

**LOCAL HOUSING AUTHORITY - PUBLIC HOUSING**  
**STATEMENT OF NET POSITION - PUBLIC HOUSING**  
**DECEMBER 31, 2024**

	Current Period	Cumulative
<b><u>ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</u></b>		
<b>CURRENT ASSETS</b>		
<b>Cash</b>		
01-0-000-000-1111.010 Cash - General Fund	(20,390.47)	152,752.47
01-0-000-000-1117.000 Petty Cash	0.00	100.00
01-0-000-000-1162.000 Cash - CD/Money Market	13.21	103,996.40
<b>Total</b>	<b><u>(20,377.26)</u></b>	<b><u>256,848.87</u></b>
<b>Accounts Receivable</b>		
01-0-000-000-1122.000 A/R - Tenants	(788.50)	1,020.56
01-0-000-000-1122.010 Allowance for Doubtful Accts	0.00	0.00
01-0-000-000-1125.000 A/R - HUD	20,987.00	20,987.00
01-0-000-000-1129.000 A/R - Other	0.00	0.00
<b>Total</b>	<b><u>20,198.50</u></b>	<b><u>22,007.56</u></b>
<b>Accrued Receivables</b>		
01-0-000-000-1145.000 Accrued Interest Receivable	0.00	0.00
<b>Total</b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>
<b>Other Current Assets</b>		
01-0-000-000-1210.000 Prepaid Expenses	0.00	0.00
01-0-000-000-1211.000 Prepaid Insurance	(605.11)	0.00
01-0-000-000-1290.000 Other Prepays	0.00	0.00
01-0-000-000-1295.002 Interprogram due (to) from Voucher	0.00	0.00
01-0-000-000-1295.008 Interprogram due (to) from CFP	6,188.00	5,750.00
<b>Total</b>	<b><u>5,582.89</u></b>	<b><u>5,750.00</u></b>
<b>TOTAL CURRENT ASSETS</b>	<b><u>5,404.13</u></b>	<b><u>284,606.43</u></b>

\*(See Accountants' Compilation Report)

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**DECEMBER 31, 2024**

	Current Period	Cumulative
<b><u>ASSETS AND DEFERRED OUTFLOWS OF RESOURCES - Continued</u></b>		
<b>NONCURRENT ASSETS</b>		
<b>Fixed Assets</b>		
01-0-000-000-1400.060 Land	0.00	486,278.65
01-0-000-000-1400.070 Buildings	0.00	2,127,922.27
01-0-000-000-1400.075 Building Improvements	(4,758.00)	1,120,708.50
01-0-000-000-1400.080 Furniture, Equipment and Machinery - Dwell	0.00	170,289.55
01-0-000-000-1400.090 Furniture, Equipment and Machinery - Admin	(9,946.00)	201,297.46
01-0-000-000-1400.100 Land Improvements	0.00	195,197.01
01-0-000-000-1400.150 Accumulated Depreciation	(111.57)	(3,161,952.49)
<b>Total</b>	<b><u>(14,815.57)</u></b>	<b><u>1,139,740.95</u></b>
<b>Other Noncurrent Assets</b>		
<b>Total</b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>
<b>TOTAL ASSETS</b>	<b><u>(9,411.44)</u></b>	<b><u>1,424,347.38</u></b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
01-0-000-000-1900.200 Deferred Outflows of Resources	62,651.24	79,933.12
<b>Total</b>	<b><u>62,651.24</u></b>	<b><u>79,933.12</u></b>
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>	<b><u>53,239.80</u></b>	<b><u>1,504,280.50</u></b>

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**LOCAL HOUSING AUTHORITY - PUBLIC HOUSING**  
**STATEMENT OF NET POSITION - PUBLIC HOUSING**  
**DECEMBER 31, 2024**

	Current Period	Cumulative
<b><u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION</u></b>		
<b>CURRENT LIABILITIES</b>		
<b>Accounts Payable</b>		
01-0-000-000-2111.000 A/P - Vendors & Contractors	3,739.41	3,739.41
01-0-000-000-2114.000 Tenants Security Deposits	110.00	32,282.68
01-0-000-000-2118.000 A/P - HUD	0.00	0.00
01-0-000-000-2119.000 A/P - Other	0.00	0.00
<b>Total</b>	<b>3,849.41</b>	<b>36,022.09</b>
<b>Accrued Liabilities</b>		
01-0-000-000-2134.010 Compensated Absences - Due within one year	(226.93)	1,205.33
01-0-000-000-2135.000 Accrued Payroll	0.00	0.00
01-0-000-000-2137.000 Payment in Lieu of Taxes	425.11	3,426.58
<b>Total</b>	<b>198.18</b>	<b>4,631.91</b>
<b>Other Current Liabilities</b>		
01-0-000-000-2145.002 Interprogram due to (from) Voucher	0.00	0.00
01-0-000-000-2145.008 Interprogram due to (from) CFP	0.00	0.00
01-0-000-000-2145.040 Interprogram due to (from) Administration	(4,271.51)	867.24
01-0-000-000-2240.000 Tenants Prepaid Rent	(913.00)	94.50
01-0-000-000-2290.000 Other Unearned Revenue	0.00	0.00
<b>Total</b>	<b>(5,184.51)</b>	<b>961.74</b>
<b>TOTAL CURRENT LIABILITIES</b>	<b>(1,136.92)</b>	<b>41,615.74</b>
<b>NONCURRENT LIABILITIES</b>		
<b>Other Noncurrent Liabilities</b>		
01-0-000-000-2134.020 Compensated Absences	1,712.17	7,505.10
01-0-000-000-2500.010 Net Pension Liability	68,971.44	149,111.91
<b>Total</b>	<b>70,683.61</b>	<b>156,617.01</b>
<b>TOTAL LIABILITIES</b>	<b>69,546.69</b>	<b>198,232.75</b>

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**DECEMBER 31, 2024**

	Current Period	Cumulative
<b><u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION - Continued</u></b>		
<b>DEFERRED INFLOWS OF RESOURCES</b>		
01-0-000-000-2600.400 Deferred Inflows of Resources	8,294.14	32,293.65
<b>TOTAL INFLOWS OF RESOURCES</b>	<b><u>8,294.14</u></b>	<b><u>32,293.65</u></b>
<b>NET POSITION</b>		
01-0-000-000-2700.000 CY Net Change	(24,601.03)	(149,339.74)
01-0-000-000-2802.508 Invested in Capital Assets	(14,815.57)	1,139,740.95
01-0-000-000-2810.512 Unrestricted	14,815.57	283,352.89
<b>TOTAL NET POSITION</b>	<b><u>(24,601.03)</u></b>	<b><u>1,273,754.10</u></b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION</b>	<b><u>53,239.80</u></b>	<b><u>1,504,280.50</u></b>
<b>Proof</b>	<b>0.00</b>	<b>0.00</b>

\*(See Accountants' Compilation Report)

**LOCAL HOUSING AUTHORITY - PUBLIC HOUSING**  
**STATEMENT OF ACTIVITIES - PUBLIC HOUSING**  
**TWELVE MONTH PERIOD - DECEMBER 31, 2024**

	PERIOD TO DATE			YTD ACTUAL		YTD BUDGET	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>PUM</b>	1.00	60.00	60.00	1.00	720.00	720.00	12.00
<b>OPERATING REVEUNE</b>							
<b>Rental Revenue</b>							
01-1-000-000-3420.000 Tenant Revenue - Rent	172.65	10,359.00	7,283.37	121.26	87,307.00	87,400.00	(93.00)
01-1-000-000-3421.000 Tenant Rent - Vacancy Loss	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-3422.000 Tenant Revenue - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>172.65</b>	<b>10,359.00</b>	<b>7,283.37</b>	<b>121.26</b>	<b>87,307.00</b>	<b>87,400.00</b>	<b>(93.00)</b>
<b>Nonrental Revenue</b>							
01-1-000-000-3440.000 Other Charges for Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-3440.010 Other Charges - Tenants	0.83	50.00	416.63	6.80	4,893.64	5,000.00	(106.36)
01-1-000-000-3690.000 Other Revenue	0.00	0.00	83.37	0.44	318.95	1,000.00	(681.05)
01-1-000-000-3690.010 Other Revenue - Laundry	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-3690.100 Insurance Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-3690.501 Capital Funds Operations	0.00	0.00	2,333.33	38.89	28,000.00	28,000.00	0.00
01-1-000-000-3691.000 Operating Subsidy	349.78	20,987.00	17,744.91	326.68	235,210.00	212,939.00	22,271.00
<b>Total</b>	<b>350.61</b>	<b>21,037.00</b>	<b>20,578.24</b>	<b>372.81</b>	<b>268,422.59</b>	<b>246,939.00</b>	<b>21,483.59</b>
<b>TOTAL OPERATING REVENUE</b>	<b>523.26</b>	<b>31,396.00</b>	<b>27,861.61</b>	<b>494.07</b>	<b>355,729.59</b>	<b>334,339.00</b>	<b>21,390.59</b>

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**LOCAL HOUSING AUTHORITY - PUBLIC HOUSING**  
**STATEMENT OF ACTIVITIES - PUBLIC HOUSING**  
**TWELVE MONTH PERIOD - DECEMBER 31, 2024**

	PERIOD TO DATE			YTD ACTUAL		YTD BUDGET	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>OPERATING EXPENSES</b>							
<b>Administration</b>							
01-1-000-000-4110.000 Administration Salaries	40.23	2,413.84	3,583.37	41.76	30,066.48	43,000.00	(12,933.52)
01-1-000-000-4110.010 Admin Compensated Abs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4130.000 Legal Expense	0.00	0.00	83.37	3.66	2,634.25	1,000.00	1,634.25
01-1-000-000-4140.000 Staff Training	0.00	0.00	83.37	0.89	639.73	1,000.00	(360.27)
01-1-000-000-4150.000 Travel	2.25	(134.77)	116.63	1.10	788.48	1,400.00	(611.52)
01-1-000-000-4160.000 Publications Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4170.000 Accounting Fees	10.00	600.00	833.37	16.79	12,089.00	10,000.00	2,089.00
01-1-000-000-4171.000 Audit Fees	0.00	0.00	566.63	7.92	5,700.00	6,800.00	(1,100.00)
01-1-000-000-4180.000 Office Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4181.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4182.000 Empl Benefit Contrib	10.88	652.68	1,278.37	15.06	10,841.90	15,340.00	(4,498.10)
01-1-000-000-4182.020 Pension Expense - Admin	138.34	8,300.29	0.00	11.53	8,300.29	0.00	8,300.29
01-1-000-000-4190.000 Other Admin and Sundry	3.75	225.20	125.00	11.64	8,381.88	1,500.00	6,881.88
01-1-000-000-4190.010 Postage	0.54	32.64	29.13	0.43	310.56	350.00	(39.44)
01-1-000-000-4190.030 Office Supplies	1.47	87.97	100.00	1.64	1,179.21	1,200.00	(20.79)
01-1-000-000-4190.040 Membership & Fees	0.00	0.00	83.37	1.31	945.55	1,000.00	(54.45)
01-1-000-000-4190.050 Publication	0.00	0.00	25.00	0.56	401.25	300.00	101.25
01-1-000-000-4190.060 Advertising	0.00	0.00	8.37	0.00	0.00	100.00	(100.00)
01-1-000-000-4190.070 Admin Service Contract	7.64	458.59	250.00	4.48	3,223.23	3,000.00	223.23
01-1-000-000-4191.000 Telephone	2.04	122.44	58.37	1.00	720.80	700.00	20.80
01-1-000-000-4195.000 Outside Mgt Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4196.000 Internet Service	0.35	20.98	16.63	0.20	141.21	200.00	(58.79)
<b>Total</b>	<b>217.49</b>	<b>12,779.86</b>	<b>7,240.98</b>	<b>119.97</b>	<b>86,363.82</b>	<b>86,890.00</b>	<b>(526.18)</b>
<b>Tenant Services</b>							
01-1-000-000-4210.000 Tenant Services Salaries	36.41	2,184.49	2,500.00	41.67	30,003.70	30,000.00	3.70
01-1-000-000-4220.000 Rec, Pub, and Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4221.000 Compensated Absences TS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4222.000 Empl Benefit Contr TS	11.54	692.35	884.58	12.31	8,865.27	10,615.00	(1,749.73)
01-1-000-000-4222.020 Pension Expense - TS	57.69	3,461.37	0.00	4.81	3,461.37	0.00	3,461.37
01-1-000-000-4230.000 Contract Costs and Other	0.00	0.00	41.63	0.00	0.00	500.00	(500.00)
01-1-000-000-4240.000 Tenant Services Training	0.00	0.00	166.63	2.85	2,048.51	2,000.00	48.51
<b>Total</b>	<b>105.64</b>	<b>6,338.21</b>	<b>3,592.84</b>	<b>61.64</b>	<b>44,378.85</b>	<b>43,115.00</b>	<b>1,263.85</b>

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**STATEMENT OF ACTIVITIES - PUBLIC HOUSING**  
**TWELVE MONTH PERIOD - DECEMBER 31, 2024**

	PERIOD TO DATE			YTD ACTUAL		YTD BUDGET	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>OPERATING EXPENSES</b>							
<b>Utilities</b>							
01-1-000-000-4310.000 Water	35.48	2,128.54	1,458.37	27.33	19,676.67	17,500.00	2,176.67
01-1-000-000-4320.000 Electricity	30.06	1,803.76	583.37	14.17	10,203.30	7,000.00	3,203.30
01-1-000-000-4330.000 Gas	4.85	290.96	166.63	2.63	1,890.29	2,000.00	(109.71)
01-1-000-000-4340.000 Street Lights	0.25	15.00	15.87	0.13	90.00	190.00	(100.00)
01-1-000-000-4390.000 Other Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4390.010 Sewer	31.16	1,869.60	1,858.37	29.42	21,180.85	22,300.00	(1,119.15)
<b>Total</b>	<b>101.80</b>	<b>6,107.86</b>	<b>4,082.61</b>	<b>73.68</b>	<b>53,041.11</b>	<b>48,990.00</b>	<b>4,051.11</b>
<b>Maintenance and Operations</b>							
01-1-000-000-4410.000 Maint Labor	90.17	5,410.38	6,333.37	87.25	62,822.12	76,000.00	(13,177.88)
01-1-000-000-4420.000 Maint Materials	44.89	2,693.22	1,250.00	22.46	16,169.03	15,000.00	1,169.03
01-1-000-000-4420.010 Maint Materials - Vehicle	6.76	405.52	233.37	3.27	2,356.11	2,800.00	(443.89)
01-1-000-000-4431.000 Garbage & Trash Removal	20.29	1,217.48	1,083.37	20.13	14,495.65	13,000.00	1,495.65
01-1-000-000-4430.020 Heating & Cooling	25.36	1,521.16	41.67	2.11	1,521.16	500.00	1,021.16
01-1-000-000-4430.030 Snow Removal	11.67	700.00	41.67	0.97	700.00	500.00	200.00
01-1-000-000-4430.050 Landscape & Grounds Contract	0.00	0.00	83.33	3.79	2,728.93	1,000.00	1,728.93
01-1-000-000-4430.060 Unit Turnaround	0.00	0.00	375.00	6.62	4,763.42	4,500.00	263.42
01-1-000-000-4430.070 Electrical Contracts	0.00	0.00	41.67	0.69	500.63	500.00	0.63
01-1-000-000-4430.080 Plumbing Contracts	20.01	1,200.63	41.67	2.08	1,500.92	500.00	1,000.92
01-1-000-000-4430.090 Extermination Contracts	13.33	800.00	118.33	2.68	1,930.42	1,420.00	510.42
01-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4430.110 Routine Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4430.120 Miscellaneous Contracts	35.46	2,127.35	0.00	3.65	2,625.32	0.00	2,625.32
01-1-000-000-4432.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4433.000 Empl Benefit Contr Maint	32.71	1,962.84	1,250.00	29.60	21,313.13	15,000.00	6,313.13
01-1-000-000-4433.020 Pension Expense - Maint	47.54	2,852.68	0.00	3.96	2,852.68	0.00	2,852.68
<b>Total</b>	<b>348.19</b>	<b>20,891.26</b>	<b>10,893.45</b>	<b>189.26</b>	<b>136,279.52</b>	<b>130,720.00</b>	<b>5,559.52</b>
<b>General Expenses</b>							
01-1-000-000-4510.000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4510.010 Property Insurance	10.09	605.11	508.37	10.09	7,262.31	6,100.00	1,162.31
01-1-000-000-4510.040 Other Insurance	0.00	0.00	100.00	0.00	0.00	1,200.00	(1,200.00)
01-1-000-000-4511.000 Workmans' Comp	64.26	(3,855.59)	333.37	8.01	5,767.78	4,000.00	1,767.78
01-1-000-000-4520.000 Payment in Lieu of Taxes	7.08	425.11	320.08	4.75	3,426.58	3,841.00	(414.42)
01-1-000-000-4530.000 Terminal Leave Payments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4570.000 Collection Losses	11.31	678.50	0.00	0.94	678.50	0.00	678.50
01-1-000-000-4590.000 Other General Expense	8.41	504.64	166.63	5.83	4,200.34	2,000.00	2,200.34
01-1-000-000-4591.000 Payroll SUTA Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4596.000 Compensated Absences	24.75	1,485.24	0.00	2.06	1,485.24	0.00	1,485.24
<b>Total</b>	<b>125.90</b>	<b>(156.99)</b>	<b>1,428.45</b>	<b>31.68</b>	<b>22,820.75</b>	<b>17,141.00</b>	<b>5,679.75</b>

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**STATEMENT OF ACTIVITIES - PUBLIC HOUSING**  
**TWELVE MONTH PERIOD - DECEMBER 31, 2024**

	PERIOD TO DATE			YTD ACTUAL		YTD BUDGET	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>OPERATING EXPENSES</b>							
<b>Extraordinary Maintenance</b>							
01-1-000-000-4610.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4610.020 Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4610.030 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Casualty Losses</b>							
01-1-000-000-4620.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4620.020 Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4620.030 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1-000-000-4620.040 Insurance Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Depreciation Expense</b>							
01-1-000-000-4800.000 Depreciation Expense	167.63	10,057.57	0.00	225.59	162,428.03	0.00	162,428.03
<b>Total</b>	<b>167.63</b>	<b>10,057.57</b>	<b>0.00</b>	<b>225.59</b>	<b>162,428.03</b>	<b>0.00</b>	<b>162,428.03</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,066.65</b>	<b>56,017.77</b>	<b>27,238.33</b>	<b>701.82</b>	<b>505,312.08</b>	<b>326,856.00</b>	<b>178,456.08</b>
<b>OPERATING INCOME (LOSS)</b>	<b>(543.39)</b>	<b>(24,621.77)</b>	<b>623.28</b>	<b>(207.75)</b>	<b>(149,582.49)</b>	<b>7,483.00</b>	<b>(157,065.49)</b>
<b>Nonoperating Revenue (Expenses)</b>							
01-1-000-000-3430.000 Investment Income	0.35	20.74	16.66	0.34	242.75	200.00	42.75
01-1-000-000-3490.000 Gain (Loss) on Fixed Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0.35</b>	<b>20.74</b>	<b>16.66</b>	<b>0.34</b>	<b>242.75</b>	<b>200.00</b>	<b>42.75</b>
<b>CHANGE IN NET POSITION</b>	<b>(543.04)</b>	<b>(24,601.03)</b>	<b>639.94</b>	<b>(207.41)</b>	<b>(149,339.74)</b>	<b>7,683.00</b>	<b>(157,022.74)</b>
<b>Prior Period Adjustments</b>							
01-1-000-000-6010.000 Prior Period Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>NET CHANGE</b>	<b>(543.04)</b>	<b>(24,601.03)</b>	<b>639.94</b>	<b>(207.41)</b>	<b>(149,339.74)</b>	<b>7,683.00</b>	<b>(157,022.74)</b>

\*(See Accountants' Compilation Report)