752	- 38,848	38,808	- 41,488	41,485
96710	Interest of Mortgage (or Bonds) Payable				- 1			- 4					-1		- 1			- 1		-1				1 -1		1 1			
96720 96730	Interest to robotic Payable (Short and Long Term) Amerization of Bond Issue Costs	40	40	-	137,273	137,273				-		_	-	-	302,028	302,628		133,347	133,347		_	- 1				-	_		
96700	Interest expense and Amortization cost	40	40	-	137,273	137,273	-	-			-	-	-	-	302,028	302,028	-	133,347	133,347	-	-	-	-		-		-		
99900	Total Operating Expenses	810,253	810,253	-	425,994	425,984	-	23,116	23,116 -	40,372	40,372	-	203,015 203,01	-	997,147	997,147	-	624,399	624,359	165,397 16	.397	136,575	136,575	- 17,821	17,821	- 40,234	40,234	- 43,835	43,835 -
97000	Excess Revenue Over Operating Expenses	(219,757)	(219,757)	-	(264,106)	(264,196)		(3,136)	(3,136)	(3,172)	(3,172)		(117,377) (117,37	n -	(249,328)	(240,328)	-	(98,580)	(98,380)	9,593	.593	257,385	257,385	- 8,804	8,804	- 10,996	10,506	- (77	(77)
97100	Extraordinary maintenance Casualty Issue-Non-capitalized	22,002	22,002		18,251	18,251		-	1				-1		4,279	4,279		-		-1		-		- 1		1 1			
97200 97300-010	Cassuly Ioses-Non-capitalized Maintenan 1 & 5 year Home-Ownenship			_	7,407	7,467		- 1					-		5,000	5,000		1,003	1,003	- 1	_								-
97300-020	Home-Ownership Litigation				-			-					-							-						-			
	Hope IV Moving to Work																							- 1					
97300-040	Maying to Work Tenuer Protection Portability In	- 1						-					- 1		- 1							- 1							
			-	-						-			-					-			_					-	_		
	All Other Housing assistance payments	-			-			-					-		-			-				-		-					
		27.464	27.464		120.981	120.961									576.867	576,562		300.440	320.440			- 1							
97400 97500	Prince Experiment Company Comp	27,464	27,464		120,981	120,981		- 1							576,862	576,862		309,469	339,469			- 1							
97900 90000	Dwelling units rent expense Total Expenses	859,719	859,719	_	572,543	572,543		23,116	23.116 -	40,372	40,372		203,015 203,01		1.583.288	1,583,288		934,871	934,871	165,397 16	397 -	136,575	136,575	- 17,821	17,821	- 40,234	40,234	- 43,835	43.035 -
										-			-			-			-1	1 -1			-	1 -1	-1				
10020	Operating transfer on Operating transfer out	-		-			-		-			-	-		-		-	-				-							
10030-020	Not Fee Profit Partnership Joint Venture	- 1		-	- 1			- 1					-		- 1			- 1		- :							_		
10030-050	Joint Venture Tax Credit				-			-																-					
	Other Operating transfers from / to primary government	-						-					-		-			-		-		-				-			
10040	Operating transfers from / to component unit				-			-					-		-					-						-			
	Extraordinary iteras, net gain loss Special items, net gain loss	- 1			-			-					-		- 1							- 1		-					
10091	Inter AMP Excess Cash Transfer In Inter AMP Excess Cash Transfer Out	232,766	232,700	-	151,000	151,000	_	3,000	3,000	(21.300)	(21.300)		5,000 5,00)	(117,000)	(117,000)		(167,700)	(167.700)	(18,000) (1	K 0001	(17.900)	(17.999)	(33,000)	(33,000)	(50,000)	(50,000)	(8,100	(8,100)
	Inter AMP Excess Cash Transfer Out Transfers from Program to AMP Transfers from AMP to Passers	- :			- 1			- :							- :					- 1		- :							
10100	Total other financing sources (uses)	232,700	232,760	-	151,000	151,000	-	3,000	3,000 -	(21,300)	(21,300)	-	5,000 5,00	-	(117,000)	(117,000)	-	(167,700)	(167,700)	(18,000) (1	(600)	(17,900)	(17,500)	- (33,800)	(33,666)	- (50,000)	(50,000)	- (8,166	(8,100) -
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(34,523)	(36,523)	- 1	(259,745)	(259,745)	-1	(136)	(136) -	(24,472)	(24,472)		(112,377) (112,37	n -I	(943,469)	(943,469)	-	(576,552)	(576,552)	(8,407) ((407)	239,485	239,485	- (24,1%)	(24,196)	- (39,094)	(39,094)	- (8,177	(8,177)
11020	Required Annual Debt Principal Payments	-			-			-					-					-		-		-		-					
11030	Beginning equity	186,176	186,176		800,290	\$00,280		3,600	3,660	28,610	28,610		134,437 134,43	-	7,661,465	7,661,465		4,984,675	4,984,675	179,732 17	9,732	447,549	447,549	- 49,811	49,811	57,684	57,084	16,443	16,443
11040-010	Equity Transfers - CDBG to LIPH		289,584					-					-		-			-						-					
11040-020	Equity Transfers - 816 begin equity transfer to 705 Equity Transfers - CDBG to LIPH work on LIPH prop used CDBG S	289,584	289,584		- 1			- 1							- 1							- 1							
11040-040	Legary Transfers - CH60 join Legary transfer to 705 Equity Transfers - CD80 is LEGARY tweek on LPPI prop used CDBG 5 Equity Transfers - CD80 is to LPPI week on LPPI prop used CDBG 5 Equity Transfers - CD80 is to Bas Act Equity Transfers - State Local in Bas Act work at the NAMP soluted twee.				-			-																-					
11040-060	Equity Transfers - State Local to Bus Act work at non AMP related prop	-						-					-		-			-		-		-				-			
11040-010	Equity Transfers - SS trf w/0KCV Equity Transfers - 3 rivers trf to AMPs: 501 & 814	- 1													- 1			- 1											
	Prior period adj. equity transfers, and correction of errors		289,584	- 1					- 1				-1					- 4	-1 -		4 .	-		4 4	-1	-1 -1		- 4	
11190 11210	Unit Months Available Unit Months Leased	1,032 1,027	1,032 1,027		296 275	296 275		132	132 129	72 67	72 67		264 26 264 26		948 926	948 926		516 494	516 494	504 485	504 485	396 390	396 391	84 84	84 84	166 162	998 992	12X 119	120 118
		11,213	11,213		38,712	38,712	-	3,464	3,464	4,138	4,138	-	19,783 19,78	ш	93,651	93,651		57,551	57,551	21,261 2	1,261	15,350	15,350	- 25,615	25,615	- 17,990	17,990	- 8,266	8,266 -
11610	Land Purchases Building Purchases	- 1			- :			- 1		-					- :							- :							
11630	Furniture & Equipment Daviding Purchases		_	_									-		_	=		- 1								1 3			
11640 11650	Furniture & Equipment-Administrative Purchases Leasehold Improvements Purchases							- 1																		1			
13510	Infrastructure Purchases			-	-	-							-1							+ = :=			_						
13901	Replacement Housing Factor Funds							-					-1					-				-							

	Public Housing Income Statement			814		815		81	16 810	•	817 817		818	818	F	819 819		820	820		821 821		822	822	F	823	823		824	824				
Line Item No.	Description	Total AMP 814	Operating Fund	Capital Fund Total Program 8	I AMP P	Fund Capi Fund Program	nital Fund Total	al AMP Fur 816	rating Capi and Fun gram Progr	rad Total AMP	Operating Capital Fund	Total AMP	Operating Fund Program	Capital Fund	Total AMP	Operating Fund Capital Fund Program Program	Total AMP	Operating Fund Program	Capital Fund	Total AMP 821	perating Capita fund d Program	Total AMP 822	Operating Fund Program	Capital Fund Program	otal AMP 823	perating Fund Program	Capital Fund	Total AMP 824	Operating and Program	Capital Fund	TOTAL AMPs	COCC Capita Operations Fund	TOTAL COCC	TOTAL PUBLIC HOUSING
70900	Net tensest central revenue Emmet revenue - other	225,757	225,757		389,519	389,519		Prog	ram Progr	7300	Program Program	-	11100.000		-		30,249	30,249		32,675	32,675	9,376	9,376		66,000	66,000	· · · · ·	1,009	1,009		8,665,866	-,	+	8,665,886 92,818 8,758,684
70400 70500	Total Tenant Revenue	225,757	225,757	- 3	189,519 3	389,519	-	-	-			-		-	-	-	30,249	30,249	-	32,726	51 32,726	9,376	9,376	-	66,000	66,000	-	1,099	1,009	-	92,818 8,758,684		+	92,818 8,758,684
	Housing assistance payments																																	
70600-020 70600-020 70600-030	Ongoing administrative fees carned FSS Coordinator																																	
70600-040	Actual independent public accountant audit costs																																	
70600-060	Actual independent public accountant stadit costs Total preliminary fees carned Interest carned on advances																																	
70600-070	Admin for calculation description HUD PHA operating grants	195,736	117.238	78.498	188.867	103.009	85.858	_	-	33.666	38.666	45.065	45.065		-		11.904	11.904		36.242	36.242	11.008	11.008		84.908	84.908					11.845.385		4	11,845,385
70610		98,896		98,896			100,000			-1																		2,644,740		2,644,740	7 646 498			7,646,498
		99,896		93,390	100,000		100(000)	- 1											L									2,644,740		2,044,749	7,040,498		الصلة	
70710	Management Fee Asset Management Fee Blook-Kapping Fee From Lane Service Fee Other Fees																															2,579,013 367,440 779,230	2,579,013 367,440 779,230	2,579,013 367,440 779,230 3,114,851
70730	Book-Kaping For Front Line Service For																															779,230 3,114,851	779,230 3,114,851	779,230
70750	Other Fees Total Fee Revenue																															6,840,534	6,840,534	6,840,534
																						-										6,846,534	6,840,334	6,840,534
70900 71100-000	Other government grants Housing Assistance Payment Administrator Fee																																1	
71100-020	Administrative Fee Incontract income a unpostricted	ţe.	100		1.022	1072									=					197	197				=				=		8210	534		8 400
71200	Administrative Fee Investment income - unsentricted Mortgage intense income - Proceeds free adoptestion of assets held for sale Cost of sale of assets	336	306		1,0074	1,012									-					192	174										8,219		374	8,700
71300 71310	Proceeds from disposition of assets held for sale Cost of sale of assets					_	_		_	+ :		-			-		- :					+ :	-				-						1	1
71400-000	Shooting Attentioned Partners Shooting Attentioned Partners Shooting Attentioned Partners Transf Incorrecy Transf Incorrecy Grant Partners Grant Partners Grant Partners Grant Partners Horizones Grant Partners Horizones Horizones																																	
71400	Fraud recovery				-			-				_			-																595			595
71500	Other revenue Gain or loss on sale of capital assets	13,787	13,787		281,069	281,069				+ -	 	+ - :			-		1 -	-		322	322				723	723					1,178,253	642,027 285	642,627 285	1,820,290 285
72000-000	Housing Assistance Payment Administrative For																																	
72000	Administrative Fee Preventment income - restricted Total Revenue	1,470	1,470	177,394 9	V0.633	774.668	107.070	-		- 38,666	38,666	45,865	45.065				42153	22 163		62 69,544	62	- 20,384	20 184		151,631	161.6**		2,645,749	1.000	244126	6,282 29,443,916	7.493.470	7,483,429	6,282 36,927,336
							185,858	-1		- 38,666	38,866	45,865	45,965	-1		- 1	42,153	42,153	-1			- 20,384	20,384					2,645,749	1,009	2,644,740				
91100 91200	Administrative salaries Auditine fees	19,925 8,711	19,925 8,711		9.202	19,925 9,207	_		_			- :					206	206		4,547 6,675	4,547	2235	2.235		4,292 5,990	4,292 5,990					1,020,981 211,985	2,184,299 843	2,184,289 843	3,205,270 212,828
91300	Management Fee Blook-Keeping Fee	8,711 33,949 4,275	8,711 33,949 4,275		40,739 5.130	40,739 5.130		-		-		-			-		5,003	5,003		14,485	14,485	2,859	2,899 360		14,235	14,235		715	715		211,985 1,743,065 258,639		-	1,743,065
91400	Advertising and Marketing				2,139	2,120												0,0		1,002	1,100		300		1,174			~	10		1,405	11,883	11,683 622,771 477,994	3,305,270 212,528 1,743,065 235,639 13,288 1,898,732 751,956
		7,246 4,405	7,246 4,465		6,677 9,741	6,677 9,741		-	_	-		-			-		98	95		1,050 4,915	1,650 4,915	1,402	1,402		2,495 4,402	2,495 4,402		1,615	1,615	_	436,961 273,962	622,771 477,994	622,771 477,994	1,059,732 751,956
91700	Office Expense Legal Expense Travel Allocated Overhead Other	240	740		724	704				-					-					281 1,302	281		177		-			101	161		108,959 29,497	129,624 66,217	129,634 66,217	238,583
91310	Allocated Overhead	15.560	15 560		-	780									- 1					1,749	1,000	174	174		68,945	68 945		2.960	2.960		217.000	250 333	250.333	564.283
92900	Other Tetal Operating-Administrative	15,560 94,811	94,811	- 1	21,725	21,725	-	-	-				-	-	-		6,248	6,248	-	36,166	36,166	- 7,531	7,531	-	102,151	102,151	-	2,960 5,481	5,481	_	313,950 4,399,404	3,743,954	- 3,743,954	564,283 8,143,358
	Asset Management Fee	5.760	5,760		6,840	6.840				2,400	2,400	1,440	1,440		-		840	840		1,560	1,560	490	490		2,400	2,400		120	120		367.440		1 -1	367,440
																															10.082	50.264	50,264	
92200	Tenant services - salaries Relocation Conts Employee benefit contributions - tenant services Tenant services - other Total Tenant Services																														10,082	50,264	10,757	60,346
92300 92400	Employee benefit contributions - tenant services Tenant services - other	1,986	1,986		1,710	1,710				-					-		210 210	210		390	390	120	120					231	231		771 246,743 257,596	10,757 749	749 - 61,778	11,528 247,492 319,366
		1,986	1,984	-	1,710		-	-	-					-	-	-	210	210	-	390	390	- 120	120		-			231	231			61,778	- 61,770	
93100	Water	6,658 18,267	6,658		6,597 75,458	6,997		-							-					5,623 12,979	5,623 12,979				9,235 104	9,235		-	242		770,490 1.991,046		$\perp \perp \perp \downarrow$	770,490 1,991,046
93200 93300 93400	Gas	8,120	8,120		8,336	8,336											3,159	3,159		1,506	1,506				279	279		17	17		995,610			995,600
						-+				+ :		+ -:	_		-		+ :		-			+ :	-	1	-		-						+ +	
93600 93300	Sewer Employee horself contributions , stilling	14,211	14,211		24,913	24,913				-		-			- 1		-			3,861	3,861				11,382	11,382		66	66		1,288,597		=	1,288,597
93750	Labor Source Employee benefit combinations - utilizes Half Prombings Other utilizes Other utilizes Total Utilizes														- 1					- 1					- 1						- :		##	
93900 93000	Other tritines expense Total Utilities	47,256	47,256	- 1	15,304	115,304				:		:					3,159	3,159		23,969	23,969	1 :			21,000	21,000		335	335		5,045,743			5,645,743
		14811	34.811																	4150	4.150					2.395		- 1			1.637.987	1.723.894	1.723.894	
94399	Ondrawy mantenance and operations - labor Ordinary maintenance and operations - materials and other Ond Must and Op Contracts - Garbage and Trash Renewal Contracts Ond Must and Op Contracts - Hosting & Cooling Contracts Ond Must and Op Contracts - Store Renewal Contracts Ond Must and Op Contracts - Store Renewal Contracts Ond Must and Op Contracts - Store Renewal Contracts Ond Must and Op Contracts - Store Renewal Contracts	13,999 2,416 7,125	13,999 2,416		34,810 25,666 4,792	25,666		_				1			- 1		667	667		1,500	1,500	344	244		6,665 4,270 3,300	6,665 4,770		1,072 3,972	1,072		1,313,270	63,459	63,459	3,351,381 1,376,729 345,336 29,186
94300-020	Ord Maint and Op Contracts - Heating & Cooling Contracts	2,416 7,125	2,416 7,125		6,552	4,792 6,552				:		±=:			_		579	579		2,590	2,530	777	777		3,300	4,270 3,300		3,972	3,912		345,856 29,186		$\pm \pm \uparrow$	343,836 29,186
94300-030	Ond Maint and Op Contracts - Snow Removal Contracts Ond Maint and On Contracts - Elevator Maintenance Contracts	4.133	4.133		3.740	3.740				- :		1	$\vdash =$	-					$\vdash \exists$			-				-	$\vdash =$		-		145,449		+ = :	145.440
94300-050	Ond Maint and Op Contracts - Elevator Maintenance Contracts Ond Maint and Op Contracts - Landscape & Grounds Contracts Ond Maint and Op Contracts - Unit Turnaround Contracts	1.90	2277		1001	1002		-							-										10,030	10,030					10,030 150,921			10,030
94300-070	Ond Maint and Op Contracts - Fleeting Contracts Ond Maint and Op Contracts - Pleeting Contracts Ond Maint and Op Contracts - Pleeting Contracts	2,208	2,288			2,000									-										118	118					1 891			145,49 10,030 159,921 1,991 3,883 147,938 3,127,339 315,579 466,563 4,744,631 1,997,387
94300,093	Old Maint and On Contracts - Externination Contracts	800	800		2,022	2,022	_		_	+ :		-			-		- :		-	912	912	88	88		1,045	1,045	-				3,888 146,748	1,170	1,170	3,888 147,918
94300-100	Ord Maint and Op Contracts - Junitorial Contracts	51,582 12,949	51,582 12,040		37,487 17,160	37,487 17,160				- :		- :					15.788	15.288		32,899	32,889	123	123		4 191	4 395		- 22	27		3,127,350 257,397	98.182	58.182	3,127,350
94300-120	Ond Must and Opt Commiss. * * * * * * * * * * * * * * * * * *				21.929	21 979		-												661	661	188	188		6,771 29,929	6,771 29,929		-	-		464,478	2.085	2.065	466,563
94500 94500	Total Ordinary Maintenance and Operations Contracts Employee benefit contribution - ordinary maintenance	82,512 19,098	82,512 19,098		96,825 15,491 172,792 1	96,825 15,491			-	-	-	1	-	-	-		15,867	15,867		38,723 2,990	38,723 2,390	1,511		-				3,999	3,999	-	4,683,194 638,304	61,437 669,483	- 61,437 - 669,483	4,744,631 1,307,787
		150,420	150,420		72,792	172,792	-1		-			-				-	16,534	16,534		46,763	46,763	- 1,755	1,755		38,989	38,989		5,071	5,071		8,272,755	2,518,273	- 2,518,273	10,791,028
95100	Protective services - labor				-			-							-					-					m-	gos					m:	528,658	528,658	528,658
90200	Protective services - other contract costs	- 1															1 - 1			-		+ - :			394	394					394	39,672 3,129 164,256	39,672 3,129 164,256 - 735,715	40,266 3,129 164,256 736,369
95300																																		
95300 95500 95000	Prosective services - usor Prosective services - other contact costs Prosective services - other Employee benefit contributions - protective services Total Protective Services	-	-		- :	-	-		-				-	-								. :		-	594	594	-		-		594	164,256 735,715	164,256 735,715	736,309

	Public Housing Income Statement	ı	814	814		815	816	816	817 817	=	818	818	819	819	E	820	820	821 821	-	822 822	1	823 823	824	824				
Line Item No.	Description	Total AMP 814	Program		al AMP Sund Fund Program		Total AMP Func 816 Program	ing Capital Total A Fund \$17	MP Operating Capital I Fund Program	Fund Total AMP	Operating Fund Program	Capital Fund Tot Program	tal AMP Operating 819 Progra	g Fund Capital Fund To am Program	stal AMP G 820	perating Fund Program	Capital Fund Program	Total AMP 821 Operating Fund Program Program	Total AMP 822 Fe	Operating Capital Fund and Program Program	Total AMP 823	Operating Fund Capital Fun Program Program	d Total AMP 824 Fund Prop	ing Capital Fun gram Program	TOTAL AMPs	COCC Capita Operations Fund	TOTAL COCC	TOTAL PUBLIC HOUSING
96110	Property Insurance Liability Insurance Workmen's Compensation	40,157			36,332 36,3	332		in Tropian	· ·				-		1,848	1,848		9,368 9,368	2,878	2,878	11,909	11,909	5,059	5,059	802,001	34,369	34,369	836,370
96120	Liablity Issurance	12,295 1,721	12,21	5	7,429 7,4	429			586 586	352	352				273	273		3,747 3,747	1,383	1,383	694	694			192,215	801 183,177	801 183,177	193,036
96130	Workmen's Compensation	1,721	1,73	3	1,721 1,7	721			-				-		-			24 24	-	-					145,137	183,177	183,177	328,314
96240	All other Insurance Total Insurance Premiums	54,981	54,99	K	815 5 46,297 46,2	815	-						_		2,121			1,085 1,085 14,224 14,224	- 10,796	6,535 10,796 -	12,603	12.683	- 5,059 5	5,059	84,123 1,223,476	62,976	62,976 - 281,323	836,330 193,036 328,314 147,099 1,504,799
		54,781	34,90		46,29/ 46,2	291 -			586 586	- 354	352		-1		2,121	2,121		14,224 14,224	- 10,796	10,796	12,693	12,693	- 3,039 2	5,059	1,223,476	281,323	- 281,323	
96200	Other general expenses Compensated absences Payments in lieu of taxes	4,605	4.60	6	6.629 6.6	629	-1	36	291 36.291	42.33	42.333				- 1			-1	1 -1		5.216	5.216	1 1		786,589	172	172	786,761 178,499 463,137 219,698
96210	Compensated absences	4,605 724 32,611	7. 32,6	4	724 7	724	-						-		-			2,537 2,537	-		-				26,559 463,137	151,930	151,930	178,499
96300	Payments in lieu of taxes	32,611	32,60	1	54,125 54,1	,125				,								1,192 1,192	366	366					463,137			463,137
96400	Bad debt - tenant rents	(126)	(1)	5)	742 1	742	-		-				-		-			261 261	276	236					219,698		-	219,698
96000	Bud debt - mortgages	-	_		_		-		-		-							-	-		-						-	-
96800	Physics in sense or traces Had debt - mortgages Had debt - other Severance expense	-	_	-					-	_				_	-				-					_	-		- 1	-
96000		37,814	37,81		62,220 62,2			36,	291 36,291	- 42,333	42,333		-	-	-	-	-	3,990 3,990	- 642	642 -	5,216	5,216			- 1,495,983		- 152,102	
96710	Interest of Mortgage (or Bonds) Payable	78,498		78,498	85,858	85,858	-						-		-				-						238,213		-	238,213 2,071,215
96720	Interest of Mortgage (or Honde) Payable Interest on Notes Payable (Short and Long Term)	87,439	87,43	78,498	237,960 237,5	960							-		3	3		21,652 21,652	2	2	54,144	54,144			2,070,725	490	490	2,071,215
	Amortization of Bond Issue Costs	165,937			323.818 237.9	960 85,858	-						-					21 652 21 652	-		4414	414			- 2,388,938		- 499	2,369,428
	Interest expense and Americation cost	165,937	87,43	7 /5,498 3	323,818 237,9	250 85,858		-1 -1	-1 -1	-1 -	1 1			-1 -1	3	3		21,652 21,652	-1 21	41 -	54,144	34,144	-1 -1	-1	- 2,348,938	470	•	
96901	Total Operating Expenses	558,945	480 44	7 78,498 8	842,910 757.0	052 S5,548	-	39,	277 39,277	- 44.12	44,125			- 1	29,115	29,115		148,714 148,714	- 21,326	21,326	237,897	237,097	- 16.297 16	5,297	- 23,371,979	7,493,627	- 7,493,627	30,865,556
		•	•																									
97000	Excess Revenue Over Operating Expenses	(22,963)	(121,85	9) 98,896 1	117,617 17,6	617 100,000	-		611) (611)	- 940	940				13,038	13,638		(79,170) (79,170)	- (942)	(942)	(85,466)	(85,466)	2,629,452 (15	5,288) 2,644,74	0 6,071,987	(207)	- (10,207)	6,861,780
97100	Extraordinary maintenance	8,397	3,51	7	5,453 5,4 5,000 5,0		-				1							-	-		_				101,636		_	101,636
97200	Caushy loses- Non-capitalized Mainsteam I & 5 year Hene-Ownership		1	+-+	5,000 5,0			-	+		+ - +			\rightarrow	-+				+		-		+-+-		167,679	(207)	(267)	167,472
97300-030 97300-030	mannesses and year Home-Dwnephip		+	+							+				- :				-		1		+		1	 	1 3	_
97300-025	Lincolne			-						_			-		-				-									
97300-030	Hone-O-monthy Linguism Hope IV Monesque Work Tenut Protection Tenut Protection Tenut Protection Tenutory				-		-						-		-				-								-	
97300-035	Moving to Work						-								-			-	-								-	
97300-040	Terant Protection																	-							,			
97300-050	Porture III	-	-		-	_	-		1	_	1		_		_						-				-		-	-
97300-000	All Other		1	+-+			- 1	-			-		-1	\rightarrow					+				+-+-		+	\vdash	+ - 1	
		-	_	-			-		-				-															
97350	Port In				-		-						-		-				-								-	-
97400	Port In Depreciation expense	172,868	172,81	8	286,714 286,7	714									9,920	9,930		98,128 98,128			67,146	67,146			7,453,704	321,902	321,502	7,775,566
97500	Fraud losses								4		$\perp = \perp$		-		_													
97900	Dwelling units rent expense				-		-						-		-													38,910,170
90000	Depreciation expense Fraud Iones: Dwelling units rent expense Total Expenses	749,736	662,23	2 78,498 1,1	140,077 1,054,2	219 85,858		- 39,	277 39,277	- 44,129	44,125			!!	39,035	39,835		246,842 246,842	- 21,326	21,326	394,243	304,243	- 16,297 16	5,297	- 31,094,948	7,815,222	- 7,815,222	38,910,170
10010	Operating transfer in	78,498	72.0	-	85.858 85.5	oso I																			578.196			578.196
10020	Operating transfer out Not for Profit	(78,498)	/4/5	(78,498)	(85.858)	(85.858)			-	_					-	_								_	(578,190)		- 1	(578,196)
10030-030	Not For Profit			110000	-	(=)	-		-				-		-				-								-	
10030-020	Partnership	-			-		-		-				-		-				-						-		-	
10030-030	Partnership Joint Venture				-		-		-				-		-			-	-		-						-	-
																		-							,			$\overline{}$
10030-050	Oher		_		-		-						-						-									
10030	18X Cross Other Operating transfers from / to primary government Operating transfers from / to component unit Extraordinary form, net gain/sos	-	_				-		-										- 1								- 1	
10020	Operating transcers (1904) to component unit Extracefinary items, net gain/loss Special items, net gain/loss Inter AMP Process Cush Transfer In								-				_															-
		-	_	-					-										-									
10091	Agrican mann, un gammin heter AMP Excess Cash Transfer In Inter AMP Excess Cash Transfer Out Transfers from Programs to AMP Transfers from AMP to Program				-		-						-		-				-				-		1,691,300		-	1,691,300
10092	Inter AMP Excess Cash Transfer Out	(240,000)	(240,00	6)	(200,000) (200,0	000)							-		(7,700)	(7,700)		-					-		(1,691,300)			(1,691,300)
10093	Transfers from Program to AMP	-					-						-					-	-				-					
10094	Transfers from AMP to Program	(246.000		2) (78,498) (2	750 5500 CTTT	143	-	-	-1		1		-		(7,799)	(7,700)					-				_	\vdash	+	
	Total other financing sources (uses)								-11	_1			1					-1 -1						-1				
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(444,728)	(465.12	6) 20,398 (3	379,550) (393.6	692) 14,142	-		611) (611)	- 946	940	-1	-1	-1 -1	(4,582)	(4,582)	-1	(177,298) (177,298)	- (942)	(942) -	(152,612)	(152,612)	- 2,629,452 (15	5,288) 2,644.74	0 (1,651,032)	(321,802)	- (331,802)	(1,982,834)
			•																									
11020	Required Annual Debt Principal Payments	98,896		- 98,896	100,000	- 100,000							-												1,176,088	-		1,176,088
				8 (1,186,790) 2,			200 CO T 200	mark to a		35.433					440.44	200 ALC T				10.000 T		10.1 mg T		3,254 416,02	3 87,662,651	3,849,876	3,849,876	90,912,527
110390		2,087,218	3,273,98	a (1,186,750) 2;	3,677,3	(1,300,000)	289,584 285	284 7	3/2 / /572	35,43	35,437				229,416	229,416		2,766,394 2,766,394	10,6/95	triane i	404,426	404,425	539,277 12	3,234 416,02	37,662,651	3,849,876	3,849,876	90,912,527
11040-033	Equity Transfers - CDBG to LIPH		_	-	-		- 1		-1									-1 1	т -т					_	1,063,000		1 -	1,063,000
11040-020	Equity Transfers - 816 begin equity transfer to 705	-	_			+ +	(289,584) (285	(584)	-1	_			-	\rightarrow		-+			+ +		1 -		 		-,,000		1 3	.,,000
11040-030	Equity Transfers - CDBG to LIPH work on LIPH prop used CDBG \$	-			-								-		-				-								-	
11040-040	Equity Transfers - CDBG to LIPH work on LIPH prop used CDBG \$ Equity Transfers - CDBG to Bus Act	1							-1 -		1														1			
			_			\perp					- T				_			-	1 -		_				_			
11040-060	Equity Transfers - State Local to Bus Act work at non AMP related peop Equity Transfers - St 8rd wHCV Equity Transfers - Drivers tell to AMPs 501 & 814 Prior period adj. equity transfers, and correction of errors	-	-		-	_	-		1	_	1		_		-				-		-				-		-	
11040-070	Equity Transfers - Jesus of to AMPs 501.8 814		+				- 1		1		-								+ +						+		1	
11040	Prior period adi, equity transfers, and correction of errors	1 -	 	-1 -		- 1	(289,584) (289	.584) -	-1 -1						- 1				1 1		-		.1 1	-1	- 1,063,000			1,863,800
11190	Unit Months Available	576		8	681 6	681	-		240 240	144	144				84	84		156 156	48	48	240	240	- 11	11	34,554			34,554
11210	Unit Months Leased	560		0	672 6	672	-		240 240	143	143		-	-	34	84		155 155	45	48	233	233	11	11	33,728		-	33,728
11270			(51.3)	er T	27.829 27.8	and I		-1 -1 6	761 6761	- 36.377	36,377				14.088	14.088		23.694 23.694	9.756	9.756	8,244	8.244	107.967 30		1,293,982			1.293.992
		(51,319)	(51,3)	29	27,829 27,8	AZY	-	-1 -1 6	/61 6,761	- 36,377	36,377	-1	- 1		14,088	14,088		23,694 23,694	9,756	9,756	8,244	8,244	107,967 10	7,967	1,293,982		1 1	1,293,982
11610	Land Bankara													-			-											
11620	Land Purchases Building Purchases	+				+ +			-	_	+	-							+ +				2,644,740	2.644.74	0 7,348,921		1 1	7.348.921
11630	Furnitus: & Equipment-Dwelling Purchases	1 -	 	1	- 1		-		-		1 -				-	_		-1	-		-			-	-		-	
11640	Furniture & Equipment-Administrative Purchases																											
11650	Leasehold Improvements Purchases	_	1		-				4		1		_		_				_						1			
11660	Infrastructure Purchases	1 -	_			\bot					- T				_			-	1 -		_				535,790		1 7	535.790
13519	Furniture & Fugirment-Administrative Purchases Leuschold Improvements Purchases Industructure Furchases CFF Dath Service Purchases CFF Dath Service Purchases Replacement Hospital Facility Purchase Replacement Hospital Facility Purchase	177,394	1	177,394	180,658	185,858	- 1		-11						-+				+ +		-		+ + +		535,790	\vdash	+ - 1	535,790
1,991	majoranism remaining running remain	1					- 1				1												1 1					

NOTE TO FINANCIAL DATA SCHEDULES

FOR THE YEAR ENDED SEPTEMBER 30, 2015

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.

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Federal CFDA Number	Expenditures
		Experiences
U.S. Department of Housing and Urban Development (HUD)		
Public and Indian Housing	14.850	\$ 11,267,189
Public Housing Capital Fund	14.872	8,224,694
Resident Opportunity and Supportive Services - Service Coordinators	14.870	446,660
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	456,004
Section 8 Housing Choice Vouchers	14.871	36,961,879
Supportive Housing for Persons with Disabilities	14.181	263,706
Passed through the County of Allegheny, Pennsylvania:		
Community Development Block Grants/Entitlement Grants	14.218	309,957
Emergency Solutions Grant Program	14.231	29,734
Passed through the City of Pittsburgh, Pennsylvania:		
Emergency Solutions Grant Program	14.231	36,736
Subtotal 14.231		66,470
Total Expenditures of Federal Awards		\$ 57,996,559

See accompanying note to schedule of expenditures of federal awards.

NOTE TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2015

1. BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards for the year ended September 30, 2015 includes the federal grant activity of Allegheny County Housing Authority and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of the U.S. Office of Management and Budget (OMB) Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the financial statements.

Allegheny County Housing Authority

Independent Auditor's Reports Required by OMB Circular A-133

Year Ended September 30, 2015



Pittsburgh

503 Martindale Street Suite 600 Pittsburgh, PA 15212 Main 412.471.5500

Fax 412.471.5508

Harrisburg 3003 North Front Street

Suite 101 Harrisburg, PA 17110 Main 717.232.1230 Fax 717.232.8230 Butler

112 Hollywood Drive Suite 204 Butler, PA 16001 Main 724.285.6800 Fax 724.285.6875

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, 2015, and the related notes to the financial statements, which collectively compromise the Authority's basic financial statements, and have issued our report thereon dated June 16, 2016.

Internal Control over Financial Reporting

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

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

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

Compliance and Other Matters

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

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

Purpose of this Report

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

Maher Duessel

Pittsburgh, Pennsylvania June 16, 2016



Pittsburgh

503 Martindale Street Suite 600 Pittsburgh, PA 15212 Main 412.471.5500 Fax 412.471.5508 Harrisburg
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Butler
112 Hollywood Drive
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Butler, PA 16001
Main 724.285.6800
Fax 724.285.6875

Independent Auditor's Report on Compliance for the Major Program and on Internal Control over Compliance Required by OMB Circular A-133

Board of Directors Allegheny County Housing Authority

Report on Compliance for the Major Federal Program

We have audited the Allegheny County Housing Authority's (Authority) compliance with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended September 30, 2015. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for the Authority's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

Opinion on the Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended September 30, 2015.

Report on Internal Control over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and

Board of Directors
Allegheny County Housing Authority
Independent Auditor's Report on Compliance
for the Major Program

performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Maher Duessel

Pittsburgh, Pennsylvania June 16, 2016

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED SEPTEMBER 30, 2015

I.

II.

III.

Su	mmary of Audit Results
1.	Type of auditor's report issued: Unmodified
2.	Internal control over financial reporting:
	Material weakness(es) identified? ☐ yes ☒ no Significant deficiencies identified that are not considered to be material weakness(es)? ☐ yes ☒ none reported
3.	Noncompliance material to financial statements noted? ☐ yes ☒ no
4.	Internal control over major programs:
	Material weakness(es) identified? ☐ yes ☒ no Significant deficiencies identified that are not considered to be material weakness(es)? ☐ yes ☒ none reported
5.	Type of auditor's report issued on compliance for major programs: Unmodified
6.	Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133? ☐ yes ☒ no
7.	Major Programs:
	<u>CFDA Number(s)</u> 14.871 Name of Federal Program or Cluster Section 8 Housing Choice Vouchers
8.	Dollar threshold used to distinguish between type A and type B programs: \$1,739,897
9.	Auditee qualified as low-risk auditee? ⊠ yes ☐ no
	adings related to the financial statements which are required to be reported in accordance with AGAS.
	No matters were reported.
Fir	ndings and questioned costs for federal awards.
	No matters were reported.

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FOR THE YEAR ENDED SEPTEMBER 30, 2015

NONE