# **Allegheny County Housing Authority**

Single Audit

September 30, 2016



### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

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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, 2016 and 2015, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

#### Management's Responsibility for the Financial Statements

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

#### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free 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, 2016 and 2015, 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 audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The financial data schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and is also not a required part of the basic financial statements.

The financial data schedules and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the financial data schedules and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

#### Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 19, 2017 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

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

over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Maher Duessel

Pittsburgh, Pennsylvania June 19, 2017

## 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, 2016. The Authority's MD&A is designed to:

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

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

#### SINGLE AUDIT HIGHLIGHTS

The Authority is subject to a Single Audit under the Uniform Guidance. A summary of the auditor's results can be found on page 60. There were no findings noted for the year ended September 30, 2016.

#### FINANCIAL HIGHLIGHTS

- During 2016, the Enterprise Fund's total assets increased by \$11.6 million (or 6.0%). Total assets were \$210.4 million and \$198.9 million for 2016 and 2015, respectively. The \$11.6 million increase is comprised of three factors: changes in current assets, changes in capital assets, and changes in other assets. Current assets increased by \$3.2 million. Capital assets increased \$8.8 million. Other assets decreased \$0.5 million. The net increase in capital assets is due to the increase in buildings of \$14.2 million, mainly due to the completion of work at Orchard Park and an increase of the Construction Work in Progress of \$1.0 million due to continuing modernization work at Sheldon Park, Truman Towers and General Braddock Towers. These increases are offset to a degree by the normal depreciation of \$9.3 million. Current assets increased due to a \$3.7 million increase in cash and cash equivalents, which was offset by a decrease of \$0.6 million in accounts and notes receivable. Other assets declined as a result of normal amortization of the Authority's mixed finance activities.
- The Enterprise Fund net position increased to \$189.2 million for 2016 compared to \$178.6 million for 2015. Unrestricted net position decreased by \$2.2 million, while restricted net position increased \$1.2 million, and net investment in capital assets increased by \$11.6 million. The change in unrestricted net position represents the difference of a \$2.6 million HUD required reclassification of capital debt to operating borrowings and a \$0.7 million surplus. The increase in net investment in capital assets is related to the change in Capital Assets of \$8.8 million coupled with the reclassification mentioned above of \$2.6 million. The increase in restricted net position can be contributed mainly to bringing Orchard Park online offset to a degree with the amortization of some mixed financing loans.
- The Enterprise Fund's total revenues increased by \$14.2 million (or 20%) from \$71.2 million in fiscal year 2015 to \$85.4 million in fiscal year 2016. The \$14.2 million increase is related to the following main factors. Capital grants decreased by \$4.0 million. Operating subsidies increased by \$4.1 million. Other revenue increased by \$1.2 million and tenant rent rose by \$0.6 million. Partnership contributions increased by \$12.2 million with the tax credit contributions to Orchard Park.
- The Enterprise Fund's total operating expenses increased by \$3.1 million. Total operating expenses were \$64.5 million and \$61.7 million for 2016 and 2015, respectively. This increase is mainly attributable to housing assistance payments increasing by \$2.5 million.
- The Enterprise Fund's total non-operating expenses increased by \$0.4 million (or 4%). Total non-operating expenses were (\$9.9) million and (\$9.5) million for 2016 and 2015, respectively. This increase is attributable to depreciation and amortization expense increasing by \$0.5 million offset by small fluctuations in extraordinary maintenance and casualty losses.

• The Enterprise Fund's total capital contributions increased \$8.1 million (or 96%) in 2016 as compared to 2015. Total capital contributions were \$16.6 million and \$8.5 million for 2016 and 2015, respectively. HUD capital grants declined by \$4.0 million and partnership contributions rose \$12.2 million.

#### 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 – pp 1-6 ~ Notes to Financial Statements – pp 7-35

#### **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.

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

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

<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 represent various endeavors by the Authority to supplement the mission of the agency.

#### **AUTHORITY-WIDE FINANCIAL STATEMENTS**

#### **Statements of Net Position**

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

TABLE 1
STATEMENTS OF NET POSITION

	2016 (in millions of dollars)		(in millions		(in	2015 millions dollars)	(in	2014 millions dollars)
Current Assets	\$	24.6	\$	21.4	\$	24.1		
Capital Assets		170.7		161.9		161.2		
Other Assets		15.1		15.6		16.2		
Total Assets	\$	210.4	\$	198.9	\$	201.5		
Current Liabilities	\$	5.9	\$	5.0	\$	6.4		
Noncurrent Liabilities		15.4		15.3		16.5		
Total Liabilities	\$	21.3	\$	20.3	\$	22.9		
Net Position:								
Net Investment in								
Capital Assets	\$	158.0	\$	146.5	\$	144.2		
Restricted		23.9		22.7		22.9		
Unrestricted		7.2		9.4		11.5		
Total Net Position	\$	189.1	\$	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 increased \$3.2 million in fiscal year 2016. Cash and investments increased by \$3.7 million. Accounts and notes receivable decreased by \$0.6 million. Prepaid assets and inventory remained static.

Capital assets increased \$8.8 million due to the normal depreciation of \$9.0 million, which was offset by the completion of Orchard Park which caused an increase in buildings of \$14.2 million and Land of \$2.1 million. Construction Work in Progress increased \$1.1 million for work at Sheldon Park, Truman Towers and General Braddock Towers. Administrative Equipment also increased \$0.5 million.

Total liabilities increased less than \$1.0 million. Total current liabilities increased by \$0.9 million and total non-current liabilities increased \$0.1 million. The most significant activity affecting liabilities was the increase in the Authority's accounts payable of \$0.7 million.

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

TABLE 2
CHANGE IN UNRESTRICTED NET POSITION

	llions Dollars	Millions of Dollars	
Unrestricted Net Position as of September 30, 2015		\$	9.4
Operating Income (Loss)	\$ 3.9		
Non-Operating Revenue (Expenses)	(9.9)		
Capital Contributions	 16.6		
Net Decrease in Net Position	 _		10.6
Other Changes in Net Position			
Change in Net Investment in Capital Assets	(11.6)		
Change in Restricted Net Position	 (1.2)		
			(12.8)
Unrestricted Net Position as of September 30, 2016		\$	7.2

This table demonstrates that the breakeven change in net position was comprised as follows: the Authority increased its net investment in capital assets by \$11.6 million, increased its restricted net position by \$1.2 million, and decreased its unrestricted net position by \$2.2 million.

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

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

	2016 (in millions of dollars)		2015 (in millions of dollars)		2014 (in millions of dollars)	
Revenues:						
Resident revenue - rents and other	\$	10.6	\$	10.0	\$	10.0
Operating subsidies and grant		52.1		47.9		42.2
Capital grants		3.9		8.0		3.7
Investment income		-		-		-
Partnership contribution		12.7		0.5		1.9
Other revenue		6.1		4.8		4.8
Total revenues		85.4		71.2		62.6
Expenses:						
Administrative		9.4		8.7		9.6
Tenant services		0.8		0.9		0.7
Utilities		5.2		5.3		5.1
Maintenance		8.0		8.2		8.2
Protective services		0.7		0.7		0.7
Insurance		1.6		1.6		1.5
General		2.2		1.9		1.7
Housing assistance payments		37.0		34.5		30.8
Depreciation and amortization		9.3		8.8		9.2
Casualty losses		-		0.2		0.1
Extraordinary maintenance		0.2		-		-
Interest expense		0.4		0.4		0.7
Total expenses		74.8		71.2		68.3
Net increase (decrease)	\$	10.6	\$	-	\$	(5.7)

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

Total revenues increased by \$14.2 million (as compared to the previous year) primarily due to the following: Capital grants decreased by \$4.1 million, operating subsidies and grants increased by \$4.2 million. Tenant revenue rose by \$0.6 million. Other revenue increased by \$1.2 million and, finally, the Authority's partnership contributions increased by \$12.2 million.

Total expenses increased by \$3.1 million in fiscal year 2016. Administrative expenses increased by \$0.7 million. Tenant services declined by \$0.1 million. Utilities fell by \$0.2 million. Maintenance decreased by \$0.2 million while protective services, insurance and general expenses remained consistent. HAP expense increased by \$2.5 million. Depreciation expense increased by \$0.5 million and interest expenses remained unchanged.

#### CAPITAL ASSETS AND DEBT ADMINISTRATION

TABLE 4

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

	2016 (in millions of dollars)		(in millions		(in millions		(in millions		(in millions		(in	2015 millions dollars)	(in	2014 millions dollars)
Land	\$	12.2	\$	10.1	\$	10.1								
Buildings		286.7		272.5		271.0								
Equipment - dwellings		16.6		16.7		12.4								
Equipment - administrative		2.6		2.0		2.0								
Accumulated depreciation		(158.1)		(149.0)		(141.0)								
Construction in progress		10.7		9.6		6.7								
Total	\$	170.7	\$	161.9	\$	161.2								

#### **Capital Assets**

As of September 30, 2016, the Authority had \$170.7 million invested in a variety of capital assets as reflected in the table above, which represents a net increase (addition, deductions, and depreciation) of \$8.8 million from \$161.9 million at September 30, 2015. This increase was due to the normal depreciation of \$9.0 million along with an increase in construction work in progress of \$1.0 million, along with an increase in buildings of \$14.2 million, and equipment of \$0.5 million. Land increased by \$2.1 million.

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

	Totals					
	2	2016	2	2015		2014
Current portion of long-term debt  Noncurrent portion of long-term debt	\$	1.3 13.5	\$	1.3 14.1	\$	1.7 15.3
Total debt	\$	14.8	\$	15.4	\$	17.0

#### **Debt Outstanding**

As of year-end, the Authority had \$14.8 million in debt outstanding, compared to \$15.4 million in 2015. The decrease of \$0.6 million is due mainly to the normal reduction on our CFFP Loan and various equipment capital leases that are paid down.

#### **ECONOMIC FACTORS**

Significant economic factors affecting the Authority are as follows:

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

#### CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

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

Allegheny County Housing Authority Finance Department 625 Stanwix Street Pittsburgh, PA 15222

#### STATEMENTS OF NET POSITION

#### SEPTEMBER 30, 2016 AND 2015

#### Assets

Current assets:  Cash and cash equivalents:  Cash - unrestricted \$ 11,932,793 \$  Cash - restricted - modernization and development 46,191  Cash - other restricted 9,559,252	8,192,516 751,829 140
Cash - unrestricted \$ 11,932,793 \$ Cash - restricted - modernization and development 46,191 Cash - other restricted 9,559,252	8,192,516 751,829 140
Cash - restricted - modernization and development 46,191 Cash - other restricted 9,559,252	8,192,516 751,829 140
Cash - other restricted 9,559,252	751,829 140
	751,829 140
	140
Cash - tenant security deposits 779,437	_
Cash - restricted for payment of current liability 140	
Total cash and cash equivalents 22,317,813	18,616,199
Accounts and notes receivables, net of allowances for doubtful accounts:	
	550 225
Accounts receivable - HUD other projects 213,651	550,235
Accounts receivable - other government 29,553	006.007
Accounts receivable - miscellaneous 752,792	986,207
Accounts receivable - tenants - dwelling rents 219,580	166,805
Allowance for doubtful accounts - dwelling rents and other (80,685)	(71,232)
Tenant fraud recovery 26,705	86,287
Accrued interest receivable	1,649
Total accounts and notes receivables, net of	
allowances for doubtful accounts 1,161,596	1,719,951
Investments:	
Investments - unrestricted 527,229	527,194
Investments - restricted 154,946	117,357
Total current investments 682,175	644,551
Prepaid expenses and other assets 483,897	450,763
Inventories 2,187	2,187
Total current assets 24,647,668	21,433,651
Noncurrent assets:	
Capital assets:	
Land 12,153,407	10,060,367
Buildings 286,743,257	272,526,776
Furniture, equipment, and machinery - dwellings 16,670,291	16,735,776
Furniture, equipment, and machinery - administration 2,554,326	1,976,431
Accumulated depreciation (158,075,899)	(149,068,073)
Construction in progress 10,678,929	9,626,660
Total capital assets, net of accumulated depreciation 170,724,311	161,857,937
Investment in mixed finance activities, net of	
accumulated amortization 14,533,410	15,089,671
Notes and mortgages receivable - non-current 213,366	282,649
Other assets 112,617	-
Investment in partnership 245,000	245,000
Total noncurrent assets 185,828,704	177,475,257
Total Assets \$ 210,476,372 \$	198,908,908

See accompanying notes to financial statements.

(Continued)

#### STATEMENTS OF NET POSITION

## SEPTEMBER 30, 2016 AND 2015 (Continued)

#### **Liabilities and Net Position**

	2016	2015		
Liabilities:				
Current liabilities:				
Accounts payable	\$ 1,532,996	\$	823,694	
Accrued wage/payroll taxes payable	106,825		387,616	
Accrued compensated absences - current	190,233		178,235	
Accounts payable - HUD PHA programs	107,037		88,326	
Accounts payable - other government	288,219		587,859	
Tenant security deposits	779,437		751,829	
Unearned revenue	52,665		51,677	
Current portion of long-term debt	1,307,176		1,316,354	
Other current liabilities	1,569,420		863,178	
Accrued liabilities - other	 49		178	
Total current liabilities	 5,934,057		5,048,946	
Noncurrent liabilities:				
Long-term debt, net of current portion	14,025,351		14,063,047	
Other noncurrent liabilities	578,895		505,934	
Accrued compensated absences - noncurrent	 760,924		712,945	
Total noncurrent liabilities	 15,365,170		15,281,926	
Total Liabilities	 21,299,227		20,330,872	
Net Position:				
Net investment in capital assets	158,039,195		146,478,536	
Restricted for:				
Mixed financing loans	14,746,776		15,372,320	
Partnership reserves	9,003,310		7,319,814	
Housing Choice Voucher Program	123,796		8,829	
Modernization and development	46,191		-	
Unrestricted net position	 7,217,877		9,398,537	
Total Net Position	 189,177,145		178,578,036	
<b>Total Liabilities and Net Position</b>	\$ 210,476,372	\$	198,908,908	

(Concluded)

See accompanying notes to financial statements.

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

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

	2016	2015	
Operating Revenues:			
Tenant revenue:			
Net tenant rental revenue	\$ 10,519,009	\$ 9,877,502	
Tenant revenue - other	86,116	92,818	
Total tenant revenue	10,605,125	9,970,320	
HUD PHA operating grants	51,881,310	47,756,179	
Other governmental operating grants	211,407	168,930	
Investment income - unrestricted	21,518	20,841	
Other revenue	6,069,703	4,861,520	
Investment income - restricted	4,415	6,391	
Total operating revenues	68,793,478	62,784,181	
Operating Expenses:			
Housing assistance payments	36,995,626	34,504,397	
Administrative:	30,773,020	31,301,377	
Administrative salaries	3,625,422	4,319,815	
Auditing fees	248,489	233,856	
Advertising and marketing	10,265	17,746	
Employee benefit contributions - administrative	1,508,628	1,518,587	
Office expenses	1,255,095	1,065,103	
Legal expense	308,939	255,291	
Travel	139,435	127,491	
Other operating - administrative	2,269,931	1,115,007	
Tenant services:			
Tenant services - salaries	433,939	445,015	
Relocation costs	4,080	-	
Employee benefit contributions - tenant services	132,449	141,345	
Tenant services - other	222,520	266,903	
Utilities:	222 224	=0= 660	
Water	930,904	795,669	
Electricity	1,970,952	2,083,328	
Gas	684,803	1,065,034	
Sewer	1,553,062	1,336,829	
Ordinary maintenance and operations:			
Ordinary maintenance and operations - labor	3,389,571	3,426,515	
Ordinary maintenance and operations - materials and other	1,333,268	1,425,105	
Ordinary maintenance and operations - contract costs	1,973,766	2,082,364	
Employee benefit contributions - ordinary maintenance	1,331,106	1,307,787	
Protective services:			
Protective services - labor	518,439	528,658	
Protective services - other contract costs	29,768	40,578	
Protective services - other	3,354	3,973	
Employee benefit contributions - protective services	173,963	164,256	
		(Continued)	

See accompanying notes to financial statements.

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

## FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015 (Continued)

	2016	2015
Insurance expense:		
Property insurance	865,510	853,676
Liability insurance	252,950	220,863
Workmen's compensation insurance	369,411	343,061
Other insurance	155,739	153,790
General expenses:		
Other general expenses	1,360,710	1,022,055
Compensated absences	134,128	178,489
Payments in lieu of taxes	438,117	463,137
Bad debt	251,504	223,024
Total operating expenses	64,875,843	61,728,747
Operating Income (Loss)	3,917,635	1,055,434
Non-Operating Revenue (Expenses):		
Extraordinary maintenance	(162,550)	(101,636)
Casualty losses - non-capitalized	(63,220)	(167,472)
Interest expense	(413,624)	(413,931)
Gain (loss) on disposal of capital asset	1,510	285
Depreciation and amortization expense	(9,289,862)	(8,824,099)
Total non-operating revenue (expenses)	(9,927,746)	(9,506,853)
Capital Contributions:		
HUD capital grants	3,919,310	7,956,455
Partnership contribution	12,689,910	494,500
Total capital contributions	16,609,220	8,450,955
Change in Net Position	10,599,109	(464)
Total net position - beginning	178,578,036	178,578,500
Total net position - ending	\$ 189,177,145	\$ 178,578,036

(Concluded)

#### STATEMENTS OF CASH FLOWS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

	2016			2015	
Cash Flows From Operating Activities:	r.	50 144 007	¢.	46.071.140	
Operating grants received Receipts from tenants	\$	52,144,827	\$	46,871,149	
Other receipts		10,648,993 6,191,489		9,995,296	
Housing assistance payments		(36,995,626)		4,622,934 (34,504,397)	
Payments for good and services					
Payments to employees		(15,875,839) (11,334,331)		(15,827,866) (11,723,749)	
1 ayrichts to employees		(11,334,331)	-	(11,723,747)	
Net cash provided by (used in) operating activities		4,779,513		(566,633)	
Cash Flows From Noncapital and Related Financing Activities:					
Cash received from partnership contribution		-		252,000	
Loan repayments received		69,283		97,137	
Net cash provided by (used in) noncapital and related financing activities		69,283		349,137	
Cash Flows From Capital and Related Financing Activities:					
HUD and other capital grants		4,192,942		7,711,043	
Acquisition of capital assets and construction of capital assets		(3,898,730)		(9,272,077)	
Investment in mixed finance development activities		(20,595)		10,688	
Proceeds from debt		54,144		54,144	
Principal payment on long-term debt		(1,051,277)		(1,089,283)	
Interest paid on long-term debt		(413,624)		(413,931)	
Net cash provided by (used in) capital and related financing activities		(1,137,140)		(2,999,416)	
Cash Flows From Investing Activities:					
Purchase (sale) of investments		(37,624)		41,187	
Interest income	-	27,582		26,562	
Net cash provided by (used in) investing activities		(10,042)		67,749	
Net Increase (Decrease) in Cash and Cash Equivalents		3,701,614		(3,149,163)	
Cash and Cash Equivalents:					
Beginning of year		18,616,199		21,765,362	
End of year	\$	22,317,813	\$	18,616,199	
Noncash Investment, Capital, and Financing Activities:					
Acquisition of capital assets through partnership contribution	\$	12,689,910	\$	-	
Acquisition of capital assets by assuming directly related debt	\$	1,215,000	\$		
Forgiveness of debt	\$	_	\$	299,781	
			,		

(Continued)

#### STATEMENTS OF CASH FLOWS

## FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015 (Continued)

	2016	2015		
Reconciliation of Operating Income (Loss) to Net Cash				
and Cash Equivalents From Operating Activities:				
Operating income (loss)	\$ 3,917,635	\$	1,055,434	
Adjustments to reconcile operating income (loss) to cash and				
cash equivalents provided by (used in) operating activities:				
Investment (income) loss	(25,933)		(27,232)	
Forgiveness of debt	-		(299,781)	
Change in assets and liabilities:				
Accounts receivable	283,074		4,927	
Prepaid expenses and other assets	(33,134)		(48,650)	
Other assets	(112,617)		-	
Accounts payable and accrued liabilities	1,014,241		(951,638)	
Unearned revenue	988		(34,952)	
Long-term debt, operating	 (264,741)		(264,741)	
Total adjustments	 861,878		(1,622,067)	
Net cash and cash equivalents provided by (used in) operating activities	\$ 4,779,513	\$	(566,633)	

(Concluded)

#### NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

#### 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, 2016 AND 2015

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:**

#### Mixed Financing Blended Component Units

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

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

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

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 as a blended component unit in the financial statements.

Transactions between the Authority and the partnerships have been eliminated for presentation in the financial statements. Contributions by the other members of the partnerships are treated as non-operating revenue (partnership contribution) to the Authority.

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

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

Historically, these mixed financing partnerships have been part of the Low Income Public Housing (LIPH) Program; however, in fiscal year 2016, per clarification from HUD, these mixed financing partnerships are reported as a

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

blended component unit on the Authority's Financial Data Schedule (FDS), with only the related notes receivable, long-term debt, and subsidy activity reported in the LIPH Program.

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

#### 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.

It has been determined that Three Rivers Communities, Inc., St. Brendan's Apartments, and Harrison High Rise (owned by Allegheny Housing Development Corporation), have also met the requirements to be blended component units, as they provide services exclusively for the benefit of the Authority, and are wholly owned by the Authority.

#### 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 acquire operational responsibility. The \$245,000 investment is shown on the statements of net position as investment in partnership as of September 30, 2016 and 2015, and the partnership is immaterial to report as a component unit of the Authority.

#### NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

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

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

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

<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> Business activities represent various endeavors by the Authority to supplement the mission of the agency.

#### Operating Revenues and Expenses

Operating revenues and expenses consist of those revenues and expenses that result from ongoing principal operations of the Authority. Operating revenues consist of users' fees and governmental grants used for operating purposes. Non-operating revenues and expenses consist of those revenues and expenses relating to capital items.

#### Non-Operating Revenue - Partnership Contribution

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

#### Budgets

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

#### Statements of Cash Flows

For purposes of the statements of cash flows, the Authority considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents, unless funds are meant as long-term investments.

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

#### Accounts Receivable

The Authority records the total amount of revenue billed or accrued in accounts receivable. The portion of accounts receivable not expected to be collected is offset by an allowance for uncollectible accounts, estimated based on historical experience.

#### Fair Value Measurement

The Authority categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

#### 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.

#### <u>Inventories</u>

Materials and supplies are expensed when purchased.

#### Capital Assets

The Authority capitalizes capital assets with a value of \$5,000 or greater and useful lives exceeding beyond one year. Capital assets are valued at historical or estimated historical cost. Depreciation is computed using the straight-line method over their estimated useful lives: 25-40 years for buildings and extensive modernization efforts; 12 years for standard modernization efforts; five years for vehicles; three years for dwelling equipment; and three years for computer equipment.

#### Compensated Absences

Unused employee vacation time is accumulated and paid upon resignation, retirement, or termination. The amount of the compensated absence liability is

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

accrued and expensed as earned. Unused sick leave is not paid and, therefore, is not subject to accrual.

#### Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

#### Classifications of Net Position

The following are 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.
- 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, 2016 consisted of \$14,746,776 restricted in accordance with mixed financing and loan

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

agreements as discussed in Notes 5 and 6, respectively, \$9,003,310 restricted per various partnership escrow agreements in the component units, \$123,796 of net position restricted in the Housing Choice Voucher Program, as this portion of net position is available only for future housing assistance payments, and \$46,191 restricted for modernization and development.

The Authority's restricted net position as of September 30, 2015 consisted of \$15,372,320 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.

• 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.

#### Reclassification

Certain amounts presented in the prior year have been reclassified in order to be consistent with the current year's presentation.

#### Adopted Pronouncements

The requirements of the following Governmental Accounting Standards Board (GASB) Statements were adopted for the Authority's 2016 financial statements:

GASB Statement No. 72, "Fair Value Measurement and Application." This statement addresses accounting and financial reporting issues related to fair value measurements.

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

GASB Statement No. 79, "Certain External Investment Pools and Pool Participants." This statement addresses accounting and reporting for certain external investment pools and pool participants.

GASB Statement No. 80, "Blending Requirements for Certain Component Units – an amendment of GASB Statement No. 14." This statement improves financial reporting by clarifying the financial statement presentation requirements for certain component units.

#### **Pending Pronouncements**

GASB has issued several statements that will become effective in future years including Statements Nos. 84 (Fiduciary Activities) and 85 (Omnibus). Management has not yet determined the impact of these statements on the Authority's financial statements.

#### 3. CASH AND INVESTMENTS

#### Cash

Statutes allow the Authority to invest in direct obligations of the federal government backed by the full faith and credit of the United States of America, obligations of federal government agencies, securities of government-sponsored agencies, commercial paper, bankers' acceptance, and demand and savings deposits. The Authority's depositories are required by statute to continuously and fully secure all deposits in excess of the amounts insured under federal or state plans by the deposit or setting aside of collateral of the types, and in the manner as is prescribed by state law for the security of public funds. Such collateral shall at all times be of a market value at least equal to the amount of deposits so secured.

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, 2016, \$1,222,168 of the Authority's \$21,989,091 bank balance was insured by the Federal Deposit Insurance Corporation. The

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

remaining bank balance was exposed to custodial credit risk, which is collateralized in accordance with Act 72 of the Pennsylvania state legislature, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution's name. These deposits have carrying amounts of \$21,247,332 as of September 30, 2016.

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

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.

#### **Investments**

Investments consisted of the following at September 30, 2016 and 2015:

	Fair Value			
Investment Type	2016			2015
INVEST	\$	16,054	\$	16,020
U.S. Treasury and Federal Agency obligations		1,054,427		978,512
Mutual fund - BlackRock		682,175		644,551
	\$	1,752,656	\$	1,639,083

As of September 30, 2016 and 2015, the entire investments in INVEST and U.S. Agencies are considered to be cash equivalents for presentation on the statements of net position.

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

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

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

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

Credit Risk – The risk that an issuer or other counterparty to an investment will not fulfill its obligations is called credit risk. The Authority has no formal investment policy that would limit its investment choices based on credit ratings by nationally recognized statistical rating organizations. As of September 30, 2016 and 2015, investments in BlackRock have received an AAA rating from Standard & Poor's.

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

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

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

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

#### 4. CAPITAL ASSETS

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

	September 30, 2015	Increases/ Transfers	Decreases/ Transfers	September 30, 2016	
Capital assets, not being depreciated:  Land  Construction in progress	\$ 10,060,367 9,626,660	\$ 2,093,040 3,859,960	\$ - (2,807,691)	\$ 12,153,407 10,678,929	
Total capital assets not being depreciated	19,687,027	5,953,000	(2,807,691)	22,832,336	
Capital assets being depreciated: Buildings Furniture, equipment, and machinery - dwellings Furniture, equipment, and machinery - administration	272,526,776 16,735,776 1,976,431	14,416,359 - 605,474	(199,878) (65,485) (27,579)	286,743,257 16,670,291 2,554,326	
Total capital assets being depreciated	291,238,983	15,021,833	(292,942)	305,967,874	
Less accumulated depreciation for: Buildings Furniture, equipment, and machinery - dwellings Furniture, equipment, and machinery - administration	(137,737,000) (9,825,167) (1,505,906)	(8,435,911) (579,655) (219,717)	199,878 - 27,579	(145,973,033) (10,404,822) (1,698,044)	
Total accumulated depreciation	(149,068,073)	(9,235,283)	227,457	(158,075,899)	
Total capital assets being depreciated, net	142,170,910	5,786,550	(65,485)	147,891,975	
Total capital assets	\$ 161,857,937	\$ 11,739,550	\$ (2,873,176)	\$ 170,724,311	

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

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

	S	eptember 30, 2014	Increases/ Transfers		Decreases/ Transfers		September 30, 2015	
Capital assets, not being depreciated: Land Construction in progress	\$	10,060,367 6,744,470	\$	- 8,765,042	\$	(5,882,852)	\$	10,060,367 9,626,660
Total capital assets not being depreciated		16,804,837		8,765,042		(5,882,852)		19,687,027
Capital assets being depreciated: Buildings Furniture, equipment, and machinery - dwellings Furniture, equipment, and machinery - administration		270,895,199 12,372,476 1,950,849		1,636,947 4,363,300 39,482		(5,370) - (13,900)		272,526,776 16,735,776 1,976,431
Total capital assets being depreciated		285,218,524		6,039,729		(19,270)		291,238,983
Less accumulated depreciation for: Buildings Furniture, equipment, and machinery - dwellings Furniture, equipment, and machinery - administration		(130,271,080) (9,294,058) (1,305,034)		(7,465,920) (531,109) (200,872)		- - -		(137,737,000) (9,825,167) (1,505,906)
Total accumulated depreciation		(140,870,172)		(8,197,901)				(149,068,073)
Total capital assets being depreciated, net		144,348,352		(2,158,172)		(19,270)		142,170,910
Total capital assets	\$	161,153,189	\$	6,606,870	\$	(5,902,122)	\$	161,857,937

#### 5. Notes Receivable

In 2002, the Authority recorded long-term notes receivable for second mortgages for individuals through the Family Self-Sufficiency program of \$80,000 in component unit Three Rivers and \$71,000 in the LIPH Fund, (total \$151,000), at 0% for twenty years. If a property is sold, the related note becomes due. After ten years, the Authority will forgive these notes at a rate of 10% a year for ten years. The receivables are recorded at their net present value of \$94,333 and \$102,333 as of September 30, 2016 and 2015, 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, 2016 and 2015 was \$0 and \$34,863, respectively.

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

Component unit Three Rivers has a long-term note receivable from St. Joseph Apartment Associates for the St. Joseph property in Wilmerding. The receivable is recorded at its net present value, assuming a 1% interest rate, of \$119,033 at September 30, 2016 and 2015.

In fiscal year 2006, component unit Three Rivers issued multiple second mortgage notes in the amount of \$731,347 at 0% for ten years. If any of the properties (which are located at Pleasant Ridge) are sold, the related note would become due. The Authority amortizes these notes at a rate of 10% a year for ten years, and were fully amortized as of September 30, 2016. Amortization expense for these notes was \$26,420 and \$63,865 in fiscal years 2016 and 2015, respectively. The receivables are recorded at their net present value of \$0 and \$26,420 as of September 30, 2016 and 2015, respectively.

A summary of the above-described notes receivable as of September 30, 2016 and 2015 is as follows:

Note	 2016		2015
Second mortgages	\$ 94,333	\$	102,333
Life Center note	-		34,863
St. Joseph	119,033		119,033
Pleasant Ridge second mortgages	 -		26,420
Total	\$ 213,366	\$	282,649

#### 6. MIXED FINANCE DEVELOPMENT ACTIVITIES

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

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

## NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

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

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

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

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

AMP	Property	Septe	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 d	ebt recorded in LIPH on FDS prior to elimination	\$	60,292,209

#### Investment in Mixed Finance Activities

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

## NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

As of September 30, 2016, the balance of the notes receivable, which is considered an investment in mixed finance activities, was as follows:

Term	Due Date		Amount
30 years	04/01/2029	\$	505,300
30 years	01/10/2031		940,500
40 years	08/14/2040		2,475,000
40 years	02/13/2040		3,238,830
40 years	08/14/2040		49,715
40 years	08/01/2040		3,124,045
15 years	06/18/2012		434,000
40 years	10/17/2044		8,674,588
40 years	03/01/2051		1,336,021
40 years	03/01/2051		799,140
			21,577,139
ber 30, 2015	\$ (6,501,293)		
ber 30, 2016	(542,436)		
ortization as of S	September 30, 2016		(7,043,729)
Balance at S	September 30, 2016	\$	14,533,410
	30 years 30 years 40 years	30 years 04/01/2029 30 years 01/10/2031 40 years 08/14/2040 40 years 02/13/2040 40 years 08/14/2040 40 years 08/01/2040 15 years 06/18/2012 40 years 10/17/2044 40 years 03/01/2051 40 years 03/01/2051 ber 30, 2015 \$ (6,501,293)	30 years 04/01/2029 \$ 30 years 01/10/2031 40 years 08/14/2040 40 years 08/14/2040 40 years 08/01/2040 40 years 08/01/2040 15 years 06/18/2012 40 years 10/17/2044 40 years 03/01/2051 40 years 03/01/2051  per 30, 2015 \$ (6,501,293) per 30, 2016 \$ (542,436)  artization as of September 30, 2016

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

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

Property	Term	Due Date	Amount
Lavender Heights	30 years	04/01/2029	\$ 505,300
Monroe Meadows	30 years	01/10/2031	940,500
Forest Green #1	40 years	08/14/2040	2,475,000
Meyers Ridge	40 years	02/13/2040	3,238,830
Forest Green #2	40 years	08/14/2040	49,715
Meyers Ridge #2	40 years	08/01/2040	3,124,045
Caldwell Station *	15 years	06/18/2012	434,000
Ohioview Infrastructure	40 years	10/17/2044	8,674,588
North Hills Housing #1	40 years	03/01/2051	1,338,396
North Hills Housing #2	40 years	03/01/2051	 810,590
Subtotal			21,590,964
Accumulated amortization as of Septen	nber 30, 2014	\$ (5,958,857)	
Amortization for the year ended Septem	nber 30, 2015	(542,436)	
Accumulated am	ortization as of S	September 30, 2015	(6,501,293)
	Balance at S	September 30, 2015	\$ 15,089,671

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

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

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

	Sept	ember 30, 2016
Notes, loans, & mortgages receivable - mixed financing partnerships Elimination of loans between the Authority & controlled entities	\$	80,403,804 (65,870,394)
Investment in mixed finance activities, net of accumulated amortization recorded on statement of net position	\$	14,533,410
	Sept	ember 30, 2015
Notes, loans, & mortgages receivable - mixed financing partnerships Elimination of loans between the Authority & controlled entities	\$	75,381,880 (60,292,209)
Investment in mixed finance, net of accumulated amortization recorded on statement of net position	\$	15,089,671

#### Other Component Unit Activities

In 2009, component unit Three Rivers issued a note in the amount of \$164,302 to Glenshaw, to refinance a previous note, which is unrelated to mixed financing activities. The amount outstanding was \$113,975 and \$122,093 as of September 30, 2016 and 2015, respectively. As this amount is due between component units, it is eliminated for presentation on the financial statements.

#### 7. LONG-TERM DEBT

#### Notes and Mortgages Payable

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

Homestead Housing Development Limited Partnership (a blended component unit of the Authority) has a note payable in an original principal amount of \$806,139 payable to Pennsylvania Housing Finance Agency, due May 2032. Annual payments of

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

\$26,871 are to be paid from surplus of revenues over expenses, if any, generated by the project during the calendar year. No interest will be due and payable. The note is collateralized by a first leasehold mortgage on the apartment complex.

In November 2005, Ohioview Housing Limited Partnership, (a blended component unit of the Authority) obtained a note payable in an original principal amount of \$500,000 (of which \$470,000 was borrowed as of September 30, 2016 and 2015) payable to Action Housing Inc., due November 2045. Annual principal payments are to be paid from surplus of revenues over expenses, if any, generated by the project during the calendar year. No interest will be due and payable. The note is collateralized by a first leasehold mortgage on the apartment complex.

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

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

#### NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

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

In October 2012, the Authority purchased 20 units that were converted to public housing at the Meadows at Forest Glen. As part of the purchase, the Authority assumed the mortgages on the building and provided \$388,000 in cash. The balance of the first mortgage assumed was \$960,000 in principal and \$649,728 of accrued interest, with an interest rate of 5.64%, due August 2029. Accrued interest was \$852,768 and \$798,624 at September 30, 2016 and 2015, 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 component unit Three Rivers) purchased four rental properties. As part of that purchase, the Authority assumed the remaining portion of the existing mortgages on three of these properties. These mortgage notes were paid in full in 2015.

In 2016, the Authority purchased 20 units that were converted to public housing at Orchard Park. As part of the purchase, the Authority assumed the mortgages on the building. The balance of the first mortgage assumed was \$475,000 in principal, with an interest rate of 0%, due 30 years from the date of construction completion of the project. Annual payments are due in an amount equal to 50% of excess revenue. The principal balance of the second mortgage assumed was \$740,000, with an interest rate of 0%, due in October 2064. Annual payments are due in an amount equal to 50% of cash flow. Both notes are collateralized by a mortgage, a regulatory agreement, and a security agreement on the property.

#### **CFFP Notes Payable**

In 2006, the Authority issued four notes in the amount of \$500,000, \$700,000, \$2,800,000, and \$2,000,000. These notes were issued to assist in providing funding for continuing mixed financing projects as described in Notes 1 and 5 and bear interest at rates of 4.46%, 6.58%, 6.58%, and 7.02%, respectively. Payments of principal and interest are due annually through October 2025. The notes are

#### NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

collateralized by future Capital Fund grant revenues of the Authority. As of September 30, 2016, the aggregate principal balance outstanding was \$3,000,000. A summary of future payments on these note obligations is as follows:

Fiscal Year Ending	Principal			Interest			
September 30,	Payment		Payment				Payment
2017	\$	300,000		\$	196,474		
2018		300,000			176,826		
2019		300,000			157,179		
2020		300,000			137,532		
2021		300,000			117,885		
2022-2026		1,500,000	_		294,709		
	\$	3,000,000		\$	1,080,605		

#### 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:

Fiscal Year Ending	Minimum
September 30,	Lease Payments
2017	\$ 1,057,486
2018	1,089,865
2019	1,123,234
2020	625,482
Total payments	3,896,067
Less: interest	153,277
Present value	\$ 3,742,790

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

Included as capital leases are approximately \$4.4 million in capital assets: furniture, equipment, and machinery – dwellings, along with accumulated depreciation of approximately \$634,000.

In addition to the above leases, the Authority has additional capital leases totaling approximately \$45,000, which are not considered to be material.

Total long-term debt payments are as follows:

Fiscal Year Ending September 30,	
2017	\$ 1,598,680
2018	1,566,691
2019	1,834,502
2020	1,063,013
2021	417,885
2022-2026	2,324,308
2027-2031	2,760,590
2032-2036	1,720,739
2042 (Groveton)	345,000
2045 (Ohioview I, Orchard Park)	945,000
2046 (Ohioview II)	1,250,000
2064 (Orchard Park)	 740,000
Total minimum debt payments	16,566,408
Less: amounts representing interest	 1,233,881
Future minimum debt payments	\$ 15,332,527

## NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

## Changes in Long-Term Liabilities

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

	Balance at September 30, 2015	Additions	Reductions	Balance at September 30, 2016	Due Within One Year
Groveton Housing, LP Note	\$ 345,000	\$ -	\$ -	\$ 345,000	\$ -
Homestead Housing, LP Note	806,139	-	-	806,139	-
Ohioview Housing I, LP Note	470,000	-	-	470,000	-
Tarentum Housing I, LP Note	914,600	-	-	914,600	-
Ohioview Housing II, LP Note	1,250,000	-	-	1,250,000	-
Pine Ridge Note	777,759	-	-	777,759	-
Pine Ridge Note	170,063	-	-	170,063	-
Pine Ridge Notes	204,089	-	-	204,089	-
St. Brendan Apartments Note	530,000	-	-	530,000	-
Meadows at Forest Glen Note	1,808,624	54,144	-	1,862,768	-
Orchard Park Notes	-	1,215,000	-	1,215,000	-
CFFP Notes Payable	3,300,000	-	(300,000)	3,000,000	300,000
Capital Leases	4,803,127		(1,016,018)	3,787,109	1,007,176
Total long-term debt	15,379,401	1,269,144	(1,316,018)	15,332,527	1,307,176
Compensated Absences	891,180	238,212	(178,235)	951,157	190,233
Other Noncurrent	505,934	72,961		578,895	
Total other noncurrent liabilities	1,397,114	311,173	(178,235)	1,530,052	190,233
Total long-term liabilities	\$ 16,776,515	\$ 1,580,317	\$ (1,494,253)	\$ 16,862,579	\$ 1,497,409

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

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	\$ -	\$ -	\$ 345,000	\$ -
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	1,754,480	54,144	-	1,808,624	-
Three Rivers Rental Properties Notes	441,781	-	(441,781)	-	-
CFFP Notes Payable	3,600,000	-	(300,000)	3,300,000	300,000
Capital Leases	5,715,151		(912,024)	4,803,127	1,016,354
Total long-term debt	16,979,062	54,144	(1,653,805)	15,379,401	1,316,354
Compensated Absences	824,677	231,437	(164,934)	891,180	178,235
Other Noncurrent	573,504		(67,570)	505,934	
Total other noncurrent liabilities	1,398,181	231,437	(232,504)	1,397,114	178,235
Total long-term liabilities	\$ 18,377,243	\$ 285,581	\$ (1,886,309)	\$ 16,776,515	\$ 1,494,589

#### 8. TARENTUM LIFE CENTER LEASE

In March 2007, the Authority entered into an agreement with a local non-profit entity for the leasing of the Tarentum Life Center, a building owned and constructed by the Authority in 2007. This senior housing development provides services for elderly low-income housing residents in the area. As part of the agreement the non-profit entity must comply with certain requirements set forth by the Authority in regard to

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

the use of the building, specifically that it will be used for an adult daily living center, licensed by the Pennsylvania Department of Aging.

The term of the lease is for 15 years, with payments due monthly, ranging from approximately \$17,000 at the beginning of the lease term to approximately \$21,000 at the end of the lease term.

Minimum yearly payments are as follows:

0	
September 30,	 Amount
2017	\$ 233,052
2018	236,496
2019	240,042
2020	243,588
2021	247.242

125,448 1,325,868

Fiscal Year Ending

2022

The net book value of this building was approximately \$1,961,000 and \$2,077,000 as of September 30, 2016 and 2015, respectively.

#### 9. PENSION PLAN

The Authority sponsors a defined contribution, contributory pension plan (Plan) covering all eligible employees. Plan provisions and contribution requirements are established and may be amended by the Authority. All full-time employees are eligible to participate in the Plan upon completion of one hundred and eighty days of full-time employment. In fiscal years 2016 and 2015, 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 2016 and 2015, and an additional \$6,000 catch-up for certain employees over age 50 in 2016 and 2015. 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, 2016 and 2015 were approximately \$710,000 and \$689,000, respectively. Employee contributions for the years ended

#### NOTES TO FINANCIAL STATEMENTS

#### FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

September 30, 2016 and 2015 were approximately \$523,000 and \$501,000, respectively.

#### 10. OPERATING LEASE

The Authority entered into a non-cancelable lease agreement for their current office space in March 2002, for which the lease expires on December 31, 2017. In March 2017, the Authority entered into an amended lease agreement for an additional two years which expires on December 31, 2019. Rental expense for the office lease amounted to approximately \$330,000 for the years ended September 30, 2016 and 2015.

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

Fiscal Year Ending		Minimum
September 30,	Lea	se Payments
2017	\$	330,110
2018		333,357
2019		372,124
2020		96,032
	\$	1,131,623

#### 11. CONTINGENCIES, CONCENTRATIONS, AND COMMITMENTS

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

The Authority is economically dependent on receiving operating subsidies and grant funding from HUD. The Authority's ability to maintain or improve operations would be severely impacted by a material reduction in HUD funds. Reductions in operating subsidies could occur in fiscal year 2017, 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.

#### NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015

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.

The Authority is also involved in contracts related to various projects. Construction and development commitments outstanding related to these projects as of September 30, 2016 amounted to approximately \$7.3 million.

#### 12. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; errors or omissions; injuries to employees; and natural disasters. These risks are covered by commercial insurance the Authority purchases from independent third parties. Settled claims from these risks have not significantly exceeded commercial insurance coverage in the past. There were no significant changes in insurance coverage during the year.



# Entity-Wide Financial Data Schedule

2016													
		14.850	14.871	14.181	14.856	14.870	14.231						
Line Item No.	Description		Section 8 Housing	Section 8 -	Total Section 8 -	Total		Total	Total Business	Total Component			
		Total LIPH	Choice Voucher	Mainstream	Mod Rehab	ROSS/FSS	Total ESG	State/Local	Activities	Units	Subtotal	Elimination	Total
111	Cash - unrestricted	5,739,226	227,066	72,541	183,354				53,384	5,657,222	11,932,793		11,932,793
112	Cash - restricted - modernization and development	46,191	227,000	72,341	183,534	-	-	-	33,364	3,037,222	46,191	-	46,191
113	Cash - other restricted	606,524	555,942		-			-	-	8,396,786	9,559,252	-	9,559,252
114	Cash - tenant security deposits	467,386			-	-	-	-	-	312,051	779,437	-	779,437
115 100	Cash - restricted for payment of current liability  Total Cash	6,859,467		72,541	183,354	-	-	-	53,384	14,366,059	140 22,317,813	-	140 22,317,813
121				-						, ,,,,,,,			, , , , ,
121 122-010	Accounts receivable - PHA projects  Accounts receivable - HUD other projects - Operating Subsidy	-	_		-	-	-	-	-	-	-	-	<del></del>
122-020	Accounts receivable - HUD other projects - Capital fund	157,234			-	-		-	-	-	157,234	-	157,234
122-030 122	Accounts receivable - HUD other projects - Other	157,234		-	-	56,417 <b>56,417</b>	-	-	-	-	56,417	-	56,417
124	Account receivable - HUD other projects  Account receivable - other government	157,234	-		-	56,417	-	29,553	-	-	213,651 29,553	-	213,651 29,553
125-010	Account receivable - miscellaneous - Not For Profit	-			-	-	-		-	-		-	-
125-020	Account receivable - miscellaneous - Partnership	-			-		-	-	-	-	-	-	-
125-030 125-040	Account receivable - miscellaneous - Joint Venture  Account receivable - miscellaneous - Tax Credit	-			-	-	-	-	-	-	-	-	
125-050	Account receivable - miscellaneous - Other	567,118	11,056		-	-	-	-	-	174,618	752,792	-	752,792
125	Account receivable - miscellaneous	567,118	11,056	-	-	-	-	-	-	174,618	752,792	-	752,792
126	Accounts receivable - tenants	155,773	,		-	-	-	-	-	63,807 (19,924)	219,580	-	219,580
126.1	Allowance for doubtful accounts - tenants  Allowance for doubtful accounts - other	(60,761)	)		-	-	-	-	-	(19,924)	(80,685)		(80,685)
127	Notes, Loans, & Mortgages Receivable - Current	-			-			-	-	-	-	- 1	
128	Fraud recovery	11,466			-	-		-	-	15,239	26,705	-	26,705
128.1 129	Allowance for doubtful accounts - fraud  Accrued interest receivable	-			-	-	-	-	-	-	-	-	
129	Total receivables, net of allowance for doubtful accounts	830,830	11,056	-	-	56,417	-	29,553	-	233,740	1,161,596	-	1,161,596
			,			,		,,,,,,,					
131	Investments - unrestricted	527,229 154,946	-		-	-	-	-	-	-	527,229 154,946	-	527,229 154,946
135	Investments - restricted Investments - restricted for payment of current liability	154,946			-	-	-	-	- :	-	154,946	-	154,946
	Prepaid expenses and other assets	276,743				-	-	-	-	207,154	483,897	-	483,897
143	Inventories	-				-			-	2,187	2,187	-	2,187
143.1 144	Allowance for obsolete inventories  Inter program - due from	85,970			-	-	-	-	-	-	85,970	(85,970)	-
	inter program - due nom	63,770								-	63,970	(83,570)	-
145	Assets held for sale	-				-	-	-	-	-	-		-
145 150	Assets held for sale Total Current Assets	8,735,185	794,064	72,541	183,354	56,417	-	29,553	53,384	14,809,140	24,733,638	(85,970)	24,647,668
150		5,372,938		72,541	183,354	56,417	-	29,553	-	6,780,469	12,153,407	(85,970)	12,153,407
150 161 162	Total Current Assets  Land Buildings	5,372,938 131,243,065		72,541	183,354	56,417	-	29,553	53,384	6,780,469 152,615,971	12,153,407 286,743,257	(85,970)	12,153,407 286,743,257
150 161 162 163	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings	5,372,938 131,243,065 15,339,568		72,541	183,354	56,417	-	29,553	-	6,780,469 152,615,971 1,330,723	12,153,407 286,743,257 16,670,291	(85,970)	12,153,407 286,743,257 16,670,291
150 161 162	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration	5,372,938 131,243,065		72,541	183,354	56,417	-	29,553	-	6,780,469 152,615,971	12,153,407 286,743,257	- (85,970)	12,153,407 286,743,257
150 161 162 163 164 165 166	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leaschold improvements Accumulated depreciation	5,372,938 131,243,065 15,339,568 1,409,012		72,541	183,354 - - - - -	56,417	-	29,553	-	6,780,469 152,615,971 1,330,723 945,659 - (46,901,246)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899)	- (85,970) 	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899)
150 161 162 163 164 165 166 167	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress	5,372,938 131,243,065 15,339,568 1,409,012	199,655	72,541	183,354	56,417	- - - - - - -	29,553	2,884,221	6,780,469 152,615,971 1,330,723 945,659	12,153,407 286,743,257 16,670,291 2,554,326	- (85,970) 	12,153,407 286,743,257 16,670,291 2,554,326
150 161 162 163 164 165 166	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure	5,372,938 131,243,065 15,339,568 1,409,012	199,655	72,541	183,354	56,417	-	29,553	2,884,221	6,780,469 152,615,971 1,330,723 945,659 - (46,901,246) 382,000	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899)	- (85,970)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899)
150  161 162 163 164 165 166 167 168 160	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure Total capital assets, net of accumulated depreciation	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,389 10,296,929	199,655	72,541	183,354	56,417	-	29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 - (46,901,246) 382,000	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929	- (85,970) 	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929
150  161 162 163 164 165 166 167 168 160	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure Total capital assets, net of accumulated depreciation Notes, Loans, & mortgages receivable - Non-current - Not For Profit	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,389 10,296,929 53,581,123	199,655 ) (171,313) 28,342	72,541	183,354	56,417	-	29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 115,153,576	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929	-	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929
150  161 162 163 164 165 166 167 168 160	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure Total capital assets, net of accumulated depreciation	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,389 10,296,929	199,655 ) (171,313) 28,342	72,541	183,354	56,417	-	29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 - (46,901,246) 382,000	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929	-	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929
150  161 162 163 164 165 166 167 168 160  171-010 171-020 171-030 171-040	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,389 10,296,929 53,581,123	199,655 ) (171,313) 28,342	72,541	183,354	56,417	-	29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 115,153,576	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311	-	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311
150  161  162  163  164  165  166  167  168  160  171-010  171-020  171-030  171-030	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infinstructure Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Tay Credit Notes, Loans, & mortgages receivable - Non-current - Tay Credit Notes, Loans, & mortgages receivable - Non-current - Tay Credit Notes, Loans, & mortgages receivable - Non-current - Tay Credit Notes, Loans, & mortgages receivable - Non-current - Tay Credit Notes, Loans, & mortgages receivable - Non-current - Other	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 - 115,153,576	12,153,407 286,743,257 16,670,291 2,554,326 (15,8075,899) 10,678,929 170,724,311 80,403,804	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311
150  161 162 163 164 165 166 167 168 160  171-010 171-020 171-030 171-040 171-071 171-071	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure  Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Patnership Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Onther Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,389 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 115,153,576	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311
150  161 162 163 164 165 166 167 168 160 171-010 171-020 171-030 171-050 171 172-010 172-020	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure  Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Past due - NFP Notes, Loans, & mortgages receivable - Non-current - past due - NFP Notes, Loans, & mortgages receivable - Non-current - past due - NFP Notes, Loans, & mortgages receivable - Non-current - Past due - NFP Notes, Loans, & mortgages receivable - Non-current - Past due - NFP Notes, Loans, & mortgages receivable - Non-current - Past due - NFP Notes, Loans, & mortgages receivable - Non-current - Past due - NFP Notes, Loans, & mortgages receivable - Non-current - Past due - NFP	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 - 115,153,576	12,153,407 286,743,257 16,670,291 2,554,326 (15,8075,899) 10,678,929 170,724,311 80,403,804	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311
150  161 162 163 164 165 166 167 168 160 171-010 171-020 171-030 171-040 171-050 171-010 172-020 172-030	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Non-current Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 - 115,153,576	12,153,407 286,743,257 16,670,291 2,554,326 (15,8075,899) 10,678,929 170,724,311 80,403,804	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311
150  161 162 163 164 165 166 166 167 168 160 171-010 171-020 171-030 171-040 172-020 172-030 172-030 172-030 172-030	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Text Credit	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354			29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 - 115,153,576	12,153,407 286,743,257 16,670,291 2,554,326 (15,8075,899) 10,678,929 170,724,311 80,403,804	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311
150  161 162 163 164 165 166 167 168 160 171-010 171-020 171-030 171-040 171-050 171-010 172-020 172-030	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure  Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Other	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 - 115,153,576	12,153,407 286,743,257 16,670,291 2,554,326 (15,8075,899) 10,678,929 170,724,311 80,403,804	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311
150  161 162 163 164 165 166 166 167 168 160 171-010 171-020 171-030 171-030 171-050 172-010 172-020 172-030 172-040 172-050 172-050 172-070 173-080	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure  Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - past due - NFP Notes, Loans, & mortgages receivable - Non-current - Pathership Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 - 115,153,576	12,153,407 286,743,257 16,670,291 2,554,326 (15,8075,899) 10,678,929 170,724,311 80,403,804	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311
150  161 162 163 164 165 166 166 167 168 160  171-010 171-030 171-030 171-030 171-030 172-040 172-040 172-040 172-040 173-040 173-040 174-010	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Distructure - Distructure - Distructure - Non-current - Non-current - Past due Grants receivable - Non-current - Past due Grants receivable - Non-current - Distructure -	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 - 115,153,576	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311 80,403,804	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311
150  161 162 163 164 165 166 167 168 160 171-010 171-020 171-030 171-040 172-030 172-040 172-030 172-040 172-010 173-0170 173-0170 174-010 174-010 174-010 174-010 174-010 174-010 174-010 174-010 174-010 174-010 174-010 174-010	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - John Venture Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - John Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - John Venture Notes, Loans, & mortgages receivable - Non-current - John Venture Notes, Loans, & mortgages receivable - Non-current - John Venture Notes, Loans, & mortgages receivable - Non-current - John Venture Notes, Loans, & mortgages receivable - Non-current - John Venture Notes, Loans, & mortgages receivable - Non-current - John Venture Notes, Loans, & mortgages receivable - Non-current - John Venture Notes, Loans, & mortgages receivable - Non-current - John Venture Notes, Loans, & mortgages receivable - Non-current - John Venture Notes, Loans, & mortgages receivable - Non-current - John Venture Notes, Loans, & mortgages receivable - Non-current - John Venture Notes, Loans, & mortgages receivable - Non-	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354			29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 - 115,153,576	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311 80,403,804	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311
150  161 162 163 164 165 166 167 168 160 171-010 171-020 171-030 171-040 172-020 172-030 172-040 172-030 173-040 172-040 172-050 174-030 174-030 174-030 174-030 174-030 174-030 174-030	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Jont Venture Notes, Loans, & mortgages receivable - Non-current - Jont Venture Notes, Loans, & mortgages receivable - Non-current - Jont Venture Notes, Loans, & mortgages receivable - Non-current - Jont Venture Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Total Venture Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - No	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 115,153,576 6,614,373 142,366 6,756,739	12,153,407 286,743,257 16,670,291 2,554,326 1,554,326 1,554,326 1,70,724,311 2,13,366 80,617,170	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554326 (158,075,899) 10,678,929 170,724,311 2,13,366 14,746,776
150  161 162 163 164 165 166 167 168 169 171-010 171-020 171-030 171-030 172-010 172-020 172-030 172-040 172-050 172-07 173-07 174-010 174-030 174-030 174-030 174-030 174-030	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure  Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Part due - NFP Notes, Loans, & mortgages receivable - Non-current - past due - NFP Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Other assets - Not For Profit Other assets - Joint Venture Other assets - Joint Venture Other assets - Other	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929
150  161 162 163 164 165 166 167 168 160 171-010 171-020 171-030 171-030 171-040 172-030 172-040 172-040 172-040 172-050 172-071 173-071 174-0	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infinstructure Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Other assets - Jax Credit Other assets - Jax Credit Other assets - Other Other assets - Other Other assets - Other	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417 		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 115,153,576 6,614,373 142,366 6,756,739	12,153,407 286,743,257 16,670,291 2,554,326 1,554,326 1,554,326 1,70,724,311 2,13,366 80,617,170	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311
150  161 162 163 164 165 166 167 168 169 171-010 171-020 171-030 171-030 172-010 172-020 172-030 172-040 172-050 172-07 173-07 174-010 174-030 174-030 174-030 174-030 174-030	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure  Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Part due - NFP Notes, Loans, & mortgages receivable - Non-current - past due - NFP Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Other assets - Not For Profit Other assets - Joint Venture Other assets - Joint Venture Other assets - Other	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929
150  161 162 163 164 165 166 166 167 168 160 171-010 171-020 171-030 171-040 172-030 172-040 172-030 174-030 174-040 174-050 174-040 174-050 174-040 174-050 174-040 174-050 174-040 174-050 176-030	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Other assets - Not For Profit Other assets - Joint Venture	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 115,153,576 6,614,373 142,366 6,756,739	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311 213,366 80,617,170	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311 213,366 14,746,776
150  161 162 163 164 165 166 167 168 160 171-010 171-020 171-030 171-040 172-040 172-040 174-030 174-040 174-050 174-040 176-030 176-030 176-040	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Total Venture Notes, Loans, & mortgages receivable - Non-current - Total Venture Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 115,153,576 6,614,373 142,366 6,756,739	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311 213,366 80,617,170	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311 213,366 14,746,776
150  161 162 163 164 165 166 166 167 168 160 171-010 171-020 171-030 171-040 172-030 172-040 172-030 174-030 174-040 174-050 174-040 174-050 174-040 174-050 174-040 174-050 174-040 174-050 176-030	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - past due - NFP Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Dother Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Notes, Loans, & mortgages receivable - Non-current - Notes, Loans, & mortgages receivabl	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311 213,366 80,617,170	(65,870,394)	12,153,407 286,743,257 16,670,291 2,5543,26 (158,075,899) 10,678,929 170,724,311
150  161 162 163 164 165 166 167 168 160 171-010 171-020 171-030 171-040 172-020 172-030 172-040 172-030 174-030 174-030 174-030 174-030 174-030 174-030 174-030 174-030 175-040 176-030 176-030 176-030	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation Construction in progress Infrastructure Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Total Venture Notes, Loans, & mortgages receivable - Non-current - Total Venture Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-	5,372,938 131,243,065 15,339,568 1,409,012 (110,080,929 10,296,929 53,581,123	199,655 (171,313) 28,342	72,541	183,354	56,417		29,553	2,884,221 - - - (922,951)	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 1115,153,576 6,614,373 142,366 6,756,739	12,153,407 286,743,257 16,670,291 2,554,326 1,55075,899 10,678,929 170,724,311 2,13,366 80,617,170	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929 170,724,311 213,366 14,746,776
150  161 162 163 164 165 166 167 168 160 171-010 171-020 171-030 171-030 172-030 172-030 172-040 174-020 174-030 174-040 174-050 176-030 176-030 176-040 176-030 176-040 176-050	Total Current Assets  Land Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leaschold improvements Accumulated depreciation Construction in progress Infrastructure Total capital assets, net of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Tax Credit Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Notes, Loans, & mortgages receivable - Non-current - Joint Venture Other assets - Note For Profit Investment in Joint Venture - Joint Venture Investment in Joint venture - Other Investment in Joint venture - Joint Venture	5.372,938 131,243,065 15.339,568 1,409,012 (110,080,389 10,296,929 10,296,929 73,789,431 73,789,431 71,000 73,860,431	199,655 (171,313) 28,342					29,553	2,884,221 	6,780,469 152,615,971 1,330,723 945,659 (46,901,246) 382,000 1115,153,576 6,614,373 142,366 6,786,739 112,617 112,617 112,617 112,617 112,617 112,617 1245,000 245,000 122,267,932	12,153,407 286,743,257 16,670,291 2,554,326  1,58,075,899) 10,678,929 170,724,311 213,366 80,617,170	(65,870,394)	12,153,407 286,743,257 16,670,291 2,554,326 (158,075,899) 10,678,929

2016			1		1				I	1			
2010		14.850	14.871	14.181	14.856	14.870	14.231						ŀ
Line Item No.	Description	Total LIPH	Section 8 Housing Choice Voucher	Section 8 - Mainstream	Total Section 8 - Mod Rehab	Total ROSS/FSS	Total ESG	Total State/Local	Total Business Activities	Total Component Units	Subtotal	Elimination	Total
311	Bank overdraft						-	-	-	-		-	-
312	Accounts payable <= 90 days	535,415			282	-	-	-		997,299	1,532,996		1,532,996
	Accounts payable > 90 days past due				-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	71,605	-				-			35,220	106,825	-	106,825
322	Accrued compensated absences - current portion	144,545	26,013		-	-	-	-	-	19,675	190,233	-	190,233
	Accrued contingency liability				-	-	-	-	-	-		-	-
325	Accrued interest payable				-	-	-	-	-	-	-	-	_
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy		703		53,712	-	-	-	-	-	54,415	-	54,415
331-020	Accounts payable - HUD PHA Programs - Capital fund	24,294			-	-	-	-	-	-	24,294	-	24,294
331-030	Accounts payable - HUD PHA Programs - Other				-	-	-	-	28,328	-	28,328	-	28,328
331	Accounts payable - HUD PHA Programs	24,294	703	-	53,712	-	-	-	28,328		107,037	-	107,037
332	Accounts payable - PHA Projects				-	-	-	-	-	-		-	-
	Accounts payable - other government	238,584			-	-	-	-	-	49,635	288,219	-	288,219
341 342-010	Tenant security deposits	467,386			-	-	-	-	-	312,051	779,437	-	779,437
	Unearned revenue - Operating Subsidy				-	-	-	-	-	-	-	-	
342-020 342-030	Unearned revenue - Capital fund					-	-	-	-	52,665	52,665	-	50.775
342-030 342	Unearned revenue - Other					-	-	-	-	52,665 52,665	52,665	-	52,665 <b>52,665</b>
	Unearned Revenue CFFP	35,259			-		-	-	_	52,665	35,259	-	35,259
	Capital Projects/ Mortgage Revenue	990.904	13.032		-	-	_	_	-	3,240	1,007,176	-	1.007.176
343	Current portion of LTD - capital projects/mortgage revenue bonds	1,026,163	13,032		-	-	_	_	-	3,240	1,007,176	-	1,007,176
	Current portion of long-term debt - operating borrowings	264,741	13,032		-	-	-	-		3,240	264.741	- 1	264.741
	Other current liabilities	409,258			-					1,160,162	1,569,420		1,569,420
346	Accrued liabilities - other	49,238	_		-			-	-	1,100,102	49	-	49
347	Inter program - due to					56,417	-	29,553	_		85,970	(85,970)	
348	Loan liability - current		_		_	50,117	_	27,555	_		05,570	(05,770)	
310	Total Current Liabilities	3,182,040	39,748	-	53,994	56,417	-	29,553	28,328	2,629,947	6,020,027	(85,970)	5,934,057
	Total Current Emplitics	5,102,010	57,740		55,771	50,117		27,000	20,020	2,027,747	0,020,027	(00,070)	5,554,657
351-010	Long-term debt - CFFP	317,330			-	-	-	-	-	-	317,330	-	317,330
351-020	Long-term - Capital Projects/ Mortgage Revenue	4,640,833	2,269		-	-	-	-	-	72,552,643	77,195,745	(65,870,394)	11,325,351
351	Capital Projects/ Mortgage Revenue Bonds	4,958,163	2,269	-	-	-	-	-	-	72,552,643	77,513,075	(65,870,394)	11,642,681
352	Long-term debt, net of current - operating borrowings	2,382,670			-	-	-	-	-	-	2,382,670	-	2,382,670
353	Non-current liabilities - other	146,749	432,146		-	-	-	-	-	-	578,895	-	578,895
354	Accrued compensated absences- Non-current	578,177	104,052		-		-	-		78,695	760,924	-	760,924
355	Loan liability - Non-current		-	-	-	-	-	-		-	-	-	-
356	FASB 5 Liabilities				-		-	-		-	-	-	-
357	Accrued Pension and OPEB Liability	٠					-	-		-	-	-	-
350	Total Non-Current Liabilities	8,065,759	538,467	-	-	-		-		72,631,338	81,235,564	(65,870,394)	15,365,170
									-				
300	Total Liabilities	11,247,799	578,215	-	53,994	56,417	-	29,553	28,328	75,261,285	87,255,591	(65,956,364)	21,299,227
508.1	Net investment in capital assets	47,596,797	13,041	-	-	-	-	-	1,961,270	42,597,693	92,168,801	65,870,394	158,039,195
	Restricted Net Position	74,513,146	123,796	-	-	-	-	-	-	15,153,525	89,790,467	(65,870,394)	23,920,073
512.1	Unrestricted Net Position	2,818,997	107,354	72,541	129,360	-	-	-	25,056	4,064,569	7,217,877	-1	7,217,877
513	Total Equity/Net Position	124,928,940	244,191	72,541	129,360	-	-	-	1,986,326	61,815,787	189,177,145	-	189,177,145

2016			740	790	I	I							
		14.850	14.871	14.181	14.856	14.870	14.231						
	Description									Total			
Line Item No.	•	Total LIPH	Section 8 Housing Choice Voucher	Section 8 - Mainstream	Total Section 8 - Mod Rehab	Total Ross/FSS	Total ESG	Total State/Local	Total Business Activities	Component	Subtotal	Elimination	Total
										Units			
70300	Net tenant rental revenue	5,750,160			-	-	-	-	-	4,768,849	10,519,009	-	10,519,009
70400 70500	Tenant revenue - other  Total Tenant Revenue	69,060 <b>5,819,220</b>			-	-	-	-	-	17,056 <b>4,785,905</b>	86,116 10,605,125	-	86,116 10,605,125
70300	Total Tenant Revenue	3,017,220			_					4,783,903	10,003,123	-	10,003,123
70600-010	Housing assistance payments		33,431,716	260,888	427,165						34,119,769		34,119,769
70600-020 70600-030	Ongoing administrative fees earned FSS Coordinator		3,198,120	40,028	48,969						3,287,117	-	3,287,117
70600-030	Actual independent public accountant audit costs				-						-	-	-
70600-050	Total preliminary fees earned				-						-	-	-
70600-060 70600-070	Interest earned on advances Admin fee calculation description				-						-	-	-
70600	HUD PHA operating grants	13,865,806	36,629,836	300,916	476,134	608,618			-	-	51,881,310	-	51,881,310
20/10				1	1				-				
70610	Capital grants	3,919,310				-	-	-	-	-	3,919,310	-	3,919,310
70710	Management Fee	2,482,924			-	-	-	-	-	-	2,482,924	(2,482,924)	-
70720 70730	Asset Management Fee	196,620 726,795			-	-	-	-	-	-	196,620	(196,620)	
70730	Book-Keeping Fee Front Line Service Fee	3,112,429			-	-	-	-	-	-	726,795 3,112,429	(726,795)	-
70750	Other Fees	-			-	-	-	-	-	-	-		-
70700	Total Fee Revenue	6,518,768	-	-	-	-	-	-	-	-	6,518,768	(6,518,768)	-
70800	Other government grants				-	-	81,854	129,553	-	3,415,731	3,627,138	(3,415,731)	211,407
71100-010	Housing Assistance Payment - investment income unrestricted		-				01,051	127,555		3,113,731	3,027,130	(3,113,731)	211,107
71100-020	Administrative Fee - investment income unrestricted		52						_		** ***		
71100 71200	Investment income - unrestricted  Mortgage interest income	2,059 2,111,223	52	-	-	-	-	-	5	19,402	21,518 2,111,223	(2,111,223)	21,518
71300	Proceeds from disposition of assets held for sale	2,111,223			-	-	-	-	-	-	2,111,225	(2,111,223)	-
71310	Cost of sale of assets				-	-			-	-	-	-	-
71400-010 71400-020	Housing Assistance Payment - fraud recovery  Administrative Fee - fraud recovery		19,646										
71400	Fraud recovery	-	19,646	-	-	-	-	-	-	50	19,696	-	19,696
71500	Other revenue	1,417,243	3,224,956	14,903	2,737	-	-	-	-	14,080,078	18,739,917	-	18,739,917
71600 72000-010	Gain or loss on sale of capital assets  Housing Assistance Payment - investment income restricted	1,510			-		-	-		-	1,510		1,510
72000-010	Administrative Fee - investment income restricted												
72000	Investment income - restricted	-	-	-	-	-	-	-	109	4,306	4,415	-	4,415
70000	Total Revenue	33,655,139	39,874,490	315,819	478,871	608,618	81,854	129,553	114	22,305,472	97,449,930	(12,045,722)	85,404,208
91100	Administrative salaries	2,044,791	955,319		-	-	-	84,811	-	540,501	3,625,422	-	3,625,422
91200	Auditing fees	62,218	13,748		-	-	-	-	-	172,523	248,489		248,489
91300 91310	Management Fee Book-Keeping Fee	1,445,717 197,790	829,224 518,265	8,352 5,220	8,832 5,520	-	-	-	-	190,799	2,482,924 726,795	(2,482,924) (726,795)	-
91400	Advertising and Marketing	8,767	616	3,220	3,320	-	-	-	-	882	10,265	(720,773)	10,265
91500	Employee benefit contributions - administrative	821,040	400,706		-	-		22,483	-	264,399	1,508,628		1,508,628
91600 91700	Office Expenses Legal Expense	610,621 200,431	426,572 626		-	-	-	20,175	-	197,727 107,882	1,255,095 308,939	-	1,255,095 308,939
91800	Travel	85,591	29,397		-	8,947		687		14,813	139,435	-	139,435
91810	Allocated Overhead	-			-	-	-	-	-	-	-	-	-
91900 91000	Other Total Operating-Administrative	1,333,641 6,810,607	3,174,473	13,572	3 14,355	56,592 <b>65,539</b>	81,854 <b>81,854</b>	1,397 129,553	1,027 1,027	795,417 <b>2,284,943</b>		(3,209,719)	2,269,931 9,366,204
91000	Total Operating-Administrative	0,010,007	3,1/4,4/3	13,372	14,333	05,539	01,054	129,555	1,027	2,264,943	12,575,925	(3,209,/19)	9,300,204
92000	Asset Management Fee	196,620				-		-	-	-	196,620	(196,620)	-
92100	Tenant services - salaries	22,548			I	411,391					433,939		433,939
92200	Relocation Costs	4,080			<u> </u>	-					4,080		4,080
92300	Employee benefit contributions - tenant services	761				131,688					132,449	-	132,449
92400 92500	Tenant services - other  Total Tenant Services	85,705 113,094			-	543,079		-		136,815 136,815	222,520 792,988	-	222,520 <b>792,988</b>
92300	rotal renaut services	113,094				545,0/9				130,815	192,988		192,988
93100	Water	625,593				-		-		305,311	930,904	-	930,904
93200 93300	Electricity Gas	1,303,824 479,472				-		-	-	667,128 205,331	1,970,952 684,803	-	1,970,952 684,803
93300	Fuel Fuel	4/9,4/2				-		-	-	200,551	084,803	-	064,803
93500	Labor	-				-		-	-		-	-	-
93600 93700	Sewer	995,005				-		-	-	558,057	1,553,062	-	1,553,062
93700	Employee benefit contributions - utilities HAP Portability-In	1		1	1	-		-	-	-	-	-	-
93800	Other utilities expense					-			-				_
93000	Total Utilities	3,403,894	-	-	-	-		-	-	1,735,827	5,139,721	-	5,139,721

2016			740	790									
		14.850	14.871	14.181	14.856	14.870	14.231						
	Di4i												
Line Item No.	Description	T. A. L. I IDII	Section 8 Housing	Section 8 -	Total Section 8 -	T-4-1 D/ECC	T. A. LEGO	Total	<b>Total Business</b>	Total	6-14-4-1	E11	T-4-1
		Total LIPH	Choice Voucher	Mainstream	Mod Rehab	Total Ross/FSS	Total ESG	State/Local	Activities	Component	Subtotal	Elimination	Total
										Units			
94100	Ordinary maintenance and operations - labor	2,723,191								666,380	3,389,571		3,389,571
94200	Ordinary maintenance and operations - naterials and other	847,634	25			-		-	-	485,609	1,333,268		1,333,268
	Ordinary maintenance and operations - materials and other	3,294,854	2.5	_		<del>                                     </del>				1,791,341	5,086,195	(3,112,429)	1,973,766
94500	Employee benefit contribution - ordinary maintenance	1,040,149						-		290,957	1,331,106	(3,112,427)	1,331,106
94000	Total Maintenance	7,905,828	25	-		· .		-		3,234,287	11,140,140	(3,112,429)	8,027,711
71000	Total Maintenance	7,500,020				l .				0,201,207	11,110,110	(0,112,12)	0,027,711
95100	Protective services - labor	518,439				-		-	-	-	518,439	-	518,439
95200	Protective services - other contract costs	29,342				-		-		426	29,768	-	29,768
	Protective services - other	3,354				-		-	-	-	3,354	-	3,354
95500	Employee benefit contributions - protective services	173,963				-		-	-	-	173,963	-	173,963
95000	Total Protective Services	725,098	-	-	-	-		-	-	426	725,524	-	725,524
96110	Property Insurance	495,831	7,251	-	-	-		-	-	362,428	865,510	-	865,510
96120	Liability Insurance	77,142	20,005	-	-	-		-	-	155,803	252,950	-	252,950
96130	Workmen's Compensation	286,926	16,383	-	-	-		-	-	66,102	369,411	-	369,411
96140	All other Insurance	122,208	12,678	-	-	-		-	-	20,853	155,739	-	155,739
96100	Total insurance Premiums	982,107	56,317	-	-	-		-		605,186	1,643,610	-	1,643,610
96200	Other general expenses	4,394,923	209,623		172	-		-	-	171,723	4,776,441	(3,415,731)	1,360,710
96210	Compensated absences	81,400	25,552		-	-		-	-	27,176	134,128	-	134,128
96300	Payments in lieu of taxes	225,968			-	-		-	-	212,149	438,117	-	438,117
	Bad debt - tenant rents	161,430			-	-		-	-	88,006	249,436	-	249,436
	Bad debt - mortgages	-			-	-		-	-	-	-	-	-
	Bad debt - other	-	740		1,328	-		-	-	-	2,068	-	2,068
96800	Severance expense	-			-	-		-	-	-	-	-	-
96000	Total Other General Expenses	4,863,721	235,915	-	1,500	-		-	-	499,054	5,600,190	(3,415,731)	2,184,459
0.6710			1			1							
96710 96720	Interest of Mortgage (or Bonds) Payable	270,589 94,692	1,221		-	-		-	-	6,691	277,280 2,247,567	(2,111,223)	277,280 136,344
	Interest on Notes Payable (Short and Long Term)	94,692	1,221		-	-			-	2,151,654	2,247,367	(2,111,223)	130,344
96730 96700	Amortization of Bond Issue Costs Interest Expense and Amortization Cost	365,281	1,221		-	-			-	2,158,345	2,524,847	(2,111,223)	413,624
90700	Interest Expense and Amortization Cost	365,281	1,221	_	_	-	l .	_	-	2,158,345	2,524,847	(2,111,223)	413,024
96900	Total Operating Expenses	25,366,250	3,467,951	13,572	15,855	608,618	81,854	129,553	1.027	10,654,883	40 220 562	(12,045,722)	28,293,841
90900	Total Operating Expenses	23,300,230	3,407,731	13,372	13,033	000,010	01,034	127,333	1,027	10,034,003	40,337,303	(12,043,722)	20,273,041
97000	Excess Revenue Over Operating Expenses	8.288.889	36,406,539	302,247	463,016	_	I _	I _	(913)	11,650,589	57,110,367	_	57,110,367
77000	Excess Revenue Over Operating Expenses	0,200,002	30,400,337	302,247	405,010				(713)	11,030,307	37,110,307		37,110,307
97100	Extraordinary maintenance	109,783				-		-	-	52,767	162,550	-	162,550
97200	Casualty losses- Non-capitalized	20,383				-		-	-	42,837	63,220	-	63,220
97300-010	Mainstream 1 & 5 year			İ						///	-	-	-
97300-020	Home-Ownership		327,438	ĺ							327,438	-	327,438
97300-025	Litigation			ĺ							-	-	-
97300-030	FSS Escro Deposits		104,124	ĺ							104,124	-	104,124
97300-035	Moving to Work										-	-	-
97300-040	Tenant Protection		295,075								295,075	-	295,075
97300-050	Portability out		2,976,867								2,976,867	-	2,976,867
97300-060	Enhanced										-	-	-
97300-070	All Other		29,613,245	275,182	425,770						30,314,197	-	30,314,197
97300	Total Housing assistance payments	-	33,316,749	275,182	425,770	-		-	-	-	34,017,701	-	34,017,701
	Depreciation expense	4,499,382	10,836			-		-	115,369	4,664,275	9,289,862	-	9,289,862
97350	Port In	-	2,977,925	ļ				-	-	-	2,977,925	-	2,977,925
	Dwelling units rent expense	-				-		-	-	-	-	-	-
90000	Total Expenses	29,995,798	39,773,461	288,754	441,625	608,618	81,854	129,553	116,396	15,414,762	86,850,821	(12,045,722)	74,805,099

2016	T	1	740	790	1			1					
2010		14.850	14.871	14.181	14.856	14.870	14.231						
	D 1.1												
Line Item No.	Description	Total LIPH	Section 8 Housing	Section 8 -	Total Section 8 -	Total Ross/FSS	Total FCC	Total	<b>Total Business</b>	Total	Subtotal	Elimination	Total
		Total LIFT	Choice Voucher	Mainstream	Mod Rehab	Total Ross/F55	Total ESG	State/Local	Activities	Component Units	Subtotai	Elimination	Iotai
10010 10020	Operating transfer in	1,539,928 (1,539,928)				-		-	-	-	1,539,928 (1,539,928)	(1,539,928) 1,539,928	-
10020	Operating transfer out Extraordinary items, net gain/loss	(1,539,928)				-		-	-	-	(1,539,928)	1,539,928	-
10080	Special items, net gain/loss					-		-	-	-	-		-
10091	Inter AMP Excess Cash Transfer In	606,000				-		-	-	-	606,000	(606,000)	-
10092 10100	Inter AMP Excess Cash Transfer Out Total Other Financing Sources (Uses)	(606,000)		_	_	-		-	-	-	(606,000)	606,000	
	The same same same same same same same sam				L			ı					
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	3,659,341	101,029	27,065	37,246	_	_	_	(116,282)	6,890,710	10,599,109	_	10,599,109
	(	.,,	. , , ,	,					( ', ', ',	-,,	.,,		.,,
11020	Required Annual Debt Principal Payments	1,232,935	12,330			-		-	-	-	1,245,265	-	1,245,265
									•				
11030	Beginning equity	89,992,693	143,162	45,476	92,114	-		-	88,017,686	286,905	178,578,036	-	178,578,036
11040-010	Equity Transfers - Three Rivers to Comp Unit	_			_	-		_	(85,915,078)	85,915,078	_		-
11040-020	Equity Transfers - To AMPs for Loans	68,646,878			-	-		-	-	(68,646,878)	-	-	-
11040-030	Equity Transfers - Mixed Finance Non-9999 Transfer	(37,369,972)			-	-		-	-	37,369,972	-		-
11040-040	Equity Transfers - COCC to AMPs to fund AMP deficit	-		-	-	-		-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	31,276,906	-	-	-	-	-	-	(85,915,078)	54,638,172	-	-	-
	<u> </u>			l	l								
11170-001	Administrative Fee Equity- Beginning Balance		134,333								134,333		134,333
11170-010	Administrative Fee Revenue		3,198,120								3,198,120		3,198,120
11170-020 11170-030	Hard to House Fee Revenue Audit Costs												-
11170-040	Investment Income		52								52		52
11170-045	Fraud Recovery Revenue		19,646								19,646		19,646
11170-050 11170-051	Other Revenue Comment for Other Revenue		3,224,956								3,224,956		3,224,956
11170-051	Total Admin Fee Revenues		6,442,774								6,442,774		6,442,774
11170-080	Total Operating Expenses		6,445,876								6,445,876		6,445,876
11170-090 11170-100	Depreciation		10,836								10,836		10,836
11170-100	Other Expenses Comment for Other Expense										-		-
11170-110	Total Expenses		6,456,712								6,456,712		6,456,712
11170-002	Net Administrative Fee		(13,938)								(13,938)		(13,938)
11170-003 11170	Administrative Fee Equity- Ending Balance Administrative Fee Equity		120,395 120,395								120,395 120,395		120,395 120,395
11170	Administrative Fee Equity		120,073								120,575		120,575
11180-001	Housing Assistance Payments Equity - Beginning Balance		8,829								8,829		8,829
11180-010 11180-015	Housing Assistance Payments Revenue Fraud Recovery Revenue		33,431,716								33,431,716		33,431,716
11180-013	Other revenue										-		-
11180-021	Comment for other revenue										-		-
11180-025 11180-030	Investment Income Total HAP revenues		33,431,716								33,431,716		33,431,716
11180-030	Housing Assistance Payments		33,431,716								33,316,749		33,431,716
11180-090	Other expense		,,,,,,,,,								-		-
11180-091	Comment for other expense		22.216 = ::								- 22.216.512		
11180-100 11180-002	Total Housing Assistance Payments Expense  Net Housing Assistance Payments		33,316,749 114,967								33,316,749 114,967		33,316,749 114,967
11180-003	Housing Assistance Payment Equity - Ending Balance		123,796								123,796		123,796
11180	Housing Assistance Payments Equity		123,796								123,796		123,796
11190	Unit Months Available	35,072	69,102	720	864	1		ı	1	2,340	108,098		108,098
11210	Unit Months Available Unit Months Leased	34,409	69,102	694	864	-		-	-	2,340	108,098	-	108,098
			~,.02							-,0	,		
11270	Excess Cash	1,784,206		<u> </u>		-		-		-	1,784,206	-	1,784,206
11610	Land Purchases	_									_	_	_
11620	Building Purchases	4,025,508									4,025,508	-	4,025,508
11630	Furniture & Equipment-Dwelling Purchases	-									-	-	-
11640	Furniture & Equipment-Administrative Purchases	-									-	-	-
11650 11660	Leasehold Improvements Purchases Infrastructure Purchases	-									-	-	-
13510	CFFP Debt Service Payments	516,445									516,445	-	516,445
13901	Replacement Housing Factor Funds	-									-	-	-

# Low-Income Public Housing Financial Data Schedule

	Public Housing Balance Sheet	1																							
Line Item	Description	AMP 101	AMP 102	AMP 103 AM	MP 201	AMP 202	AMP 203	AMP 301	AMP 302	AMP 303	AMP 304	AMP 305	AMP 401	AMP 403	AMP 501	AMP 502	AMP 503	AMP 504	AMP 601	AMP 602	AMP 701	AMP 702	AMP 703	AMP 704	AMP 705
No. 111	Cash - unrestricted	109 315	401.008		17.680	299 376	543 171	39 402	79.037	66.823		46 445	332 991	353.897		2 485	24.071	26.976			68 146		209.071	59.767	
112	Cash - restricted-modernization and development	107,717	401,000	20,211	17,000	277,570	290,171	37,402	7,5037	00,020	17,450	30,40	334,371	333,077	147,014	2,400	24,071	20,770	2,71,207		0351.00	327,007	207,071	33,101	77,001
113	Cash - other restricted																				72,492				
	Cash - tenant security deposits	42,917	49,428	-		52,180	59,636	-	12,340			8,443	31,243	51,505					39,879	19,092		52,834	18,889		14,106
100	Cash - Restricted for payment of current liability  Total Cash	152,232	450,436	96,311	17,680	351,556	602,807	39,402	91,377	66,823	17,430	54,888	364,234	405,402	149,814	2,485	24,071	26,976	271,166		140,638	379,841	227,960	59,767	93,107
			,		,	,					.,,	,		,	,	-,		20,000	273,750	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1.0,000	27.790.7	,,		,
	Accounts receivable - PHA projects																								
122-010	Accounts receivable - HUD other projects - Operating Subsidy Accounts receivable - HUD other projects - Capital fund	101,025				-														52,339			3.870		$\overline{}$
122-030	Accounts receivable - HUD other projects - Other	101,020																		34,557			3,010		
122		101,025		-		-	-		-						-					52,339			3,870		_
	Account receivable - other government Account receivable - miscellaneous - Not For Profit				_																				-
125-020	Account receivable - miscellaneous - Port For Front Account receivable - miscellaneous - Partnership																								$\overline{}$
125-030	Account receivable - miscellaneous - Joint Venture																								
125-040	Account receivable - miscellaneous - Tax Credit Account receivable - miscellaneous - Other	430	1.005	57.240			512					299	17 436						501						2.152
125-050		430	1,005	57,240	-		512			-		299	17,436		- :				501	-		- :			2,152
126	Accounts receivable - tenants	19,360	3,286					-		-		3,512	9,571	3,589					29,512	12,063		51,018	5,617		9,500
126.1	Allowance for doubtful accounts - tenants	(6,809)	(1,510)										(390)	(2,416)	)				(18,726)	(9,193)		(18,509)	(3,208)		=
	Allowance for doubtful accounts - other Notes, Loans, & Mortgages Receivable - Current					-																			_
	Fraud recovery	10,674				-	498		-											294		-			-
128.1	Allowance for doubtful accounts - fraud																								
129	Accrued interest receivable  Total receivables, net of allowance for doubtful accounts	124,680	2 804	57,240			1,010					3,811	26,617	1,173	1				11,287	55,503		32,509	6,279		11,652
120	I otal receivables, net of allowance for doubtful accounts	124,680	2,/81	57,240			1,010					3,811	26,617	1,173		-			11,287	55,503	-	32,509	6,279		11,652
	Investments - unrestricted																								$\overline{}$
	Investments - restricted																								
135 142	Investments - Restricted for payment of current liability  Prepaid expenses and other assets				_																				-
143	Inventories																								$\overline{}$
143.1	Allowance for obsolete inventories																								
144	Inter program - due from Assets held for sale					-	-	-	-				-	-	-	-		-				-	-		$\vdash$
143		276,912	453.217	153,551	17.680	351,556	603.817	39,402	91,377	66.823	17,430	58,699	390,851	406,575	149,814	2,485	24,071	26,976	282,453	74,735	140,638	412,350	234,239	59.767	104,759
161 162	Land Buildings	650,380	113,546 5,286,293	-	43,655	437,660 8 462 834	337,501 8,467,758	2 000	172,373	109,727			283,581 17,376,104	711,881	115,594	115,590		115,590	601,700 12,000,189	164,355	39,290	309,254 17,467,773	119,666 2.750,358		20,445 367,144
163	Furniture, equipment and machinery - dwellings	1,243,677	702,309	-	- 1	877,891	1,738,708	2,000	697,438				873.011	1,682,623					951,050	4,186,481		1,097,368	1,289,012		307,144
164	Furniture, equipment and machinery - administration	52,532		-		14,071	9,156	-	64,011			7,041	56,801	33,425	17,446				76,904	5,471		18,506			48,016
	Leasehold improvements Accumulated depreciation	(11,701,239)	(4 680 057)	-		(8.915,259)	(7,980,457)	(1.000)	(8,389,782)			(5.633)	(13.875,704)	(10.196.811)	(11 921)				(11.124.303)	(10.350.533)		(12.829.086)	(3.390.464)		(91,837)
167	Construction in progress	4,196,882	35,345	-	-	(8,915,259)	(7,980,457)	(1,000)	(8,389,782)			(5,033)	(15,8/5,/04)	2.897.941	(11,921)				(11,124,303)	2,757,695		166,061	243,005		(91,837)
168	Infrastructure																						2.0,000		-
160	Total capital assets, net of accumulated depreciation	7,568,901	1,457,436	-	43,655	877,197	2,572,666	1,000	3,875,452	109,727	,	1,408	4,713,793	6,529,232	121,119	115,590	-	115,590	2,505,540	7,943,768	39,290	6,229,876	1,011,577	-	343,768
121 010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit						-	-																	$\overline{}$
	Notes, Louns, & mortgages receivable - Non-current - Partnership				,510,075			8,774,231		9,637,281					1,340,567	2,044,791	3,019,260	2,604,049			1,703,658			3,301,865	$\overline{}$
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture																								
	Notes, Loans, & mortgages receivable - Non-current - Tax Credit																								$\vdash$
171-050	Notes, Loans, & mortgages receivable - Non-current - Other Notes, Loans, & mortgages receivable - Non-current				510,075			8,774,231		9,637,281					1,340,567	2,044,791	3,019,260	2,604,049		-	1,703,658			3,301,865	_
172-010								-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		.,,,,,,,,,					1,00,000	2,011,011	2,222,200	2,000,000			1,100,000			-,,	
																									$\vdash$
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership Notes, Loans, & mortgages receivable - Non-current - Joint Venture				_																				_
172-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit																								$\overline{}$
172-050	Notes, Loans, & mortgages receivable - Non-current - Other																								
172	Notes, Loans, & mortgages receivable - Non-current - past due	-		-	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-		-	-	_
174-010	Grants receivable - Non-current Other assets - Not For Profit	l		<del>                                     </del>											<del>                                     </del>		-								-
174-020	Other assets - Partnership																								
174-030	Other assets - Joint Venture																								-
174-040	Other assets - Tax Credit Other assets - Other				-+										1		-								-
174	Other assets	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-		
176-010	Investment in Joint venture - Not For Profit																								
176-020						<del>- T</del>																			-1
176-030	Investment in Joint venture - Joint Venture Investment in Joint venture - Tax Credit					-																			_
176-050	Investment in Joint venture - Other																								
176	Investment in joint venture							-				-			-										_=
180	Total Non-current Assets	7,568,901	1,457,436	- 5,	553,730	877,197	2,572,666	8,775,231	3,875,452	9,747,008	-	1,408	4,713,793	6,529,232	1,461,686	2,160,381	3,019,260	2,719,639	2,505,540	7,943,768	1,742,948	6,229,876	1,011,577	3,301,865	343,768
190	Total Assets	7,845,813	1.010.683	153,551 5,	ene ero I	4 220 852	2 187 102	0.014 (33	3,966,829	0.012.021	48.430	CO 108	5,104,644	C 025 005	4 (44 800	44/40//	3,043,331	4 844 448	4 808 003	0.010.503	1 003 507	6,642,226	1,245,816	2.244.424	448,527

	DIE W. J. D.L. CL.	ı																							
Line Item	Public Housing Balance Sheet			т								r			1					- г					
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 403	AMP 501	AMP 502	AMP 503	AMP 504	AMP 601	AMP 602	AMP 701	AMP 702	AMP 703	AMP 704	AMP 705
311	Bank overdraft																								
312	Accounts payable <= 90 days	8,798	19,089			3,653	4,352		3,488			4,069	755	3,512					7,490	12,328		6,806	4,725		5,876
313	Accounts payable > 90 days past due																								
	Accrued wage/payroll taxes payable Accrued compensated absences - current portion	5,902	7,295			205	0.446		324			622	3,189	1.000					1.000	4004		3,149	1.000		2.162
	Accrued compensated absences - current portion  Accrued contingency liability	5,902	7,290			295	8,446		324			533	3,189	1,587					4,280	4,984		3,149	1,829		2,162
	Accrued contingency naturaly Accrued interest payable				_																				-
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy			-	_						-									_					_
	Accounts payable - HUD PHA Programs - Operating Substay			-							-			24 294											$\vdash$
	Accounts payable - HUD PHA Programs - Other													47,477											$\overline{}$
331	Accounts payable - HUD PHA Programs			_	-		-				-			24,294		-									
332	Accounts payable - PHA Projects													- 1,01											
333	Accounts payable - other government	11,215	16,784			46,954	52,061						10,766	22,967					17,269	3,137		27,404	11,117		1,829
341	Tenant security deposits	42,917	49,428			52,180	59,636		12,340			8,443	31,243	51,505					39,879	19,092		52,834	18,889		14,106
342-010	Unearned revenue - Operating Subsidy																								
	Unearned revenue - Capital fund																								
342-030	Unearned revenue - Other																								
342	Unearned Revenue			-	-	-	-		-		-	-	-			-	-			-	-	-			-
	CFFP	1,588																	20,870			2,542	10,259		
343-020	Capital Projects/ Mortgage Revenue	32,514	18,721			22,662	142,869		17,735				2,262	43,353					24,633	548,814		28,574	82,765		
343	Current portion of LTD- capital projects/mortgage revenue bonds	34,102	18,721	-	-	22,662	142,869		17,735	-	-	-	2,262	43,353		-	-		45,503	548,814		31,116	93,024		-
344	Current portion of long-term debt - operating borrowings									30,845								1 526		22 506	35,000			2 160	
345	Other current liabilities		6,318	1,785	1,620	6,112	7,494	4,080	7,362	2,055	2,692	1,650	4,610	2,994	1,977	1,800	1,998	1,536	9,243	32,596	2,943	27	47,052	2,160	1,275
346	Accrued liabilities - other Inter program - due to																								
	Inter program - due to  Loan liability - current - Not For Profit				_																				$\vdash$
348-010	Loan hability - current - Not For Profit  Loan hability - current - Partnership				_						-														_
348-020	Loan liability - current - Joint Venture										-														_
348-040	Loan liability - current - Tax Credit										-														_
348-050	Loan liability - current - Other										<del>                                     </del>														$\vdash$
348	Loan liability - current					-					-	-													
	Total Current Liabilities	102,934	117,635	1,785	1,620	131,856	274,858	4,080	41,249	32,900	2,692	14,695	52,825	150,212	1,977	1,800	1,998	1,536	123,664	620,951	37,943	121,336	176,636	2,160	25,248
									,																
	Long-term debt - CFFP	14,288								-									187,832			22,880	92,330		
351-020	Long-term - Capital Projects/ Mortgage Revenue	90,417	49,747			64,881	412,217		52,524				84,461	124,656					69,988	1,532,054		80,202	216,740		
351	Capital Projects/ Mortgage Revenue Bonds	104,705	49,747	-	-	64,881	412,217		52,524		-	-	84,461	124,656		-	-		257,820	1,532,054	-	103,082	309,070		
	Long-term debt, net of current - operating borrowings									277,607											215,000				1
353	Non-current liabilities - other																								
354	Accrued compensated absences- Non-current	23,607	29,180	-		1,180	33,783		1,297			2,133	12,755	6,348		-			17,120	19,936		12,596	7,316		8,647
	Loan liability - Non-current - Not For Profit																								$\vdash$
355-020	Loan liability - Non-current - Partnership			-	-										-										_
355-030	Loan liability - Non-current - Joint Venture Loan liability - Non-current - Tax Credit			ļ																					-
355-040	Loan liability - Non-current - Tax Credit Loan liability - Non-current - Other				-						-				-										-
355	Loan liability - Non-current - Other  Loan liability - Non-current			-																					$\vdash$
356	Loan liability – Non-current FASB 5 Liabilities			-	-	-	-	-			-	-	-		-	-	-	-		-		-			_
357	Accrued Pension and OPEB Liability			1	1						1				-					-					-
350	Total Non-Current Liabilities	128.312	78,927	· .		66,061	446,000		53,821	277,607		2.133	97,216	131,004					274.940	1,551,990	215,000	115,678	316.386		8,647
330		120,012	700227			00,001	740,000		30,021	277,007		2,100	//,210	151,004					2/4//40	1,000,747,700	213,000	213,070	310,300		
300	Total Liabilities	231,246	196,562	1,785	1,620	197,917	720,858	4,080	95,070	310,507	2,692	16,828	150,041	281,216	1,977	1,800	1,998	1,536	398,604	2,172,941	252,943	237,014	493,022	2,160	33,895
508.1	Net investment in capital assets	7,430,094	1,388,968		43,655	789,654	2,017,580	1,000	3,805,193	109,727	- I	1,408	4,627,070	6,361,223	121,119	115,590	-1	115,590	2,202,217	5,862,900	39,290	6,095,678	609,483		343,768
	Restricted Net Position				5,510,075	-		8,774,231	.,,	9,637,281	-				1,340,567	2,044,791	3,019,260	2,604,049	, , , , , , ,	-	1,776,150		-	3,301,865	
512.1	Unrestricted Net Position	184,473	325,123	151,766	16,060	241,182	438,045	35,322	66,566	(243,684	14,738	41,871	327,533	293,368	147,837	685	22,073	25,440	187,172	(17,338)	(184,797)	309,534	143,311	57,607	70,864
513	Total Equity/Net Position	7,614,567	1,714,091	151,766	5,569,790	1,030,836	2,455,625	8,810,553	3,871,759	9,503,324	14,738	43,279	4,954,603	6,654,591	1,609,523	2,161,066	3,041,333	2,745,079	2,389,389	5,845,562	1,630,643	6,405,212	752,794	3,359,472	414,632
600	Total Liabilities and Equity/Net Position	7.845.813	1 910 423	153.551	5,571,410	1,228,753	3,176,483	8,814,633	3,966,829	9813 071	17,430	60,107	5,104,644	6,935,807	1,611,500	2.162.866	3.043.331	2,746,615	2 797 002	8,018,503	1,883,586	6.642.226	1,245,816	3,361,632	449 527
600	1 otal Liabilities and Equity/Net Position	7,845,813	1,910,653	153,551	3,3/1,410	1,228,/53	3,1/6,483	0,614,633	3,966,829	7,813,831	17,430	00,107	3,104,644	0,935,807	1,611,500	2,162,866	3,943,331	4,746,615	4,/8/,993	6,016,503	1,083,386	0,042,226	1,245,816	3,361,632	440,32/

Line Iten	Public Housing Balance Sheet												_											Total Public
No.	Description	AMP 801	AMP 802	AMP 803	AMP 804	AMP 805	AMP 806	AMP 807	AMP 808	AMP 811	AMP 812	AMP 813	AMP 814	AMP 815	AMP 817	AMP 818	AMP 820	AMP 821	AMP 822	AMP 823	AMP 824	Total AMPS	COCC	
111	Cash - unrestricted	14,585		4,218	11,440	54,356	51,337	19,381	14,683	15,551	18,508		224,231	209,419	11,704	6,378	8,880	43,699		59,855	68,232	4,416,968	1,322,258	5,739,226
112	Cash - restricted-modernization and development																			46,191		46,191		46,191
113	Cash - other restricted				2,278			172	522,438													597,380	9,144	606,524
114																	1,780			13,114		467,386		467,386
115	Cash - Restricted for payment of current liability	14.585		4.218	13,718	54,356	51,337	19,553	537,121	15,551	18,508		224,231	209,419	11,704	( 270	10.660	43.699		110.140	(0.333	5,528,065	1 221 402	6.859,467
100	Total Cash	14,585		4,218	13,/18	54,356	51,337	19,555	537,121	15,551	18,508		224,231	209,419	11,/04	6,378	10,660	43,699	-	119,160	68,232	5,528,065	1,331,402	6,859,467
121	Accounts receivable - PHA projects		1 1										1				- 1						- 1	
122-010	Accounts receivable - HUD other projects - Operating Subsidy																					-		-
122-020	Accounts receivable - HUD other projects - Capital fund																					157,234		157,234
	Accounts receivable - HUD other projects - Other																							
	Accounts receivable - HUD other projects		-		-					-			-									157,234		157,234
124	Account receivable - other government  Account receivable - miscellaneous - Not For Profit																							-
125-010	Account receivable - miscellaneous - Not Pot Protit																							
	Account receivable - miscellaneous - Joint Venture																							
125-040	Account receivable - miscellaneous - Tax Credit																					-		-
125-050	Account receivable - miscellaneous - Other																					79,575	487,543	567,118
125			-	-	-	-				-		-				-	-					79,575	487,543	567,118
126	Accounts receivable - tenants						-													8,745		155,773		155,773 (60,761)
126.1	Allowance for doubtful accounts - tenants Allowance for doubtful accounts - other		_		-							-							-	-		(60,761)		(60,/61)
120.2	Notes, Loans, & Mortgages Receivable - Current																							
128																						11,466		11,466
128.1	Allowance for doubtful accounts - fraud																							
129	Accrued interest receivable																							
120	Total receivables, net of allowance for doubtful accounts		-	-	-					-						-	-			8,745		343,287	487,543	830,830
121	Investments - unrestricted																						527,229	527.229
132																						-	154 946	154,946
135	Investments - Restricted for payment of current liability																					-	1,74,740	1,74,740
142	Prepaid expenses and other assets																					-	276,743	276,743
143	Inventories																							
143.1																								
144	Inter program - due from									-			-				-						85,970	85,970
150		14,585		4,218	13,718	54,356	51,337	19,553	537,121	15,551	18,508		224,231	209,419	11,704	6,378	10,660	43,699		127,905	(0.333	5,871,352	1 0/2 022	8,735,185
130	Total Current Assets	14,383		4,210	13,/10	34,330	31,337	17,533	337,121	13,331				207,417	11,/04	0,378	10,000	43,077					2,003,033	0,733,103
161	Land	59,251				190,000	189,691	150,000	149,347											165,362		5,365,439	7,499	5,372,938
162	Buildings	59,251				190,000 3,193,495	189,691 482,977	150,000	149,347								248,000			165,362 2,030,651		125,174,129	7,499 6,068,936	131,243,065
162 163	Buildings Furniture, equipment and machinery - dwellings	59,251						150,000	149,347				:				248,000	-		2,030,651		125,174,129 15,339,568	6,068,936	131,243,065 15,339,568
162 163 164	Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration	59,251						150,000	149,347								248,000	:				125,174,129		131,243,065
162 163 164 165	Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements	59,251				3,193,495	482,977	150,000	149,347					:				:		2,030,651 19,093		125,174,129 15,339,568 422,473	6,068,936 986,539	131,243,065 15,339,568 1,409,012
162 163 164 165 166	Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements Accumulated depreciation	59,251						150,000	149,347	-			-			-	248,000 (49,600)	:		2,030,651		125,174,129 15,339,568 422,473 (105,024,045)	6,068,936	131,243,065 15,339,568 1,409,012 (110,080,389)
162 163 164 165	Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leasehold improvements	-				(1,021,919)	482,977	150,000		-	-		-							2,030,651 19,093 (253,887)		125,174,129 15,339,568 422,473 (105,024,045) 10,296,929	6,068,936 986,539 (5,056,344)	131,243,065 15,339,568 1,409,012 (110,080,389) 10,296,929
162 163 164 165 166 167	Buildings Furniture, equipment and machinery - dwellings Furniture, equipment and machinery - administration Leuchold improvements Accumulated depreciation Construction in progress Infrastructure	59,251				3,193,495	482,977	-	149,347	-	-		-					•		2,030,651 19,093		125,174,129 15,339,568 422,473 (105,024,045)	6,068,936 986,539 (5,056,344)	131,243,065 15,339,568 1,409,012 (110,080,389) 10,296,929
162 163 164 165 166 167 168 160	Buildings Furniture, cogioment and machinery - dwellings Furniture, cogioment and machinery - administration Leasched improvements Accumulated depreciation Accumulated depreciation Comments Total capital assets, net of accumulated depreciation	-		-	-	(1,021,919)	482,977	-		-	-	-					(49,600)	•	-	2,030,651 19,093 (253,887)		125,174,129 15,339,568 422,473 (105,024,045) 10,296,929	6,068,936 986,539 (5,056,344)	131,243,065 15,339,568 1,409,012 (110,080,389) 10,296,929
162 163 164 165 166 167 168 160	Building  Transferr, conjuncted and machinery - dwellings Furniture, conjuncted and machinery - dwellings Furniture, conjuncted and machinery - administration  Furniture, conjuncted and machinery - administration  Construction of the conjunction of the conjunc	59,251		-	-	3,193,495	482,977 (154,553) 518,115	150,000	149,347	-		-				-	(49,600)		_	2,030,651 19,093 (253,887)		125,174,129 15,339,568 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344)	131,243,065 15,339,568 1,409,012 (110,080,389) 10,296,929 - 53,581,123
162 163 164 165 166 167 168 160 171-010	Bushfore  [Printing conjunction and machinery - dwelling  [Printing conjunction and machinery - dwelling  [Printing conjunction  [Lamshold ingovernment  Accumulated depreciation  [Construction in projects  [Printing Construction in projects  [Printing Construction in projects  [Printing Construction in Printing Construc	-		-	1,504,309	(1,021,919)	482,977	-		235,807	446,738	-	2,145,520	5,790,226	1,137,202	681,304	(49,600)	1,014,483	-	2,030,651 19,093 (253,887)	3,466,961	125,174,129 15,339,568 422,473 (105,024,045) 10,296,929	6,068,936 986,539 (5,056,344)	131,243,065 15,339,568 1,409,012 (110,080,389) 10,296,929
162 163 164 165 166 167 168 160 171-010 171-020 171-030	Buildings  Furniture, equipment and machinery - dwellings  Furniture, equipment and machinery - dwellings  Furniture, equipment and machinery - deministration  Leanched trappeturements  Contraction in progress  Influence of the contraction in progress  Texts capital assets, set of accumulated depreciation  Texts capital assets, set of accumulated depreciation  Notes, Lonne, A mentioners executively. Non-current - Not For Profit  Notes, Lonne, A mentioners executively. Non-current - Not For Profit  Notes, Lonne, A mentioners executively. Non-current - Not Vietners  Notes, Lonne, A mentioners received - Non-current - Not Vietners	59,251			1,504,309	3,193,495	482,977 (154,553) 518,115	150,000	149,347	235,807	446,738	-	2,145,520	5,790,226	1,137,202	681,304	(49,600)	1,014,483	-	2,030,651 19,093 (253,887)		125,174,129 15,339,568 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344)	131,243,065 15,339,568 1,409,012 (110,080,389) 10,296,929 - 53,581,123
162 163 164 165 166 167 168 160 171-010 171-020 171-040	Building  Thurston, cogineses and machinery - dwellings  Furniture, cogineses and machinery - administration  Furniture, cogineses and machinery - administration  Accumulated depreciation  Construction in progress  Indian cogineses and committee of the committe	59,251			1,504,309	3,193,495	482,977 (154,553) 518,115	150,000	149,347	235,807	446,738	-	2,145,520	5,790,226	1,137,202	681,304	(49,600)	1,014,483		2,030,651 19,093 (253,887)		125,174,129 15,339,568 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344)	131,243,065 15,339,568 1,409,012 (110,080,389) 10,296,929 - 53,581,123
162 163 164 165 166 167 168 160 171-010 171-020 171-040	Building  Furniture, equipment and machinery - dwelling  Furniture, equipment and machinery - dwindings  Furniture, equipment and machinery - dwindingstration  Leandood impossion  Leandood impossion  Leandood impossion  Total capital assets, set of accumulated depreciation  Notes, Loan, A, mortugues receivable - Non-current - Not For Profit  Notes, Loan, A, mortugues receivable - Non-current - Purtnership  Notes, Loan, A mortugues receivable - Non-current - Purtnership  Notes, Loan, A mortugues receivable - Non-current - Purtnership  Notes, Loan, S, mortugues receivable - Non-current - Purtnership  Notes, Loan, S, mortugues receivable - Non-current - Purtnership  Notes, Loan, S, mortugues receivable - Non-current - Order  Notes, Loan, S, mortugues receivable - Non-current - Order	59,251			1,504,309	3,193,495	482,977 (154,553) 518,115	150,000	149,347	235,807	446,738	-	2,145,520	5,790,226	1,137,202		(49,600)	1,014,483		2,030,651 19,093 (253,887) 1,961,219		125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630	131,243,065 15,339,568 1,409,012 (110,080,389) 10,296,929 - 53,581,123
162 163 164 165 166 167 168 160 171-010 171-020 171-030 171-030 171-030	Building  Parinters, conjuncted and machinery - dwellings  Furniture, conjuncted and machinery - administration  Furniture, conjuncted and machinery - administration  Construction  Construction  Construction  Food a copied a need, no set of accumulated depreciation  Food a copied a need, no set of accumulated depreciation  Notes, Losse, & mortgages receivable - Non-current - Nort For Profit  Notes, Losse, & mortgages receivable - Non-current - Nort Venture India  Notes, Losse, & mortgages receivable - Non-current - Nort Venture  Notes, Losse, & mortgages receivable - Non-current - Other Venture  Notes, Losse, & mortgages receivable - Non-current - Other  Notes, Losse, & mortgages receivable - Non-current - Other  Notes, Losse, & mortgages receivable - Non-current - Other  Notes, Losse, & mortgages receivable - Non-current - Other  Notes, Losse, & mortgages receivable - Non-current - Other  Notes, Losse, & mortgages receivable - Non-current - Other  Notes, Losse, & mortgages receivable - Non-current - Other  Notes, Losse, & mortgages receivable - Non-current - Other  Notes, Losse, & mortgages receivable - Non-current - Other  Notes, Losse, & mortgages receivable - Non-current - Other  Notes, Losse, & mortgages receivable - Non-current - Other  Notes, Losse, & mortgages receivable - Non-current - Other  Notes, Losse, & mortgages receivable - Non-current - Other  Notes, Losse, & mortgages	59,251		-		3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612			-					(49,600)		-	2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 - (110,080,389) 10,296,929 - - 53,581,123
162 163 164 165 166 167 168 160 171-010 171-020 171-030 171-030 171-050 171-171 172-010	Buildings  Furniture, equipment and machinery - dwellings  Furniture, equipment and machinery - dwellings  Furniture, equipment and machinery - deministration  Leanched trappets recovered to the control of the contro	59,251		-		3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612			-					(49,600)		-	2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 - (110,080,389) 10,296,929 - - 53,581,123
162 163 164 165 166 167 168 160 171-010 171-020 171-030 171-040 171-05 171 172-010	Building  Printing, coginguest and machinery - dwellings  Printing, coginguest and machinery - dwellings  Printing, coginguest and machinery - administration  Accumulated depreciation  Construction in progress  Inflatinguesture  Total cogistal neets, not af accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Nort For Profit  Notes, Loans, & mortgages receivable - Non-current - Printiesslip  Notes, Loans, & mortgages receivable - Non-current - Dwell Venture  Notes, Loans, & mortgages receivable - Non-current - Offer  Notes, Loans, & mortgages receivable - Non-current - Printiesslip  Notes, Loans, & mortgages receivable - Non-current - Printiesslip  Notes, Loans, & mortgages receivable - Non-current - Printiesslip  Notes, Loans, & mortgages receivable - Non-current - Printiesslip  Notes, Loans, & mortgages receivable - Non-current - Printiesslip  Notes, Loans, & mortgages receivable - Non-current - Printiesslip  Notes, Loans, & mortgages receivable - Non-current - Printiesslip  Notes, Loans, & mortgages receivable - Non-current - Printiesslip  Notes, Loans, & mortgages receivable - Non-current - Printiesslip	59,251		-		3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612			-					(49,600)		-	2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 - (110,080,389) 10,296,929 - - 53,581,123
162 163 164 165 166 167 168 160 171-010 171-020 171-030 171-030 171-030 171-030 171-030 171-030 171-030 171-030 171-030	Buildings    Partition conjument and machinery - dwellings   Partition conjument and machinery - dwellings   Partition conjument   Partition   Partiti	59,251		-		3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612			-					(49,600)		-	2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 - (110,080,389) 10,296,929 - - 53,581,123
162 163 164 165 166 167 168 160 171-010 171-020 171-020 171-020 171-020 172-020 172-020 172-020 172-020	Building  Frantistra, conjunent and machinery - dwellings Frantistra, conjunent and machinery - dwellings Frantistra, conjunent and machinery - administration  Frantistra, conjunent and machinery - administration  Construction in progress  Influencement  Tend a cignital saveis, net of accumulated depreciation  Tend a cignital saveis, net of accumulated depreciation  Notes, Lonna, Ramagues receivable - Non-current - Not For Profit  Notes, Lonna, & Amortiques receivable - Non-current - Not For Profit  Notes, Lonna, & Ramagues receivable - Non-current - Jond Ventrer  Notes, Lonna, & Ramagues receivable - Non-current - Jond Ventrer  Notes, Lonna, & Ramagues receivable - Non-current - Jond Ventrer  Notes, Lonna, & Ramagues receivable - Non-current - Jond de- NPP  Notes, Lonna, & Ramagues receivable - Non-current - Jond de- NPP  Notes, Lonna, & Ramagues receivable - Non-current - Jond de- NPP  Notes, Lonna, & Ramagues receivable - Non-current - Jond de- NPP  Notes, Lonna, & Ramagues receivable - Non-current - Jondon's Notes, Lonna, & Ramagues receivable - Non-current - Jond New Notes, Lonna, & Ramagues receivable - Non-current - Jond New Notes, Lonna, & Ramagues receivable - Non-current - Jond New Notes, Lonna, & Ramagues receivable - Non-current - Jond New Notes, Lonna, & Ramagues receivable - Non-current - Jond New Notes, Lonna, & Ramagues receivable - Non-current - Jond New Notes, Lonna, & Ramagues receivable - Non-current - Jond New Notes, Lonna, & Ramagues receivable - Non-current - Jond New Notes, Lonna, & Ramagues - Non-current - Jond New Notes, Lonna, & Ramagues - Non-current - Jond New Notes, Lonna, & Ramagues - Non-current - Jond New Notes, Lonna, & Ramagues - Non-current - Jond New Notes, Lonna, & Ramagues - Non-current - Jond New Notes, Lonna, & Ramagues - Notes, Lon	59,251		-		3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612			-					(49,600)		_	2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 - (110,080,389) 10,296,929 - - 53,581,123
162 163 164 165 166 167 168 160 171-010 171-020 171-030 171-040 171-040 172-030 172-030 172-030 172-030 172-030	Buildings  Fination, conjuneer and machinery - dwellings Furniture, conjuneer and machinery - administration Furniture, conjuneer and machinery - administration Furniture, conjuneer and machinery - administration Construction Construction Furniture - administration Furniture - administratio	59,251		-		3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612			-					(49,600)		-	2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 - (110,080,389) 10,296,929 - - 53,581,123
162 163 164 165 166 167 168 169 171-010 171-020 171-030 171-040 171-040 172-04	Building  Printing, coginesed and machinery - dwellings  Furniture, coginesed and machinery - administration  Furniture, coginesed and machinery - administration  Construction coginese and machinery - administration  Construction in progress  Influences - administration  Food a cipital nexts, not of accumulated depreciation  Notes, Loans, & mortgages receivable - Non-current - Not For Profit  Notes, Loans, & mortgages receivable - Non-current - Not For Profit  Notes, Loans, & mortgages receivable - Non-current - Profit reclusion  Notes, Loans, & mortgages receivable - Non-current - Order  Notes, Loans, & mortgages receivable - Non-current - Order  Notes, Loans, & mortgages receivable - Non-current - Order  Notes, Loans, & mortgages receivable - Non-current - Profit of Notes, Loans, & mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & Mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & Mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & Mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & Mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & Mortgages receivable - Non-current - Justin Ventres  Notes, Loans, & Mortgages - Loans - Non-current - Justin Ventres  Notes, Loans, & Mortgages -	59,251				3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612								(49,600)		-	2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 - (110,080,389) 10,296,929 - - 53,581,123
162 163 104 165 166 167 168 168 160 171-010 171-020 171-030 171-040 171-040 172-040 17	Building  Furnitum conjunction and muchinery - dwelling  Furnitum conjunction and muchinery - dwelling  Furnitum conjunction and conjunction a	59,251		-		3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612			-					(49,600)			2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 - (110,080,389) 10,296,929 - - 53,581,123
162 163 164 165 166 167 168 168 160 171-010 171-020 171-030 171-030 171-030 171-030 172-030 17	Bubbles:	59,251		-		3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612								(49,600)		-	2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 - (110,080,389) 10,296,929 - - 53,581,123
162 163 164 165 165 166 167 171-010 171-020 171-030 171-030 171-030 172-040 17	Buildings    Partition   Parti	59,251		-		3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612								(49,600)			2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 (110,080,389) 10,296,929 - 53,581,123
162 163 164 165 166 167 168 168 160 171-400 171-400 171-400 171-400 172-400 172-400 172-400 172-400 172-400 172-400 172-400 174-400 174-400 174-400 174-400 174-400 174-400	Buildings    Partition conjugates and machinery - dwellings   Partition conjugates and machinery - dwellings   Learnhold improvements	59,251		-		3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612								(49,600)			2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 (110,080,389) 10,296,929 - 53,581,123
162 163 164 165 165 166 167 171-010 171-020 171-030 171-030 171-030 172-030 17	Bublisms    Partition continuous and machinery - develling   Partition continuous and machinery - develling   Partition continuous and machinery - develling   Lamchold representation     Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Non-current - John Vernera   Notes, Louna, A mortagues receivable - Notes - Louna - Notes - Notes - Louna - Notes - Loun	59,251		-		3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612								(49,600)			2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 - (110,080,389) 10,296,929 - - 53,581,123
162 163 164 165 165 166 167 171-010 171-020 171-030 171-030 171-030 171-030 172-010 172-030 17	Buildings    Buildings	59,251		-		3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612								(49,600)			2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 - (110,080,389) 10,296,929 - - 53,581,123
162 163 164 165 166 166 166 167 171-020 171-030 171-030 171-030 172-04	Buildings  [Institute of the process	59,251				3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612			-					(49,600)		-	2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 (110,080,389) 10,296,929 - 53,581,123
162 163 164 165 166 167 168 168 171-010 171-020 171-020 171-020 171-020 172-020 172-020 172-020 172-020 172-020 172-020 172-020 174-020	Buildings    Buildings	59,251		-		3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612								(49,600)			2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 (110,080,389) 10,296,929 - 53,581,123
162 163 164 165 165 166 167 171-010 171-020 171-030 171-030 171-030 172-030 17	Buildings  [Institute of the process	59,251				3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612			-					(49,600)		-	2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 (110,080,389) 10,296,929 - 53,581,123
162 163 164 165 165 166 167 174 100 174 100 174 100 174 100 174 172 100 172 100 172 100 172 172 172 172 172 172 172 172 172 173 174 174 174 174 174 174 174 174 174 174	Buildings    Partition   Conjunction and machinery - developed	59,251				3,193,495 - (1,021,919) (1,021,919) 2,361,576	482,977 (154,553) 518,115 3,829,648	150,000	149,347 2,017,612								(49,600)		-	2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000	131,243,065 15,339,568 1,409,012 (110,080,389) 10,296,929 - 53,581,123
162 163 164 165 165 166 167 171-010 17	Buildings    Buildings	59,251 3,117,140		-	1,564,309	3,193,495 (1,021,919) (1,021,919) 3,861,576 8,578,639	482,977 (154,553) 518,115 3,829,648	159,000 1,896,065	2,917,612	235,807	446,738		2,145,520	5,790,226	1,137,202	681,304	(49,560)	1,014,483		2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,159 125,174,159 422,472 (105,024,045) 10,256,925 73,789,431 73,789,431	6,068,936 986,539 (5,056,344) 2,006,630 71,000 	131,243,065 13,319,508 1,409,012 131,029,029 101,008,039 102,006,039 103,089 1
162 163 164 165 165 166 167 171-010 171-020 171-020 171-020 171-020 172-020 17	Bushless    Partition conjunction and machinery - dwellings   Partition conjunction and machinery - dwellings   Partition conjunction and machinery - dwellings    Learnhold improvements     Learnhold improvemen	59,251				3,193,495 (1,021,919) (1,021,919) 3,861,576 8,578,639	482,977 (154,553) 518,115 3,829,648	159,000 1,896,065	2,917,612					5,790,226	1,137,202	681,304	(49,560)			2,030,651 19,093 (253,887) 1,961,219	3,466,961	125,174,129 15,339,588 422,473 - (105,024,045) 10,296,929 - 51,574,493	6,068,936 986,539 (5,056,344) 2,006,630 71,000 	131,243,065 13,319,508 1,409,012 131,029,029 101,008,039 102,006,039 103,089 1

New Part		Public Housing Balance Sheet	1																						
No. 2006. Secure of the control of t	Line Item	Description	AMP 801	AMP 802	AMP 803	AMP 804	AMP 805	AMP 806	AMP 807	AMP 808	AMP 911	AMP 812	AMP 913	AMP 814	AMP 815	AMP 817	AMP 818	AMP 820	AMP 821	AMP 822	AMP 823	AMP 824	Total AMPS	cocc	Total Public
10   10   10   10   10   10   10   10			A.41 001	A.M. 002	A.11 000	A.111 004	A.M 00.5	A.111 000	A.M. 007	A.111 000	A.m. om	A.111 012	A.111 013	A.M. 014	Am ora	A.411 017	A.111 010	A.111 020	A.MI 021	A. 11 022	A.111 025	A.M. 024	Total A.M. S	cocc	Housing
10   10   10   10   10   10   10   10						-					-							1 470			2.200	-	00.612	110,000	
183 Consequenting parties  184 Consequenting parties  285 Consequenting par				-		-								-				1,4/2			2,200	-	88,013	446,802	333,413
Description of the content of the																							-	21 606	21.606
Description											_							20					44.006		
10   10   10   10   10   10   10   10								-						-				30			+		44,003	100,340	194,343
Second Second   No. 1976   No.				+																					-
1960   1960				+																					
13-201   1																							24 294		24,294
10   Accompany   11   Accompany   12   1   1   1   1   1   1   1   1																							24,2,74		24,274
Second Control   Seco																							24 294		24,294
30 Accompanied colar segment of the color of																							2.1,2.7		
Month   Mont																					4,465		225,968	12,616	238,584
	341	Tenant security denosits												-				1,780			13,114		467,386		467,386
March   Marc	342-010	Unearned revenue - Operating Subsidy																					-		
1	342-020	Unearned revenue - Capital fund																					-		
14.00   Copyright Number   Cop	342-030																						-		
14.00   Corporation Manager Recome			-	-	-	-	-	-	-		-	-		-	-		-	-			-		-	-	-
All   Control profits of Plane   All   A														-											35,259
Act   Contract control between after contr																									990,904
151 Observation   1,00		Current portion of LTD- capital projects/mortgage revenue bonds							-			-		,				-				-		26,002	
Agreed Healthforw, colored																									264,741
37   180     180			1,140				3,564	1,928						2,145	2,550			315	585	180			193,682	215,576	409,258
Address   Addr																					49		49		49
March   Case   March   Case																							-	-	
1450																							-		
1868																							-		
1.650   Land helidity - current Liabilities   1.16																							-		
1.   1.   1.   1.   1.   1.   1.   1.																							-		
Test Control Linkbles																							-		
31-30			-	-	-	-			-		-			-				-			-			-	
18-100    18-1	310	Total Current Liabilities	1,140				3,564	1,928	-		-			101,041	102,550			3,597	585	180	49,109	615	2,308,899	873,141	3,182,040
18-100    18-1																									
														-							1.000.00			100	
152   Long-control Act and corners operated between Section   1,000,000   1,			-	-				-						-											
15   Nacomen labeline order		Capital Projects/ Mortgage Revenue Bonds		-					-		-			000.073	1 000 000			-			1,862,768	- 1		1/8	
155   Autored compounded debateons. Non-current				-							_			890,063	1,000,000								2,382,670	146 240	
15.540    Lan																		119			+		126 017		
35.50				+	-			-						-	-			117			+		170,017	-m2,100	2/0,177
1.55.00   Lam biddly - Non-current - Non Youter   1.55.00   Lam biddly - Non Youter   1.55.00   Lam bidd				+	-																+			-	_
155.00   Lan liability - Non-center   Text Code				<del>                                     </del>																	<del>                                     </del>		-		
35.50    Lam   L					-															l	<b>†</b>		-		
1.55   Lass Hability - New current					-															l	<b>†</b>		-		
55   Average Lindburg				١.												-							-		
357   Agreed Pentine and OFFS   Labella				1							1										†			-	
Feed New Current Control Light				1																	1		-		
Teal Labilities					-						-			890,063	1,000,000			119		-	1,862,768		7,516,672	549,087	8,065,759
98. Nati investment in capital assets 99.25 - 1 - 2.06.576 538.11 530.00 19.37 - 1 - 1.05.5 - 1.0 198.00 1 - 1.08.				•											1,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,										
511.1   Regressive Members   3.117.140   -   1.596.587   8.5796.09   3.829.688   1.896.277   2.246.090   2.15.897   44.788   - 2.146.520   5.796.259   1.137.262   681.304   - 1.104.683   - 4.619   1.046.83   - 4.619   1.046.83   - 4.619   1.046.83   - 4.019	300	Total Liabilities	1,140			-	3,564	1,928						991,104	1,102,550			3,716	585	180	1,911,877	615	9,825,571	1,422,228	11,247,799
521 Unrestricted Net Position 13,445 - 4,218 11,440 50,702 49,409 19,381 14,463 15,551 18,598 - (766,637) (693,131) 11,704 63,778 6,944 43,114 (180 32,005 67,617 1,260,256 1,485,641 2,518,99 53 Total Equity/Net Position 3,319,3366 - 4,218 11,440,749 23,135 11,493,705 1,445,706 487,862 205,344 1,057,979 (180) 177,247 3,334,578 11,497,705 1,448,706 487,862 205,344 1,057,979 (180) 177,247 3,334,578 11,497,705 1,448,706 487,862 205,344 1,057,979 (180) 177,247 3,334,578 11,497,705 1,448,706 1,448											-			-				198,400							
513 Taria Equin/her Position 3.189,336 - 4.218 1.518,027 18,980,997 4.397,172 2.665,618 2.794,880 251,288 465,246 - 1.376,647 4.997,995 1.148,996 687,683 295,344 1.075,997 (180) 177,247 3.544,578 [12,497,786 5.575,287]																		-							
60 Teal Liabilities and Equived Position 3,190,76 - 4,218 1,518,027 10,965,71 4,399,100 250,568 2,704,800 251,58 445,246 - 2,240,751 5,599,45 1,148,96 657,852 209,860 1,883,182 - 2,089,124 3,535,591 313,255,276 4,541,463 134,176,73	513	Total Equity/Net Position	3,189,836		4,218	1,518,027	10,983,007	4,397,172	2,065,618	2,704,080	251,358	465,246		1,378,647	4,897,095	1,148,906	687,682	205,344	1,057,597	(180)	177,247	3,534,578	121,409,705	3,519,235	124,928,940
	600	Total Liabilities and Equity/Net Position	3,190,976	-	4,218	1,518,027	10,986,571	4,399,100	2,065,618	2,704,080	251,358	465,246		2,369,751	5,999,645	1,148,906	687,682	209,060	1,058,182	-	2,089,124	3,535,193	131,235,276	4,941,463	136,176,739

	Public Housing Income Statement	101	101	102 10	02	103 103	201	201	202 202	۱ ۱	203 203	301	301	302	302	303	383	7	384 384	T = 3	365 365	1 1	401	461	403	403
					pital	Operating Capi	italOperating	Capital			Capit	alOperating	Capital							0	crating Capital			apital	Operating	
Line Item No.	Description	Total AMP Operating 101 Fund Program	Capital Fund Total AMI Program 102	Operating Fe	and total AMP	Fund Fun	d four Fund	Fund 10th ASIP	Operating Capital Func and Program Program	f Total AMP 203	Operating Fund	Total ASIP Fund	Fund Total	MP Operating Fund Program	Capital Fund T Program	otal AMP Operation 303 Fund Progra	Capital Fund m Program	Total AMP 364	Operating Capital Fund Fund Program Program	Total AMP Fo	and Fund	1000 AME	Operating	Fund 10031 A.S.	Fund	Capital Fund Program
		Tunu Trogram	. Ingan 102	Prop	gram 103	Program Progr	am Program	Program 202 Pi	and regions	240	Program Program	m Program	Program	rana ri ugi ani	. regram	Jan Panarrage		344	runu riegiani riegiani	Pro	gram Program	40.	P	ogram 465	Program	1100 444
70300	Net tenant revital revenue Tenant revenue - other	515,021 515,021	524,543	524,547	-			674,247	674,247	784,363	784,363	-	- 173	665 173,665		-	-			102,640 10	02,640	462,482	462,482	462,47	3 462,473	
70400	Tenant revenue - other	29,799 29,799						-									-				6,756	11,256	11,256			
70500	Total Tenant Revenue	544,820 544,820	524,543	524,547		-1	-1 -1 -	- 674,247	674,247	784,363	784,363		- 173	665 173,665			-1 -	<del></del>		109,3% 10	09,396	473,738	473,738	- 462,47	3 462,473	
70600-010	Housing assistance payments																									
70600-030	FSS Coordinator Actual independent public accountant audit costs																	-								
70600-050	Total rediminary fees carned																	-								
70600-060	Interest carned on advances																									
		1,248,955 974,229	9 274.726 783.204	783.704	30.054	39.054	110 006 110 006	350.406	350.406	540.484	540.484	742.215 742.21	5 245	366 245,366		276.999 254.6				204353 20	61.173	915.015	915.015	447.85	9 441.010	
	*	1,246,933 9/4,229	7 274,726 783,209	/83,204	39,034	39,034	139,906 139,906	330,400	330,400	340,484	340,464	192,213 192,21	243	300 243,300		270,899 234,0	31 22,2%			204,353 2	194,333	915,015	913,013	442,85	441,010	1,889
70610	Capital grants	1,197,734	1,197,734 110,000	110	. 000,					115,000	115,00			-		30,845	30,84	-		-		-		799,85	6	799,895
																		_								
70710 70720	Management For Asset Management For																									
20730	Rook-Korning For																									
70740	Front Line Service Fee																									
70750 20200	Other Fees Total Fee Revenue				_																_		-	_		
		-																						_		
70800	Other government grants	-						-								-				-		-			-	
71100	Investment income - uncontricted Mortgage interest income				_	-	254.877 254.877					-	-	-		430.957 430.9		-		-		-			-	
71300	Proceeds from disposition of assets held for sale		<del>                                     </del>		+ :		-29,011 -29,011			1 1		1 1	+ +	-	1 - 1	- 430,9	_	+ -:			_	1 1	<b>-</b>		-	
								-						-						-					-	
71400	Fraud recovery					89.000						-						904	504						-	
	Other revenue Gain or loss on sale of capital assets	22,987 22,987	7 46,34	46,347	89,000	39,000		49,304	49,304	120,373	120,373	-	- 6	781 6,781		- :	-	594	504	4,373	4,373	39,816	39,816	10,81	0 10,810	
72000	Investment income - restricted				-	-						-	-	-			-			-		-			-	
70000	Total Revenue	3,014,496 1,542,036	1,472,460 1,464,098	1,354,098 110	128,054	128,054	- 394,783 394,783	- 1,073,957	1,073,957	1,560,220	1,445,220 115,00	00 742,215 742,21	5 - 425	812 425,812	-	738,696 685,6	03 53,09.	584	504 -	318,122 31	18,122 -	1,428,569	1,428,569	- 1,716,07	7 914,293	801,784
91100	Administrative subrice	57.687 57.687	75.53	25.534				45.702	45.702	50.425	50.425		. 20	321 20,321						12.690	12 690 1	41.838	41.838	60.34	2 60 362	
91200	Auditing fees Management Fee	5,543 5,543			_			5,224	5.224	5,949	5,949		. 1	741 1.741			-	-		1,248	1,248	4,411	4.411	3,16		
91300	Management Fee	136,988 136,988	- 146,994		1,180	1,180		128,590	128,590	146,518	146,518			883 42,883		1,474 1,4	74			26,206	26,206	107,208	107,208	121,44		-
91310	Book-Keeping Fee Advertising and Marketing	17,250 17,250	18,510	18,510	900	900	810 810	16,192	16,192	18,450	18,450	3,090 3,09	0 5	400 5,400		1,552 1,5	52	-		3,300	3,300	13,500	13,500	15,25	2 15,292	
91500	Advertising and stanceting Employee benefit contributions - administrative	27,830 27,830	26,000	26,008	-	-		24.634	24.634	17,243	17,243		- 3	885 3.885		- 1	-	-		1,446	1,446	12,130	12,130	27.11	1 27,111	
91600	Employee benefit contributions - administrative Office Expenses	13,510 13,510	19,436	19,436		-		16,338	16,338	11,247	11,247			945 3,945			-			2,941	2,941	11,884	11,884	15,02		
91700	Omce rogenses Legal Expense Travel Allocated Overhead	17,416 17,416 1,346 1,346	6 6,980	6,980	_			186	186	2215	2.215	-	- 1	269 1,269		-	-	-		4,013 192	4,013	9,274	9,274	1,14		
91810	Allocated Overhead	1,340 1,340	2,130	2,130	_	-		1,299	1,299	2,215	2,213	-		93 93			-	-		192	192	1,042	1,042	1,32	- 1,352	
91900	Other	288,699 288,699	9 16,820	16,820		-		13,277	13,277	14,051	14,651			126 9,126			-		-	4,162	4,162	11,762	11,762	11,58	0 11,580	
91000	Total Operating-Administrative	561,264 561,264	4 - 318,465	318,465	- 2,080	2,080	- 810 810	- 251,532	251,532	266,898	266,098	- 3,090 3,09	0 - 88	663 88,663		3,026 3,0	26			55,598	55,598 -	213,049	213,049	- 256,47	5 256,475	
92000	Asset Management Fee		24.720	24,720	1.200	1,200	1,080 1,080	21.600	21.600			4,140 4,14	0			2,070 2,0	70			4,440	4,440	18,000	18,000	20.40	0 20,400	
92100	Tenant services - salaries Relocation Costs	9,945 9,945	5 .		-		-	-		-		4.080 4.09		-		-		-		-		-			-	
92200	Employee benefit contributions - tenant services	761 761								1		4,000 4,00		-		- 1	-	1 - 1		- 1		- 1	- 1			
92400	Tenant services - other Total Tenant Services	6,834 6,834			585	585	1,620 1,620		13,077	4,970	4,970			885 885		2,070 2,0		-			990	2,160	2,160	2,06		
92500	Total Tenant Services	17,540 17,540	3,82	3,823	- 585	585	- 1,620 1,620	- 13,077	13,077	4,970	4,970	- 4,080 4,08	0 -	885 885		2,070 2,0	70			990	990 -	2,160	2,160	- 2,06	6 2,866	
93100	Water	76,926 76,926	51.470	51,470	1 -	-1	1 -1 -1	17.462	17.462	26,299	26.299		- 39	677 39,677	т т		- 1			25.898	25.898	92,766	92,766	44,93	9 44,939	
93200 93300	Electricity	156,061 156,061		147,600		-		147,575	147,575	145,475	145,475		- 34				-			40,862		108,493	108,493		8 97,328	
93300 93400	Gax	49,328 49,328	63,708	63,708	_	-		22,225	22,225	34,267	34,267	-	- 26	324 26,324		-	-	-		25,673	25,673	63,625	63,625	24,49	9 24,499	
93500	Labor	-			_					-		-	+	-			+	-			-	- 1		_	-	
		88,867 88,867	87,745	87,745		-		17,482	17,482	56,147	56,147		- 99	701 99,701			-			53,376	53,376	195,406	195,406	65,78	2 65,782	
93700	Employee benefit contributions - utilities	-			-		-	-				-		-		-				-		-			-	
93750	acousts HAP Portability-In Other stillties expense			-			-			-		-	+	-		- :	+	-			-	- 1		_	-	
93000	Total Utilities	371,182 371,182	2 - 350,52-	350,524		-		- 284,744	284,744	- 262,188	262,188		200	384 289,384	-		-			145,809 1-	45,809 -	460,290	460,290	- 232,54	8 232,548	-
	Ordinary maintenance and operations - labor	N. A. D		00.007				1 0000	4444	99.666	40.777	_					_			22.202	55 555	0.00	07.046			
94100	Ordinary maintenance and operations - labor Ordinary maintenance and operations - materials and other	76,251 76,251 130,448 130,448					1 1	54,562 62,135	54,562 62,135	75,056	99,666 75,056	1 1	- 30 - 13				+	+-:	-	23,292 20,043 2	20.043	95,248 54,097	95,248 54,097	48,78	4 48,764 7 40,277	
		456,022 456,022	2 - 289,469	289,468		1	- 1 - 1	- 215,060	215,060	328,268	328,268		127	627 127,627	-		-	+ - :		121,200 12	21,200 -	230,077	230,077	- 131,21	1 131,211	
94500	Employee benefit contribution - ordinary maintenance	35,222 35,222	2 29,02-					16,253	16,253	29,761	29,761		- 10							2,739		36,141	36,141		8 21,318	
	Total Maintenance	697,943 697,943	3 - 488,22	488,223		<del></del>	-1 -1 -1	- 348,010	348,010	532,751	532,751	-1 -1	- 182	113 182,113			-1			167,274 10	67,274 -	415,563	415,563	- 241,57	0 241,570	
95100	Protective services - labor	-		1 1	-	-1	1 -1 -1	-1		1 -1		1 -1		-	1 1	-1				-1		-1	1		-1 1	
95200	Protective services - other contract costs	-			-	-		-	-		-	-		-		-				-		-			-	
	Protective services - other Employee benefit contributions - protective services	-		1	-				-	-	-		+ + -	-		-		-		-		-		_	-	
95000	Total Protective Services									1 - 1	-		-1 -1		_			1 - 1		-			-			
		•			•							•							•					•		

	Public Housing Income Statement	161	101	102	102		103 103	201	201	202 202		203	203	301 301		302	302	303	383	11	384 384	365	305	Г	401 400		403	403
Line Item No.	Description	Total AMP Operatin 101 Fund Progr		P Operating Fund Program		tal AMP	Operating Capit Fund Fund Program Progra	Total AMP Fun	Fund Total AM	Operating Capital F Fund Program Program		P Operating	Fund Total AMP	ocrating Capita Fund Fund rogram Program	Total AMP C		Capital Fund T Program	otal AMP Operating 303 Fund Program			Operating Capital Fund Fund Program Program	Total AMP Operat  305 Fund Progra	Fund	Total AMP 401	Operating Fur Fund Program Progr	d Total AMP	Operating Fund Program	Capital Fund Program
96110	Properly Insurance Liability Insurance	45,966 45,5				-		-	- 17,59		26,12		-	-	5,377	5,377						18,088 18,0		40,782	40,782		19,383	
96120	Liability Insurance Workmen's Compensation	7,226 7,2 16,560 16,5	126 6,99 60 9,06	6,993 4 9,064					- 5,96 - 6,95	5,962 6,953	6,75	1 6,791			1,988	1,988	_	- :		- 1		1,430 1,4 217 2	130	5,373 10.827	5,373	5,645 5,599	5,645 5,599	
96140	All other Insurance	4,643 4,6	543 10,88	9 10,889		-	-	-	- 1,26		1,15	6 1,196	-	-	1,840	1,840		-				35,014 35,0	014	1,235	1,235		873	
96100	Total Insurance Premiums	74,395 74,3	95 - 55,20	55,201					- 31,76	31,769	- 42,03	4 42,034			- 11,679	11,679		-		-		54,749 54,7	49 -	58,217	58,217	- 31,500	31,500	
96200	Other general expenses	1,153 1,1		-			2,952	190,261 190.	261 881	886	2,48		646,632	646,632	-			317,593 317,59				-		-	-	985	985	
96210	Compensated absences Payments in lieu of taxes	11.215 11.2	22,87	22,879		(2,987)	(2,987)		46.95	46954	16,01 52.0s			-		-			_	-		2,666 2,6	566	4,851	4,851	22.967	22.962	
96400	Bad debt - terunt rents	18,966 18,5	9,99	s 9,998		-	-	-	- 53:	535	3,74	2 3,742	-	-	10,060	10,060		-				1,783 1,7	783	5,324	5,324	3,268	3,265	
96500	Bad debt - mortgages Bad debt - other	-		-		-		-				-	-		-			-		-		-		-		-		
96800	Severance expense			-																			_	-		-		_
96000	Total Other General Expenses	31,334 31,3	34 - 49,66	49,661	!_	(35)	(35)	- 190,261 190.	261 - 48,37	48,375	- 74,36	3 74,303	- 646,632	646,632	- 10,060	10,060	-	317,593 317,59		-		4,449 4,4	149 -	20,941	20,941	- 27,217	27,217	
96710	Interest of Mortgage (or Bonds) Payable	776	776	-		-						-			-			22,348	22,248			-		-				
96720 96730	Interest on Notes Payable (Short and Long Term)  Amortization of Bond Issue Costs	3,150 3,1	150 1,84	1,841					- 2,20	2,209	13,66	3 13,663		-	1,706	1,706			1	_		12	12	2,201	2,201	4,163	4,163	
96700	Interest Expense and Amortization Cost	3,926 3,1	150 776 1,84	1,841	-		- 1		2,200	2,209	- 13,66	3 13,663	- 1		- 1,786	1,786	-	22,348	22,248	-		12	12 -	2,201	2,281	- 4,163	4,163	
06000	Total Operating Expenses	1,757,584 1,756,8	276 1 393 46	1 1207 469		1 210 [	1 936	103 771 103	771 - 921,319	931.316	1 196 00	7 1 196 997	- 657,942	667.047	95.00	494 416		347.007 324.75	11.149	_		433.321 433.3		1 100 421	1.190.421	916 939	\$15,030	
97000	Excess Revenue Over Operating Expenses	1,256,912 (214,7	772) 1,471,684 171,64	61,640	110,000	124,224	124,224	- 201,012 201.	012 - 152,64	152,641	- 364,21	3 249,213 11	15,000 84,273	84,273	- (69,598)	(69,538)		391,689 360,84	30,845	504	584	(115,199) (115,1	193) -	238,148	238,148	- 910,138	98,354	801,784
97100	Extraordinary maintenance	-1	-1	-		-		T -I				-1	-1			-			Т			· · ·	$\neg \neg$	8,850	8,850	-		$\overline{}$
97200	Casualty Ioucu- Non-capitalized Housing assistance payments	-		-		-	-	-	-		10,00	0 10,000	-		-			-				-			-	6,225	6,225	
97350	Poet In			-							_							-		-			+ +			-		
97400	Depreciation expense	324,313 321,5	543 2,730 165,92	5 165,925		-	-	-	- 44,968	44,968	254,38	2 254,382	167	167	405,968	405,968		-				1,468 1,4	108	556,077	556,077	296,986	296,986	
97800	Fraud losses Dwelling units rent expense			-	$\vdash$						_	-					_		-	- :								
90000	Total Expenses	2,081,897 2,078,3	3,546 1,458,38	3 1,458,383	-	3,830	3,830	- 193,771 193.	771 - 966,28	966,284	- 1,460,38	9 1,460,389	- 658,109	658,109	- 901,378	981,378	-	347,007 324,75	22,248			434,729 434,7	729 -	1,755,348	1,755,348	- 1,119,150	1,119,150	
10010	Operating transfer in	271,180 271,1	180	-1		-1		T -1				-I I	- 1		1 -1			-1					-1 1	-1		1,889	1,889	
10020	Operating transfer out	(271,180)	(271,180)	-		-		-				-	-				-	-				-	-	-		- (1,889)		(1,889)
10030	Operating transfers from / to primary government Operating transfers from / to component unit										_			-						-								
10070	Extraordinary items, net gain/loss			-		-		-				-	-		-			-				-						
10090	Special items, net guin/loss Inter AMP Excess Cash Transfer In	20.000 20.0		-		-		-				-	-		109.000	109.000		-		-		120,000 120,0		-		-		
10092	Inter AMP Excess Cash Transfer Out	-	(88,00									1 1		-		,				-		- 120,000		(120,000)	(120,000)	- 1	-	_
10100	Total Other Financing Sources (Uses)	20,000 291,1	180 (271,180) (88,00	(88,000)			-			-	-	-			- 109,000	109,000	-	-				120,000 120,0	- 100	(120,000)	(120,000)		1,889	(1,889)
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	952,599 (245,1	135) 1,197,734 (82,28	5) (192,285)	110,000	124,224	124,224	- 201,012 201.	912 - 197,67.	107,673	- 99,83	1 (15,169) 11	15,000 84,106	84,106	- (366,566)	(366,566)	-	391,689 360,84	30,845	504	584	3,393 3,3	993 -	(446,779)	(446,779)	- 596,927	(202,968)	799,895
11000	Required Annual Debt Principal Payments	32,375 30,1	1 588 1 17 72	6 12 226					21.45	21452	135,27	6 135.2%			16.293	16.293		30.845	30.845	_				21 457	21,457	41.040	41,049	
								1 1																		•		
11030	Beginning equity	6,661,968 6,661,5	968 - 1,796,37	6 1,796,376		,050,514	1,050,514	(512,012) (512,	012) 923,16	923,163	2,355,75	4 2,355,794	(2,113,971) (2	.113,971)	4,238,325	4,238,325		1,186,661) (1,186,66	)	14,234	14,234	39,886 39,8	36	5,401,382	5,401,382	6,057,664	6,057,664	
11040-010	Equity Transfers - Three Rivers to Comp Unit				ш			1 -1																				_
11040-020	Equity Transfers - To AMPs for Loans Equity Transfers - Mixed Finance Non-9999 Transfer	-		-		260 1160 (1	200.000	- 5,255,198 5,255, 625,592 625				-	- 8,774,231 8 2,066,187 2	.774,231 .066,187	-			9,206,329 9,206,32 1,091,967 1,091,96				-						
11040-040	Equity Transfers - MIXED PRINTED SON -9999 Transfer Equity Transfers - COCC to AMPs to fund AMP deficit			-	(1		237,144	623,392 623	592		_		2,000,187 2	,000,187				1,091,96/ 1,091,96		-			+ +			-		
11040	Prior period adjustments, equity transfers, and correction of errors	-			- (1	,022,972) (1	1,022,972)	- 5,880,790 5,880.	798 -		-	-	- 10,840,418 10	,840,418		-	- 1	0,298,296 10,298,29		_		-		-	-		-	
11190	Unit Months Available	2,243 2,2					480		432 2,111		2,44			1,636	720	720		828 82			-1	442 4	142	1,799	1,799	1,679		
11210	Unit Months Leased	2,185 2,1	185 2,39	5 2,395		475	475	431	431 2,070	2,070	2,41	5 2,415	1,586	1,586	714	714		818 81		_		424 4	124	1,766	1,766	1,634	1,634	
11270	Excess Cash	27,578 27,5	578 227,87	227,878		151,447	151,447	16,060 16,	060 142,92	142,924	229,29	2 229,292	35,322	35,322	8,844	8,844		33,923 33,92		14,738	14,738	7,894 7,5	094	238,825	238,825	188,369	188,369	
	Land Purchases			-1		-1		1 -1		1 1		-			1 -1			-	1					-1				
11620		1,196,146	1,196,146 110,00	9	110,000	-		-			115,00	0 11	15,000 -						-				-	-		799,895		799,895
11640	Furniture & Equipment-Dwelling Purchases Furniture & Equipment-Administrative Purchases			+			_	1			+			_		-	-		+	-			+			-		
11650	Leasehold Improvements Purchases	-				-						-						-				-		- 1				
	Infrastructure Parchases CFFP Debt Service Payments	2.364	2 364	_	$\vdash \top$	-		1 -	+		+=	-						53.093	53.003			- 3	+ =					
13901	Replacement Housing Factor Funds	2,00	4,394					+ +			_				1 - 1			-	33,093			-				1 :		
	· · · · · · · · · · · · · · · · · · ·							•			•											•			•			

	Public Housing Income Statement	1	501	501	[[	502	502	[	503	503		504	504		601	601		602	602		701 2	)1	702	702		783	763		784 1	784	71	05 705
Line Item No.	Description	Total AMP 501	Operating Fund Program	Capital Fund Program	Total AMP 502	Operating Fund Program	Capital Fund Program	Total AMP 503	Fund	Capital Fund	Total AMP 504	Fund	Capital Fund Program	Total AMP 601	Operating fund Program	Capital Fund Program	Total AMP 602	Operating Fund Program	Capital Fund Program	Total AMP 701	Fund Fo	pital md Total AN yram	IP Operating Fund Program	Capital Fund Program	Total AMP	Fund	Capital Fund Total rogram	AMP F	Fund F		I AMP	rating Capital and Fund gram Program
20200	Net tenant rental revenue		_								_		-	548,501	548,501		277.854	277.854				635.4	4 635,454		237.582	237,582		_	_	-	93.078 19	33,078
70400	Tenant revenue - other	-						-		_		-		11,568	11,568		6,699	6,699				2.91			237,382			-				7,000
70500	Total Tenant Revenue		-	-	-	-		-	-	-	-	-	-	560,069	560,069		284,553	284,553	-	-	-	- 638,4	6 638,436		237,582	237,582	-	-		- 1	93,078 19	3,078 -
70600-010	Housing assistance payments																															
70600-020	Ongoing administrative fees carned																															
70600-030	FSS Coordinator Actual independent public accountant audit costs						_			_																_		_	_	_	_	
70600-050	Total preliminary fees carned						_	_	_	_	_		_	_			_						-	-		_	_	_	-	_		
70600-060	Interest earned on advances																															
	Admin fee calculation description																															
70600	HUD PHA operating grants	247,197	247,197	$\Box$	278,673	278,673		236,782	236,782		206,547	206,547		942,732	932,529	10,203	1,235,760	694,374	541,386	204,053	179,134 24	.919 694,31	1 690,576	3,785	385,019	299,271	85,748 163	2,207 1	162,207		86,929 38	86,929
70610	Capital grants				-			-			-			20,870		20,870	1,020,144		1,020,144	35,000	35	,000 275,93	5	275,925	115,001	- 1	15,001	-			-	
20710	Management Fee																															
70720	Asset Management Fee																															
70730	Book-Keeping Fee																															
	Front Line Service Fee Other Fees																						-						_			_
70700	Total Fee Revenue																															
20000	Other government grants										-		=	-			-		, ,				_									
71100	Investment income - unrestricted	1	<b>—</b>			-	-+			-		-	_					-					-	1		-						-
71200	Mortgage interest income	72,532	72,532		93,468	93,468		125,660	125,660		118,819	118,819								52,543	52,543	ᆂ	-		-			-			-	
71300	Proceeds from disposition of assets held for sale							-			-			-									-									
	Cost of sale of assets Fraud recovery				-		_	-		_	-						-					_	-		-	_		-	_	_		
71400	Other revenue	-			4.256	4.256	-	- 1	-	-	- 1	-		39,511	39,511		11,419	11,419			-	22,81	7 22.887		15,751	15,751		-			5,240	5.240
71600	Gain or loss on sale of capital assets	-			-	1,450		-			-			-	20000					-			-		-			-			-	
	Involuent income - royheted	-																					9 1,351,895		-							
70000	Total Revenue	319,729	319,729		376,397	376,397		362,442	362,442		325,366	325,364		1,563,182	1,532,109	31,073	2,551,876	990,346	1,561,530	291,596	231,677 55	,919 1,631,66	9 1,351,895	279,710	753,353	552,664   2	1600,749	2,297 1	162,297	-1-3	85,247 58	5,247
	Administrative salaries							-			-			74,005	74,005		47,805	47,805				57,1	1 57,171			30,165		-	-		22,768 2	.2,708
91200 91300	Auditing fees Management Fee	3 189	3 189		3 537	3 537		6.784	6284	_	4,208	4,208	_	5,862	5,862 137,941		5,514 134,367	5,514 134,367		8,219	8.219	5,41 138.0r			2,757	2,757 67.779	_	3,994	3 994			2,699
	Book-Keering Fee	1,335			1,350	1,350	-	1,350		-	1,170	1,170		17,370	17,370		16.920	16,920	-	1,035	1.035	17.31				8,535		1,530	1,530		7,740	7,740
	Advertising and Marketing							-			-			-			-			-			-		225	225		-	-		-	
91500 91600	Employee benefit contributions - administrative				-	-			-		-	-		43,322	43,322		12,501	12,501 21,459		-	-	23,24	9 23,246 7 15,957			12,400		-	-			14,068
91600	Office Expenses Loud Expense	- :	- :		- :	-		- 1		_	- 1	-	_	8,604 24,986	8,604 24,986		21,459	21,459				13,93			4,219	4,219		- 1		_	131	131
91800	Travel				-	-		-	-		-	-		2,109	2,109		1,250	1,250		-	-	73	2 733		405	405		-	-		743	743
	Allocated Overhead													-			-						-		·			-			-	
91900	Other Total Operating-Administrative	4,524	4,524		4,887	4,887		7,634	7,634		5,378	5,378		13,871 328,070	13,871 328,070		14,107 257,938	14,107 257,938		9,254	9,254	- 281,63			75,448 204,739	75,448		5,524	5.524		4,779 16,086 11	4,779
															328,070	-	257,938	257,938	-						294,739	284,739						
92000	Asset Management Fee	1,800	1,800		1,800	1,800		1,800	1,800		1,560	1,560		23,160	23,160		-			1,380	1,380	23,71	0 23,760					2,040	2,040		10,320 1	0,320
92100	Tenant services - salaries				-			-						-						-			-1					-		-		$\neg$
92200	Relocation Costs													-			-						-								-	
92300	Employee benefit contributions - tenant services Tenant services - other	1,803	1,803		1.800	1,800	-+	1.800	1.800	-+	1,560	1.560	-	2.835	2.835		9,560	9.560		2,070	2,070	3.4	2 3.400	$\vdash$	1,609	1.609	_	2.040	2.040	_	4.016	4.016
92500	Total Tenant Services	1,803			1,800			1,800		-	1,560	1,560	-	2,835	2,835		9,560	9,560		2,070		- 3,41			1,609				2,040			4,016 -
		-				.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			-																							
93100	Water Electricity	-	-		-	-		-			-	-		60,231 106,880	60,231 106,890		51,453 115,573	51,453 115,573		-	-	45,7t			18,078 39,199	18,078						1,362
93300		H	-				-+	- 1		-	- 1	- 1	_	75,571	75,571		41,572	41,572				22.9				22,574		-1-			2,282	2,282
93400	Fuel							-			-			-						-			-					-				
93500				$\Box$	-	-	$\neg$	_	$\neg$	$\neg$	-	-	$\neg$	00.000	00.0		11.000		$\vdash \exists$					$\perp$	20.072	20.052					67.936 6	7.00
93600	Sewer Employee benefit contributions - utilities	-	-	$\vdash$			_		-	-+		-	_	99,763	99,763		41,650	41,650	-			87,1	4 87,154	+	20,952	20,932			-+	-+	07,936 6	7,396
93750	HAP Portubility-In	-			-			-	-	_			_	- 1								_	-1	-	-	_		-	-			-
93800	Other utilities expense									_				202.00	202.00		250 240	200.000				242.4		$\perp$	100.000	****			_			
	Total Utilities	<u> </u>	نـــا			-		-	-	1		-	-	342,445	342,445		250,248	250,248	لنصا			- 312,4	•	•		100,803				•	36,348 13	
94100	Ordinary maintenance and operations - labor							-	-		-			137,044	137,044		96,448	96,448			-	97,1	97,170			47,154		-	-			50,075
94200	Ordinary maintenance and operations - materials and other	-	-	$\sqcup$	-			-			-	-		123,860	123,860 400,760		36,016 158,881	36,016 158,881	$\vdash$		-	94,0 - 388,4			17,531 91,179	17,531			-		57,649 5 65,295 26	57,649 55,295 -
94300	Ordinary maintenance and operations contracts  Employee benefit contribution - ordinary maintenance	H :	- :	- 1	- 1	- 1	- 1	- 1			- 1	- 1		48,833	48,833		43,963	158,881 43,963	1	- 1		- 388,41 21,31	5 388,479 5 21,305	1	91,179	21,567			-+	-1-2	22.054 2	22.054
	Total Maintenance	-	-	-				-	-		-			710,497	710,497		335,308	335,348	-	-	-	- 600,35	6 600,990	-	177,431	177,431	-	-	-		05,073 40	
07100	Protective services - labor	_																	_				. —									
95100 95200	Protective services - other contract costs	-		$\vdash$	- 3		$\rightarrow$	- 1	-+	-+	- 1	-	-+				- 1			- 1			1	1		-+			-+			-
95300	Protective services - other	-			- :									- 1									-		-			-			-	$\neg$
	Employee benefit contributions - protective services							-									-						-					-			-	
95000	Total Protective Services					-	_					-	-			-				-		-1	<u>-1 </u>				-					انسان

	Public Housing Income Statement	7	501			502	con I		583	500		594			601	601		602	602		701		_	2	-	703	793	_	764	784	-	705 705
	Public Housing Income Statement		301	501		392	502		393	340		394	394		601	601		602	602		/01	/01	- "	-	702	,00	/83		704	784	-	/05 /05
		Total AMP	Operating	Capital	Total AMP	Operating	Capital	Total AMP	Operating	Capital	Total AMP	Operating	Capital	Total AMP	Operating	Capital Fund	Total AMP	Operating	Capital	Total AMP		Capital Total	MP Open		apital To	otal AMP Operat	ing Capita		Operating	Capital		Operating Capital
Line Item No.	Description	501	Fund Program	Fund Program	502	Fund Program	Fund Program	503	Fund Program	Fund Program	504	Fund Program	Fund Program	601	Fund Program	Program	602	Fund Program	Fund Program	701		Fend 70		nerven		703 Fragra			Fund Program	Fund Program		Fund Fund Program Program
			regram	11001212		rrogram	. registra		1 regram	. rep.am		riogram	. regram						riogram		. regiani	-						-	riogram	i regi zan		-
96110	Property Insurance							-						69,683	69,683		34,381	34,381				4		41,320		11,938 11,5					79,707	79,707
96120 96130	Liability Insurance Workmen's Compensation	-	-		-			_			-	-		7,457 12,256	7,457 12,256		6,460 12,206	6,460 12,206		-	-			4,896	_	3,148 3,1 4,387 4,3			-	+	3,669 7,678	3,669 7,678
	All other Insurance	- :	-	-	- 1				- :	-		- :		2,622	2,627		12,206	12,396	-		- 1			1,146	_	4,357 4,3		- :		+	3.381	3 381
96100		-											-	92,023	92,023		54,567	54,567			-	- 5	030 :	54,030	-	20,111 20,1	11			-	94,435	94,435 -
			267.519																													
	Other general expenses Compensated absences	267,519	267,519		266,936	266,936		224,077	224,077		207,410	207,410		1,207	1,207		713	713		162,726	162,726		414	2,414	-+	1,207 1,2	97	104,503	104,303	++	1,290	1,290
96300	Payments in lieu of taxes	-	-											17,269	17.269		3,137	3,137				21	404	27,404	_	11,117 11,1	17	_		-	1.829	1.829
96400	Bad debt - tenunt rents							-						57,948	57,948		13,239	13,239			-	23	239	22,239		10,597 10,5	97				2,302	2,302
96500 96600	Bad debt - mortgages Bad debt - other			_							-			-						-			-		_	-	_	-		++		
96800	Severance expense	-									- 1		_				-			- 1	_	_	-	_	-		_	-		+	$-\div$	
	Total Other General Expenses	267,519	267,519		266,936	266,936		224,677	224,077		207,410	207,410	-	76,424	76,424	-	17,689	17,089	-	162,726	162,726	- 50	057 :	52,057	-	23,298 23,2	98	- 104,303	104,303	-	5,421	5,421 -
																												_				
96710 96720	Interest of Mortgage (or Bonds) Payable Interest on Notes Payable (Short and Lone Term)	+ :			1		$\vdash$		-					10,203 2,402	2,402	10,203	52,317	52.317	$\vdash$	25,245		25,245	243	2,774	1,243	7,399	7,39	,	-	+	26	26
96730	Amortization of Bond Issue Costs	1						_			-			-	-,		-	- Indian			_			-		- 1,0	-	1 - 3		-		
96700	Interest Expense and Americation Cost												-	12,605	2,402	10,203	52,317	52,317		25,245		25,245	917	2,774	1,243	15,307 7,5	08 7,39	, .		-	26	26 -
0.000	F.10 1 F	*****	275,646		275,423	***		****	235,311		245.000	215,968		1,588,059	1,577,856	44.441	977,027	977,027		*** ***	I	25,245 1,333	230 T - 2			543,298 535,8					771,725	ANY ANY
96900	Total Operating Expenses	275,646	2/3,646		2/5,423	275,423	-	235,311	235311	-	215,900	215,918		1,588,059	1,5/7,856	19,293	9//302/	9//302/	نـــا	200,675	175,439	25,245 1,33.	330 1,3	31,067	1,243	543,298 535,0	99 /,39	9 113,507	113,907	ــــــــــــــــــــــــــــــــــــــ	//1,/25	//1,/25
97000	Excess Revenue Over Operating Expenses	44,083	44,083		100,974	100,974		127,131	127,131		109,458	109,458	-	(24,877)	(45,747)	28,878	1,574,849	13,319	1,561,530	90,921	56,247	34,674 291	279	20,812 2	78,467	210,055 16,7	05 193,35	8,300	48,360		(186,478)	(186,478)
	Extraordinary maintenance																80 220	80 220													20.663	20.663
97100	Extraordinary municinance Casualty Iosses - Non-capitalized	-			- 1							- 1		- 1	-		80,270	80,270				_		- 1	-+			- :		++	20,663	20,663
	Housing assistance payments	-			- 1						- 1	-	_				-			- 1			-		-		-	-		-		
97350	Poet In	-			-			-			-			-			-			-			-			-		-			-	
97400	Depreciation expense	3,489	3,489					_						541,445	541,445		516,529	516,529				791	977 2	98,077		60,692 60,6	92				27,464	27,464
97500 97800	Fraud losses Dwelling units rent expense	-	_	-	-					-	-			-			-		-	-		_	-	_	_		_	_	_	+	-	
	Total Expenses	279,135	279,135		275,423	275,423	-	235,311	235311		215,968	215,966		2.129.504	2.119.301	10,203	1,573,826	1,573,826	-	200,675	175,430	25,245 2,130	407 2.1	29,164	1,243	603,990 596,5	91 7,39	9 113,597	113,997	-	819.852	819.852 -
				_																												
10020	Operating transfer in Operating transfer out	-	-					_			-	-		-	-		541,386 (541,386)	541,386	(541 386)	(326)	326		542)	2,542	(2,542)	78,349 78,3 (78,349)	178 34	-	-	+		
	Operating transfers from / to primary government	-	_		- 1		-					_					(241,200)		(241,280)	(320)		(320) (.			(4,774)	(10,549)	(///	-		-	$\rightarrow$	
10040	Operating transfers from / to component unit	-			-			-			-			-			-			-			-			-		-			-	
	Extracedinary items, net gain loss							_																		-					_	
10080	Special items, net gain/loss Inter AMP Excess Cash Transfer In	-			-			_			-			62 000	62,000		-			-		_	-	_	-+	85,000 85,0	00	_		++	210.000	210.000
10092	Inter AMP Excess Cash Transfer Out	(32,000)	(32,000)		(30,000)	(30,000)					(12,000)	(12,000)			-					(20,000)	(20,000)		-	-	_		90	(52,000	(52,000)	-	210,000	210,000
10100	Total Other Financing Sources (Uses)	(32,000)	(32,000)		(30,000)	(30,000)		_			(12,000)	(12,000)		62,000	62,000			541,386	(541,386)	(20,000)	(19,674)	(326)	-	2,542	(2,542)	85,000 163,3	49 (78,34	9) (52,000	(52,000)		210,000	210,000 -
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	8,594	8,594		70.074	79,974			127,131		67.469	97,458		(504,322)	(575 107)	20,870	679 644 1	(42.004)		20.001	24 672 1	14 149 1	7661 CT	14 77 84 7	20 020 1	234,363 119,3	43 T 114 00	4 (2.708	(1.700)		(24,605)	(31.686)
10000	Extentional Control (Cases) Expenses	1 27	8,074		70,774	78,774		12/,121	147,121		77,000	71,000		(JOGJAL)	(242,474)	240174	77840.70	(42,074)	1,040,144	79,741	24,713	24240 (47)	2 May 1 (2	1020) 2		24,000   117,0	11.000	4 (2,100	(2,700)		(24,007)	(24,000)
11020	Required Annual Debt Principal Payments				-			-			-			44,193	23,323	20,870	519,645	519,645		35,000	-	35,000 25	597	27,055	2,542	88,626 78,3	67 10,25	9 -			-	
				_	2.331.000	1 111 110		2.752.514	A 700 A 111		5,105,585	7 102 FEE		2002011	2.002.011		1307000	/ 10/ 000		A 200 ALL	A 2001 ALL	7.00	aug 7 a			recent rec		7 810 101	7 230 103	=	100.000	439,237
11030	Beginning equity	2,014,493	2,614,495		3,331,909	,,331,909		2,082,814	2,682,814		~110,363	2,000,000		2,893,711	2,893,711	-	4,385,828	4,385,828	1	3,598,214	2,595,214	- 6,90-	v.v. 6,9	14,010	-1	518,431 518,4	20 ]	6,739,497	6,739,497		439,237	379,437
	Equity Transfers - Three Rivers to Comp Unit				-			-			-			-			-			-			-			-					-	
	Equity Transfers - To AMPs for Loans		1,418,036		1,951,323	1,951,323			2,893,600		2,485,231									1,651,114			-			-		3,301,865		$\vdash$		
	Equity Transfers - Mixed Finance Non-9999 Transfer Equity Transfers - COCC to AMPs to fund AMP deficit	(2,431,602)	(2,431,602)	-	(3,193,140)	(3,193,140)		(2,662,212)	(2,662,212)		(4,943,195)	(4,943,195)	_	-			481 684	481 684		(3,689,606)	(3,689,606)	-+	-	-+			+	(6,678,190	(6,678,190)	+	-	_
	Prior period adjustments, equity transfers, and correction of errors	(1.013.566)	(1.013.566)	1 -	(1,241,817)	(1,241,817)	-	231,388	231,388	-	(2.457.964)	(2.457.964)		- 1	-		481,684	481,684	-	(2.038,492)	(2.038.492)		-1-				-	- (3,376,325	(3,376,325)		$\rightarrow$	
																														=		
	Unit Months Available Unit Months Leased	720 707			720	720 717		720 708	720 708		624 621	624 621		2,283 2,246	2,283 2,246		1,075	1,075		552 552	552 552			2,245	_	1,014 1,0	64	816 797		-	1,032	1,032
1/210	LINE PROBRE LANGUE	/0/	/9/		/1/	/1/		/08	/08		621	021		2,240	2,240		1,050	1,050		332	332		100	4,170		***		1 /9/	1 /9/		1,052	1,000
11270	Excess Cash	147,837	147,837		685	685		22,073	22,073		25,440	25,440		27,301	27,301		(627,634)	(627,634)		30,203	30,203	181	091 1	80,091		12,945 12,9	45	57,607	57,607	шт	15,201	15,201
				-		-	-		-	-																			_			
11610	Land Perchases Building Perchases	-	-	-	1								-				1.020.144		1.020.144			273	383		73,383	104.742	104,74	, -	-	+	-	
11630	Furniture & Equipment-Dwelling Purchases	<del></del>	<b>—</b>														1,000,199		-,,			47.		-		-	104,14	1		-		
11640	Furniture & Equipment-Administrative Purchases							-			-												-			-						
11650	Leasehold Improvements Purchases	1 -									-									-						-				-		
11660	Infrastructure Purchases CFFP Debt Service Payments	<del>-</del>	<b>—</b>	-										31,073		31,073				60.245	_	60.245	785	-+	1.785	17.658	17.65		-	+		_
	Replacement Housing Factor Funds	1						_			-		_	- 1,007.5		31,013					-		-		71177	-	1.00	1		-	-	_

	Public Housing Income Statement	1	801	801	1	802	802	Г	803	803	ſ	884	884	1	805	805		806	806	1	807	807	1	808	808	1 1	811	811	1	812	812
			Operating			Operating	Capital	0	perating			Operating			Operating			Operating			Operating			Operating			Operating		,	Operating	
Line Item No.	Description	Total AMP 801	Fund	Capital Fund Program	Total AMP 802	Fund	Fund	Total AMP	Fund	Capital Fund Program	Total AMP 804	Fund	Capital Fund Program	Total AMP 805	Fund	Capital Fund Program	Total AMP 806	Fund	Capital Fund Program	Total AMP 807	Fund	Capital Fund Program	Total AMP 808	Fund	Capital Fund Program	Total AMP 811	Fund	Capital Fund Program	Total AMP 812	Fund	Capital Fund Program
			Program	-		Program	, rogram		rogram			Program			Program			Program	-		Program			Program			Program		1	Program	-
70300	Net tenant revenue Tenant revenue - other																							-			-				
70500	Total Tenant Revenue	- :	- :	-	-	-		- 1	-	-		_		-	- :			-	-	-			-			- :	-			_	
70600-010	Housing assistance payments Ongoing administrative fees earned						_																						<u> </u>	-	
70600-030	FSS Coordinator					_	_		_																					-	
70600-040	Actual independent public accountant audit costs																														
70600-050	Total preliminary fees carned Interest carned on advances						_		_																					$\rightarrow$	
70600-070	Admin for calculation description						_																								
70600	HUD PHA operating grants	132,021	132,021		21,720	21,720		36,919	36,919		84,170	84,170		330,878	330,878		189,665	189,665		163,312	163,312		135,475	135,475		25,759	25,759		52,746	52,746	
70610	Capital grants														Ι		-				1									$\overline{}$	-
70710	Management Fee Asset Management Fee																														
70730	Book-Keeping Fee																														
70740	Front Line Service Fee																														
70750	Other Fees Total Fee Revenue						-		_																					=	
																													$\overline{}$		
70600	Other government grants investment income - unrestricted	1	1												1					108	108		101	101					$\vdash$	-	
71100	Investment income - unrestricted  Mortgage interest income	143,905	143,905	+			-+		_		- 1	1		316.112	316,112	-	139,650	139,650		108	108		100	101		-				-	
71300	Proceeds from disposition of assets held for sale		130.00					-			-									-						-					
71310	Cost of sale of assets Fraud recovery							-												_			_ =			_			1	-	
	Fraud recovery Other revenue	<del>- :</del>	-	<del>                                     </del>	-	-	-+	-	-					-	<del>-</del>			-		-	-		-			-			-	-	-
71600	Gain or loss on sale of carital assets							-			-																				
72000	Investment income - restricted Total Revenue	275,926				24 520	_	36,919	25.040			84,171			646,990			329,315		163,420	477.436		******	135,576		25,759	25,759		52,746		
	•	275,926	275,926	-	21,720	21,720		36,919	36,919		84,171	84,171	-	646,770	646,770	-	329,315	329,315	-	163,420	163,420	-	135,576	135,576	-	25,759	25,759	-	32,746	52,146	
91100	Administrative salaries					-																									
91200	Auditing fees Management Fee		- :	-	- :		-+		-		- 1			- 1				-		- :			- 1			- 1			+	$\overline{}$	
91310	Book-Keeping Fee	562	562					-						1,792	1,792		945	945												-	
91400	Advertising and Marketing Employee benefit contributions - administrative																													=	
	Office Expenses			-	-		_	- 1	_		-				- 1		-	-		-			-						-	$\overline{}$	
91700	Legal Expense				•			-						•			-						•								
91800	Travel Allocated Overhead	-					_				-							-									-			_	
91900	Other				23		_		-		3,053			-				-		55	55		672	672		-				-	
91000	Total Operating-Administrative	562	562		23	23	-	-	-	-	3,053	3,853		1,792	1,792	-	945	945		55	55		672	672			-				
92000	Asset Management Fee	780	780	т	1,320	1,320		720	720		2.640	2,640		2,400	2,400		1,290	1,290	г	5,040	5,040		3,960	3,960		840	840		1,090	1,090	$\overline{}$
92200	Tenant services - salaries Relocation Costs	1	-	-	-		$\rightarrow$		$\rightarrow$	-	- 1			-	-	$\vdash$				-	-		-	$\vdash$		- 1	-			$\rightarrow$	-
92300	Employee benefit contributions - tenant services							-									- :														
92400	Tenant services - other	1,140	1,140				$\neg$	_	-					3,540 3,540	3,540 3,540		1,905						_			_				$\vdash$	
	Total Tenant Services	1,140	1,140										· ·	3,540	3,540		1,985	1,905				· ·		1			-				
93100								-			-									-											=
93200 93300	Electroity	-	-		-		-	-	_		-			-	-		_	-		-						-			<del></del>	-	
93400	Fuel	-			-			-			-			-				-		-			-			-			-		-
93500 93600	Labor							-																							
	Sewer Employee benefit contributions - utilities	<del>- :</del>	<del>-</del>	<del>                                     </del>	-	-	-+	-	-		-			-	<del></del>		-	-	_	-	_		-			-			-	-	-
93750	HAP Portability-In	-																													
93800	Other utilities expense Total Utilities	-	_	<b>⊢</b> –		L I	F		_						_	-		<b>—</b> =						$\vdash \exists$		_				-	
		·	<u> </u>	<del></del>																											
94100	Ordinary maintenance and operations - labor																														
94200	Ordinary maintenance and operations - materials and other Ordinary maintenance and operations contracts	1 :	1 1	-	-		-+		-		- 1		_	-	1 :			-		-	-	_	-			- 1		_			
94500	Employee benefit contribution - ordinary maintenance							-	-	- 3	- 3	- 1															- 3				
94000	Total Maintenance		_				_=	_							-																
	Protective services - labor	-			-			-1			-1				Г		-	r			_		-	1					_	$\overline{}$	$\overline{}$
95200	Protective services - other contract costs	-									-						-														
95300	Protective services - other  Employee benefit contributions - protective services	-						-			-			-			-			-						-			<u>'</u>	$\vdash$	
	Total Protective Services	1	-	<del>  -</del>	- :		-+	- 1	-	-	- 1	-	-			-		-	-	-	-	-	- :	-	-		-		H	-	
			•	•														•	•	•	•										

	Public Housing Income Statement	-	891	801		802			803	803		884	884	i	805	805		806	806	1	807	807		808	808		811	811		812	812
_	Patest neusing income statement	-	891	891		802	892		MUS	MIS		894	894		865	803	_	800	Mo		807	80)		803	895		811	- 811	-	812	812
Line Item No.	Description	Total AMP 801	Operating Fund Program	Capital Fund Program	802	-	Capital Fund Program	Total AMP	Operating Fund Program	Capital Fund Program	Total AMP 804	Operating Fund Program	Capital Fund Program	Total AMP 805	Operating Fund Program	Capital Fund Program	Total AMP 806	Operating Fund Program	Capital Fund Program	Total AMP 807	Operating Fund Program	Capital Fund Program	Total AMP 808	Operating Fund Program	Capital Fund Program	Total AMP 811	Operating Fund Program	Capital Fund Program	Total AMP 812		pital Fund rogram
96110					7,251	7,251																							-		
96120	Liability Insurance Workman's Compensation				465	465	_	232	232		851	851			-					1,277	1,277		1,625	1,625		231	231	-	348	348	
	Workmen's Compensation All other Insurance	_	-					-	_					-	-		-	-					-					-		-	_
96100	Total Insurance Promiums	<b>+</b> - :	- :	-	7,716	7,716		232	232		851	851		- 1	-		- :	- :	_	1,277	1,277		1.625	1,625		231	231		348	348	_
	, , , , , , , , , , , , , , , , , , , ,																							,							
96200	Other general expenses	110,107	110,107		18,900	18,900		35,887	35,887		139,922	139,922		385,557	385,557		219,046	219,046		239,791	239,791		207,986	207,986		36,156	36,156		72,149	72,149	
	Compensated absences																											-	-		
	Payments in lieu of taxes						_	-	_		(835)	(835)																-			
	Bad debt - terant rents Bad debt - montenance	-	-		-	_		-			(833)	(835)		-	-		-	-	-	-	-		-			-			-		-
	Bad debt - other	-												-					_	-	<del>                                     </del>		-			-	_	-	-	-	-
96800	Severance expense							-																					-		
96000	Total Other General Expenses	110,167	110,107	-	18,900	18,900		35,887	35,887		139,687	139,087		385,557	385,557		219,046	219,046	-	239,791	239,791		207,986	207,986		36,156	36,156	1	72,149	72,149	-
96710 96720	Interest of Mortgage (or Bonds) Payable Interest on Notes Payable (Short and Lone Term)	<u> </u>		<b> </b>	-		-+							-	-			-	1	-	-		-			-			+	-+	-
	Amortization of Bond Issue Costs	+ - :	_			-	-+	- 1	-+	_					<u> </u>			<del>                                     </del>	1	-	-		-				-	-	<del> </del>	+	-
	Interest Expense and Amerization Cost	1	-	-	-	-			-			-	-		-	-	1	-	t -	<b>-</b>	-	-	-		-		-				
		•	•																												
96900	Total Operating Expenses	112,589	112,589		27,959	27,959	-	36,839	36,839		145,631	145,631		393,289	393,289		223,186	223,186		246,163	246,163		214,243	214,243	_	37,227	37,227		73,577	73,577	
97000	Excess Revenue Over Operating Expenses	163,337	163,337		(6,239)	(6,239)	-	80	80	-	(61,460)	(61,460)	-	253,701	253,701	-	106,129	106,129		(82,743)	(82,743)	-	(78,667)	(78,667)	-	(11,468)	(11,468)		(20,831)	(20,831)	
	·																														
	Extraordinary maintenance																														
97200 97300	Casualty losses-Non-capitalized Housing assistance townests	-	-					-	_		_			-	-		-	-		-			-					-		-	_
	Port In	- :				_											-	_	-	- :	-		- :			- :					-
97400	Detrocution expense	-						- 1						127,740	127 240		19,319	19 319	_	-	<del>.</del>		-			-		-	_		-
97500	Franciesses							-							12.11.12														-		
97800																													-		=
90000	Total Expenses	112,589	112,589	-	27,959	27,959		36,839	36,839		145,631	145,631		521,029	521,029		242,505	242,505		246,163	246,163		214,243	214,243		37,227	37,227		73,577	73,577	
10010	Operating transfer in		_									_		_			_	_		_	_		_			_					
	Operating transfer out	-				- 1		- 1				_		-	-					-	H		-			-		-	_		-
	Operating transfers from / to primary government							-																					-		
	Operating transfers from / to component unit																												-		
	Extraordinary items, net gain loss							-																		-		-			
10080	Special items, net gain loss Inter AMP Excess Cash Transfer In						_	-	_																			-			
10091	Inter AMP Excess Cash Transfer in Inter AMP Excess Cash Transfer Out	(10,000)	(10,000)			- 1					(10,000)	(10,000)		(50,000)	(50,000)		(35,000	(35,000)	_	- :	<del>-</del>		- :	_		(18,000)	(18,000)		(10,000)	(10,000)	-
10100	Total Other Financing Sources (Uses)	(10,000)		-			-	-	-	-	(10,000)			(50,000)			(35,010)									(18,000)	(18,000)		(10,000)		
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	153,337	153,337	-	(6,239)	(6,239)		88	89		(71,460)	(71,460)		75,961	75,961		51,810	51,810	-	(82,743)	(82,743)		(78,667)	(78,667)		(29,468)	(29,468)		(30,831)	(30,831)	-
11020	Required Annual Debt Principal Payments		_									_		_			_	_		_	_		_			_					-
11020	Andrew Committee to the first a state of	<u> </u>			-										-		<u> </u>		1												-
11030	Beginning equity	540,535	540,535		3,464	3,464		4,138	4,138		22,060	22,060		6,717,996	6,717,996		4,408,123	4,408,123		171,325	171,325		687,034	687,034		25,615	25,615		17,990	17,990	$\neg$
	•																														
	Equity Transfers - Three Rivers to Comp Unit																												-		
11040-020	Equity Transfers - To AMPs for Loans Equity Transfers - Mixed Finance Non-9999 Transfer	2,973,235	2,973,235					-			1,567,427	1,567,427		7,754,527				4,189,998	ļ	1,977,036	1,977,036		2,095,713	2,095,713		255,211	255,211	-	478,087	478,087	-
	Equity Transfers - Mixed Finance Non-9999 Transfer Equity Transfers - COCC to AMPs to fund AMP deficit	(477,271)	(4/7,271)		2,775	2.725		- :						(3,365,477)	(3,265,477)		(4,232,759)	(+,252,759)	4	-	-		- :			- :			+	-+	-
	Prior period adjustments, equity transfers, and correction of errors	2,495,964	2,495,964	-	2,775			-			1,567,427	1,567,427		4,189,050	4,189,050	-	(62,761)	(62,761)		1,977,036	1,977,036	-	2,095,713	2,095,713		255,211	255,211		478,087	478,687	
		*																													
11190	Unit Months Available Unit Months Leased	273	273		132			72	72		264	264		953			516			504			396	396		84 84	84	-	108	108	
11210	Unit Months Leased	264	264	1 1	132	132		64	64		262	262		942	942		497	497	1	497	497		393	393		84	84		103	103	
11270	Excess Cash	13,445	13,445					4,218	4,218		11,440	11,440		50,792	50,792		49,409	49,439		19,381	19,381		14,683	14,683		15,551	15,551		18,508	18,508	
												_=	_=							_=			_=		_=						
11610	Land Parchases Building Parchases	<u> </u>	-											-			-		ļ	-			-			-		-	$\vdash$	$-\!\!\!\!\!+$	-
	Building Purchases Furniture & Equipment-Dwelling Purchases	<u> </u>		-	-	-		-						-	-	-		-	-	-	-	-	-						+	-+	
11640	Furniture & Equipment-Owening Purchases Furniture & Equipment-Administrative Purchases	1			-									-					<b>†</b>	-			-								-
11650	Leasehold Improvements Purchases	-						-			-			-					1				-						-		-
	Infrastructure Purchases																														
	CFFP Debt Service Payments			-		-		-	-			_		_	-	-	-	-			-	-	_		_				_		-
13901	Replacement Housing Factor Funds	<u> </u>	L		-							<u> </u>			<u> </u>		1 -	<u> </u>	1		1		<u> </u>		<u> </u>						

	Public Housing Income Statement	T	813	813	814	814	T	815	815		817	817		818	818		820	820		821	821	822	822	823	823	824	824					
			Operating		Operat	in-		Operating			Operating							Capital	0	perating	Capital	Operation			Capital							
Line Item No.	Description	Total AMP 813	Fund	Capital Fund Total A. Program 814	MP Fund	Capital Fund	Total AMP 815	Fund	Capital Fund Program	Total AMP 817	Fund	Capital Fund Program	Total AMP 818	Operating Fund Program	Capital Fund Program	Total AMP 820	Operating Fund Program	Fund 3	Total AMP 821	Fund	Fund Total AM	Fund	Capital Fund Total AN Program 823	4P Operating Fund Program	Fund Form AN	IP Operating Fund Program	Capital Fund Program	Total AMPS	COCC Operations	COCC Capital Fund	Total COCC	Total Public Housing
	·	813	Program	Program 814	Progra	m Frogram	815	Program	rrogram	817	Program	rrogram	818	runa rrogram	rrogram	829	runa rrogram	Program	P	rogram P	rogram 822	Program	rrogram A23	rana rrogran	Program 824	Fund Program	rrogram		Operations	Capitai rusa	COCC	nousing
70300	Net tenant rental revenue				-	-							-			32,357	32.357		-				125,8	125,894	s			5,750,160				5,750,160
70400	Tenant revenue - other																		-					-		-		69,060				69,060
70500	Total Tenant Revenue			-	-							-				32,357	32,357	-	-	-	-		- 125,8	36 125,89		-		5,819,228				5,819,220
70600-010	Housing assistance payments																															
70600-020	Ongoing administrative fees earned PSS Coordinator																															
70600-030	FSS Coordinator																					_									_	
70600-040	Actual independent public accountant sudit costs Total preliminary fees carned				_															-		1										
70600-060	Interest carned on advances																															
	Admin fee calculation description																															
70600	HUD PHA operating grants	33,357	33,357	180,3	306 108,	975 71,331	180,112	102,112	78,000	42,589	42,589		49,039	49,639		12,265	12,265		45,450	45,450	12,16	12,165	89,3	56 89,300	1,139,5	6 89,082	1,050,454	13,865,806	ш	- 1		13,865,806
70610	Capital grants			98,5	896	98,896	100,000		100,000									ГŤ	-	-				-		-	-	3,919,310				3,919,310
																																2.482.924
70710 20720	Management Fee Auset Management Fee Beol-Keeping Fee Front Line Service Fee				_																								2,482,924 196,620		2,482,924 196,620	2,482,924 196,620
70730	Book-Keeping Fee																												226 295		726 295	726 795
70740	Front Line Service Fee																												3,112,429		3,112,429	3,112,429
70750	Other Fees Total Fee Revenue				_																								6,518,768		6.518,768	6.518.768
																													4,718,768	1	W <sub>1</sub> /100,/600	w,/wB,/66
70800	Other government grants Investment income - uneestricted				-								-						-					-		-						
71100	Investment income - unrestricted			91.1	113 91		249.463	249.463		_ =								LΠ	22.120	22.129		_		-	$\perp$	-		2.111.223	1,849		1,849	2,059
71200	Mortgage interest income Proceeds from disposition of yearts held for sale	H :	1	91,1	91.		249,463	249,463					- 1		_			-	22,129	44,149	_	1		-	+ + -	-	-	4,111,223	$\vdash$		-+	2,111,223
71310	Proceeds from disposition of assets held for sale Cost of sale of assets				-		1 :			-												1		-		-						
21400	Fraud recovery				-																			-		-						
71500	Other revenue Gain or loss on sale of capital assets	-			-	-	-	-		-			-			-	-		-			-	48,5	16 48,516	5	-	_	537,875	879,368		879,368 1.510	1,417,243
22000	Investment income - restricted	-			-	-				-			-						-	-		-					_		1,510		1,510	
70000	Total Revenue	33,357	33,357	- 370,3	315 200,	088 170,227	529,575	351,575	178,000	42,589	42,589	-	49,039	49,039	-	44,622	44,622	-	67,579	67,579	- 12,16	12,165	263,7	18 263,711	1,139,5	6 89,682	1,050,454	26,253,644	7,401,495		7,401,495	33,655,139
	Administrative salaries															7 888	6.279					-	1 43	27 4.32		· ·		601 484	1 1443 307 1		1 1443 307 1	2.044.791
91100	Auditing for	-			-	-	-			-			- 1			203	203	-		- :			4,3			-	1	62,218	1,443,307		1,443,397	
91300	Auditing fees Management Fee	-			-	-	1,646	1,646					-			5,003	5,003		682	652	71	715	3,5	74 3,574	5.59	9 5,599		1,445,717				62,218 1,445,717
91310	Book-Keeping Fee Advertising and Marketing			1,0	1,	(60)	1,282	1,282								630	630		285	285	9	90	4	53 453	7	5 705		197,790	8 542		8.542	197,790 8,767
91400	Advertising and Marketing  Final-way honefit contributions a administrative	-			-	-	-	- 1		-			- 1			689	689	-				_	1,9	34 1,934		-	1	248 450	572 590		572,590	821,040
91600	Office Expenses				-	-		-					-			77	77		-				5,4	3 5,49		-		150,269	460,352		460,352	610.621
91700	Tourisming and minimum and a selection of the Employee Contributions - administrative Office Expenses Legal Expense					-																				-		83,595	116,836		116,836	200,431
	Travel Allocated Overhead				-	-		-					-			-		_	-			-		-		-		14,914	70,677		70,677	85,591
91900	Other	322	322		-	-	-			-						360	360		-				86,9	56 86,966	644,2	6 644,256		1,227,279	106,362		106,362	1,333,641
91000	Total Operating-Administrative	322	322	- 1,0	080 1.	(6)	2,928	2,928				-			-	13,241	13,241	-	937	937	- 80	805	- 109,1	59 109,159	- 650,50	650,560		4,031,941	2,778,666		2,778,666	6,810,607
02000	Asset Management Fee	1.360	1,200				1,710	12101		2,400	2.400		1,440	1,440		840	840		390	390		120	2,4	90 2,400	1 1 2	0 780		196,620				196,620
		1,200	1,200			-1	1,710	1,710		2,400	2,400		1,440	1,000		540	240		310	390		120		2,400	1 1 "	7,00						
92100	Tenant services - salaries				-								-											-		-		9,945 4,090	12,603		12,603	22,548
92200	Relocation Costs Employee benefit contributions - tenant services	-			-		-			-			-		$\vdash$	-		$\vdash$	-	-+		+		-		-	_	4,090	$\vdash$		_	4,080 761
		-			145 2,		2,550			- :			- 1			105	105	1 +	585	585		180		1	6			84,340			1,365	85,705
92500	Total Tenant Services		-	- 2,1	145 2,	145 -	2,550	2,550	-		-		-			105	105	-	585	585	- 18	180				5 615	-	99,126	13,968		13,968	113,094
93100	Water	_	_			_	_				_				_								9.4	9,40		_		625 138	455		455	625.593
93200			1		-	-	1						- 1								_	-	9,4	99 99			1	1,297,729	6,095		6,095	1,303,824
					-	-	-						-			1,871	1,871		-	-			2	90 260	)	-		476,687	2,785		2,785	479,472
93400 93500	Fuel	-			-	_	1									-		$\sqcup$	-			1		-	1	-		-	$\vdash$			
93600	Sewer				-	-	1 3			- :			- 1			- 3		+	- 1	-+	_	1	12.6	55 12.65	5		1	994,616	380	-	389	995,005
93700	Employee benefit contributions - utilities				-		1 -			-									-			1	12,0	-		-			1			-
93750	HAP Portability-In				-																			-		-		-				
93800	Other utilities expense Total Utilities	-	<b>—</b>	_	-1		- :	-		- :	<b>—</b>				-	1,871	1,871	-				-	22,4	21 22,42		<del>-1</del>	<del></del>	3,394,170	9,724		9,724	3,403,894
																								•								
	Ordinary maintenance and operations - labor				-											9,559	9,559			-			1,8			-		975,163			1,748,028	2,723,191
94200	Ordinary maintenance and operations - materials and other Ordinary maintenance and operations contracts	-	1		-1	- 5	1	-		-	-		-		-	54 20,964	54 20,964			- :		1 -	3,0	55 3,065 95 27,495		9 969	-	800,183 3,252,951	47,451 41,903		47,451 41,903	847,634 3,294,854
94500	Ordinary maintenance and operations contracts Employee benefit contribution - ordinary maintenance	-	1		-		1 - 1		- 1				- 1		-	1,104	1,104	-	- 1		- 1	-	8.	29 82			-	340,317	699,832		699,832	1,040,149
94000	Total Maintenance		-	-	-		-	-	-		-	-	-			31,681	31,681	-	-	-	-		- 33,2	12 33,21	. 9	969	-	5,368,614	2,537,214		2,537,214	7,905,828
05100	Protective services - labor			· i																			, i						518.439		518,439	518.439
95100 95200	Protective services - labor Protective services - other contract costs	-	$\vdash$		-	+	-		-	-	$\vdash$		- 1		-	- 1		+	- 1	-+	_	+	4	50 450		1	$\vdash$	450	28,892		28.892	
95300	Protective services - other				-		1 -			-									-			1				-			3.354		3,354	29,342 3,354
95500	Employee benefit contributions - protective services				-																		4	. 45	$\perp$	-1	$\perp$		173,963 724,648		173,963 724,648	173,963 725,098
95000	Total Protective Services	<del></del>			-1	-1 -	1		-				-					<u> </u>			-1	1		50 1 450	<u> </u>	-1	1	450	/24,648		/24,648	/25,098

	Public Housing Income Statement	1	813	813		814	814	_	815	815	1	817	817		818 81	18		820	820	Г	821	821	822	822	823	823	824	824	1				
Line Item No.	Description	Total AMP 813	Operating Fund		and Total AN	Operatin Fund	Capital Fur	nd Total AMI	Operating Fund	Capital Fund	Total AMP	Operating Fund	Capital Fund Total . Program 81			d Fund Tota		Operating	Capital Fund		perating C Fund I	Fund Total AM 822	Operating Fund		Operating	Fund Total AMP 824		Capital Fund	Total AMPS	cocc		Total COCC	Total Public
		813	Program	Program	m 814	Program	Program	815	Program	Program	817	Program	Program 811	S Fu	nd Program Prog	yram 1	820 F	and Program	Program			rogram 822	Program	Program 823	Fund Program	Program 824	Fund Program	Program		Operations 6	apital Fund	cocc	Housing
96110	Property Insurance				_	+	_	_						_		_	1.765	1,765	-			_		8 222	8 222			_	455,835	39,996	$\longrightarrow$	39,996	495.831
96120	Liability Insurance	388	388					_	-		662	662		398	398		270	270					-	774	774			1	76,331	811	-	811	77,142
96130	Workznen's Compensation						-							-			-			-									101,038	185,888		185,888	286,926
96140	All other Insurance					-	-							-			2145	2.145			-								66,375	55,833	$\rightarrow$	55,833	122,208 982,107
96100	Total Insurance Premiums	388	388		-	-1	1	1 .			662	662	-1	398	398		2,145	2,145				-1		- 8,996	8,9%		-	1	699,579	282,528		282,528	982,107
96200	Other general expenses	41,603	41,603		127.1	23 127.12	1	27.213	27,213	1	68,667	68,667	64	305	64.305	$\neg \neg$	-		-	55,023	55.023	12.16	12,165	29.232	29.232	89.081	89.081	1	4.382.666	12.257	$\overline{}$	12.257	4,394,923
96210	Compensated absences						-										149	149		-	-								43,946	37,454		37,454	81,400
	Payments in lieu of taxes	(222)	(202)		_	-	-	_			-			-			-		_	-	-			4,465 2,589	4,465 2,589	-			225,968 161,430		-		225,968 161,430
96500	Bad debt - terumt rents Bad debt - mortgages	(322)	(322)		_	-	-		-		- :	<del>                                     </del>		-			- 1		_	-			-	2,389	2,389			_	161,430	-	-		101,430
96600	Bad debt - other				_	-								-			-			-									-			-	
96800	Severance expense					-											-			-									-				
96000	Total Other General Expenses	41,281	41,281		- 127,1	23 127,12	3	- 27,213	27,213	-	68,667	68,667	- 64	J05	64,305		149	149		55,023	55,023	- 12,16	12,165	- 36,286	36,286	- 89,681	89,681	-	4,814,010	49,711		49,711	4,863,721
96710	Interest of Mertgage (or Bonds) Payable				71.3	31	71.3	31 78,000		78,000				-1	I				$\overline{}$	-			_	54,144	54,144			1	270.589			- 1	270.589
96720	Interest on Notes Payable (Short and Long Term)				1	-	-1							-			2	2		-				-		-			94,374	318	-	318	94,692
	Amortization of Bond Issue Costs					-								-			-			-													-
96700	Interest Expense and Amortization Cost		-		- 71,3	31	71,3	31 78,000		78,000		<del></del>		-	-		2	2		-	- 2	!		- 54,144	54,144				364,963	318		318	365,281
96900	Total Operating Expenses	43,191	43,191		- 201,6	79 130,34	71,3	31 112,401	34,401	78,000	71,729	71,729	- 4	.143	66,143		50,034	50,034	-	56,935	56,935	- 13,27	13,270	- 267,968	267,068	- 742,005	742,005		18,969,473	6,396,777		6,396,777	25,366,250
07000	Excess Revenue Over Operating Expenses	(9.834)			100.0	v		oc I	240.404	100,000				.100	(17,104)		(5,412)	(5.412)		10.00	*****	- (1.19		- (3.350)	(3,350)	- 397.531	((50.00)					* **** ***	8,288,889
97000	Excess Revenue Over Operating Expenses	(9,834)	(9,834)		- 168,6	56 69,74	98,8	96 417,174	317,174	100,000	(29,140)	(29,140)	- (1)	(104)	(17,104)		(5,412)	(5,412)		10,644	10,644	- (1,10	(1,105)	- (3,350)	(3,350)	- 397,531	(452,923	1,050,454	7,284,171	1,004,718		1,004,718	8,288,889
97100	Extraordinary maintenance					-1	-1	т.						-1		-	-	T					1						109,783				109,783
97200	Castalty losses-Non-capitalized					-			-					-			4,158	4,158		-									20,383	-		-	20,383
97300	Housing assistance payments Poet In					-								-			-			-	_					-			-			-	
97350	Poet in Depreciation expense				_	-	_		-			-		-			9.926	9,920	-			_		21.212	21 212			-	4.226.086	222.204	+	273.296	4,499,382
97500	Fraud lowes							_	1		- :	-		-	- 1		7,740	9,720						71,417	71,417			1	4,220,000	273,290	-	273,250	4,477,704
97800	Dwelling units rent expense					-		_						-			-			-									-			-	
90000	Total Expenses	43,191	43,191		- 201,6	79 130,34	71,3	31 112,401	34,401	78,000	71,729	71,729	- 66	143	66,143		64,112	64,112	-	56,935	56,935	- 13,27	13,270	- 338,285	338,285	742,005	742,005		23,325,725	6,670,073		6,670,073	29,995,798
10010	Operating transfer in				_	-T	т	т .	r .					-1				- т	— г				1			644,256	644,256		1 539 928		r		1 530 978
10020	Operating transfer out				-			-					-	-			-			-		-				- (644,256)			(1,539,928)		-		(1,539,928)
10030	Operating transfers from / to primary government					-								-			-			-									-			-	-
10040	Operating transfers from / to component unit													-												_						-	
10070	Extraordinary items, net gain/loss Special items, net gain/loss	-				-					-			-			-		_	-	_		_	-					-		-		
10091	Inter AMP Excess Cash Transfer In	-			_		_	_	_		-	<del>                                     </del>		-					_									_	606,000	-	-		606,000
10092	Inter AMP Excess Cash Transfer Out					-	-	(25,000						(000)	(34,000)		-	-			(20,000)					(40,000)	(40,000	5	(606,000)			-	(606,000)
10000	Total Other Financing Sources (Uses)							- (25,000	(25,000)				- (34	(000)	(34,000)				-	(20,000)	(20,000)	-				- (40,000)	604,256	(644,256		-	-	-	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(0.83.0)	(9,834)		169.6	M 40.74	1 69.91	06 202 120	202.174	100,000	(20.140)	(20.160)	1 40	,104)	(51,104)		(19,490)	(19,490)		(9,356)	e 160	(1.10	(1,105)	- (74,567)	(21.662)	- 357,531	(19.667	1 400 100	2,927,919	721.422		731.422	3,659,341
		(9,834)	(9,834)		- 168,6	09,74	1 98,30	96 392,174	292,174	100,000	(29,140)	(29,140)	- (51	(104)	(21,104)	-1-1	(17,490)	(19,490)]		(9,356)	(7,356)	-1 (1,10:	g (1,105)	- (74,567)	(74,567)	- 357,531	(48,667	H 406,198	2,927,919	/31,422		/31,422	3,659,341
11020	Required Annual Debt Principal Payments				98,89	36	98,89	96 100,000		100,000							-			-									1,232,935				1,232,935
11030	Beginning equity	8.266	8.266		160.4	0 1.642.49		. 1997 92	1.997.823		6.761	6.761	14	377	36,377	- 1 -	224.834	224.834		2.589.096 2	.589.096	9.75	9,756	251.814	251.814	3.168.729	3.168.729		86,474,619	3.518.074		3.518.074	89,992,693
		8,200	8,200		1,092,4	1,092,40	-1	1,997,823	1,197,823	<del></del>	6,751	6,761		Carr	20,277		******	4,634		2,788,090 2	,787,070	9,73	9,730	231,814	.31,814	3,100,729	A100,729		m,4/4,019	2,718,074		J., 10,174	49,792,893
11040-010	Equity Transfers - Three Rivers to Comp Unit					-	-							-			-			-												-	
11040-020	Equity Transfers - To AMPs for Loans Equity Transfers - Mixed Finance Non-1999 Transfer	-				07 2,254,40 36) (2,686,88			5,540,763		1,171,285	1,171,285	760	,409	702,409		-		$\vdash$		749,853 271,996)	(15.00		-		0.340	3,466,961 8,318		68,646,878		-		68,646,878
11040-030	Equity Transfers - Mixed Finance Non-1999 Transfer Equity Transfers - COCC to AMPs to fund AMP deficit	1 568	1.568		(2,686,8	903 (2,686,88	19	(3,033,66)	(3,033,663)		- :	-				_	- 1		-	(2,271,996) (2	Z/1,396)	(15,92	(15,921)	-		8,318	8,318	1	730,261	(230.261)	$\longrightarrow$	(730.261)	(37,369,972)
	Prior period adjustments, equity transfers, and correction of errors	1,568	1,568		- (432,4	79) (432,47	9)	- 2,507,098	2,507,098	-	1,171,285	1,171,285	- 703	.409	702,409	-	-	-	-	(1,522,143) (1	,522,143)	- (8,83	(8,831)	-	-	- 8,318	3,475,279	(3,466,961	32,007,167	(730,261)		(730,261)	31,276,906
					•					•			•																•				
11190	Unit Months Leased	120	120		- 5	76 57	5	684			240	240		144	144		84	84 84	$\perp$	156	156	4	48	240	240	391	391		35,072 34,409	$\vdash =$	==		35,072
11210	L'est Motette Lessos	115	115		3	/21 57		673	673		238	233		192	142		64	84.1		152	152		48	257	237				34,400	ч—-			34,409
11270	Excess Cash				- 123,15	123,19	)	106,866	106,869		11,704	11,704	- t	378	6,378	-	2,894	2,894	- 1	43,114	43,114	- (18)	(180)	10,350	10,350	67,617	67,617		1,784,206			-	1,784,206
11610	Land Purchases				_	.1		<del>.</del>												-1							_						
11620	Building Purchases				-	-	+	_	t		-		-	-		-	- 1		-		_		t	-		- 406,198	<b> </b>	406,198	4,025,508		-		4,025,508
11630	Furniture & Equipment-Dwelling Purchases					-								-			-												-			-	
11640	Furniture & Equipment-Administrative Purchases					-					-			-			-			-													
	Leasehold Improvements Purchases Infrastructure Purchases	-			-	+	+	+	-		-	-	<del></del>			-+			$\vdash$		-+	_	<del>                                     </del>			_	-	-	-	$\vdash$	$\rightarrow$	- :	
	CFFP Debt Service Payments		-		- 170.2	27	170.2	27 178,000	t	178,000	1		-	-			- 1		-		-		t				<b> </b>	t	516,445		-		516,445
	Replacement Housing Factor Funds					-1	1		t		-			-			-			-			t					1	-			-	

## NOTE TO FINANCIAL DATA SCHEDULES

FOR THE YEAR ENDED SEPTEMBER 30, 2016

#### 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, 2016

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal CFDA Number	Passed Through to Subrecipients	Total Federal Expenditures
U.S. Department of Housing and Urban Development (HUD)			
Public and Indian Housing	14.850	\$ -	\$ 11,701,117
Public Housing Capital Fund	14.872	-	6,083,999
Resident Opportunity and Supportive Services - Service Coordinators	14.870	-	608,618
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation / Section 8 Project-Based Cluster	14.856	-	476,134
Section 8 Housing Choice Vouchers / Housing Voucher Cluster	14.871	2,977,925	39,781,677
Supportive Housing for Persons with Disabilities	14.181	-	300,916
Passed through the County of Allegheny, Pennsylvania:			
Emergency Solutions Grant Program	14.231	-	45,854
Passed through the City of Pittsburgh, Pennsylvania:			
Emergency Solutions Grant Program	14.231		36,000
Subtotal 14.231			81,854
Total Expenditures of Federal Awards		\$ 2,977,925	\$ 59,034,315

See accompanying notes to schedule of expenditures of federal awards.

#### NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2016

#### 1. Basis of Presentation

The accompanying schedule of expenditures of federal awards (Schedule) includes the federal award activity of the Allegheny County Housing Authority (Authority) under programs of the federal government for the year ended September 30, 2016. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the net position, changes in net position, or cash flows of the Authority.

#### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

# **Allegheny County Housing Authority**

Independent Auditor's Reports Required by the Uniform Guidance

Year Ended September 30, 2016



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, 2016, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated June 19, 2017.

#### **Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the 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 19, 2017



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

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

Board of Directors Allegheny County Housing Authority

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

We have audited the Allegheny County Housing Authority's (Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal programs for the year ended September 30, 2016. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

#### Management's Responsibility

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

#### Auditor's Responsibility

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

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

#### Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2016.

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

#### **Report on Internal Control over Compliance**

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

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

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

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

Maher Duessel

Pittsburgh, Pennsylvania June 19, 2017

## SCHEDULE OF FINDINGS AND QUESTIONED COSTS

## FOR THE YEAR ENDED SEPTEMBER 30, 2016

I.

II.

III.

Su	mmary of Audit Results
1.	Type of auditor's report issued: Unmodified, prepared in accordance with Generally Accepted Accounting Principles
2.	Internal control over financial reporting:
	Material weakness(es) identified? ☐ yes ☒ no Significant deficiencies identified that are not considered to be material weakness(es)? ☐ yes ☒ none reported
3.	Noncompliance material to financial statements noted? ☐ yes ☒ no
4.	Internal control over major programs:
	Material weakness(es) identified? ☐ yes ☒ no Significant deficiencies identified that are not considered to be material weakness(es)? ☐ yes ☒ none reported
5.	Type of auditor's report issued on compliance for major programs: Unmodified
6.	Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)? $\square$ yes $\boxtimes$ no
7.	Major Programs:
	CFDA Number(s)Name of Federal Program or Cluster14.850Public and Indian Housing14.872Public Housing Capital Fund
8.	Dollar threshold used to distinguish between type A and type B programs: \$1,771,029
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, 2016

**NONE**