

**HOUSING AUTHORITY OF THE CITY
AND COUNTY OF DENVER**



DENVER HOUSING AUTHORITY

Comprehensive Annual Financial Report and
Single Audit Report
Year Ended December 31, 2018
Denver, Colorado

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**HOUSING AUTHORITY OF THE
CITY AND COUNTY OF DENVER**

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CITY AND COUNTY OF DENVER**

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INTRODUCTORY SECTION

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GFOA Certificate of Achievement

Organizational Chart

List of Principal Official

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June 24, 2019

Ms. Marian Lawrence, Chairperson of the Board of Commissioners
Members of the Board of Commissioners of the Housing Authority
of the City and County of Denver:

We are pleased to present the Comprehensive Annual Financial Report (CAFR) for the Housing Authority of the City and County of Denver (DHA) for the fiscal year ended December 31, 2018. The U.S. Department of Housing and Urban Development (HUD) requires that all public housing authorities publish within nine months after the fiscal year-end, financial statements presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP) and audited accordance with auditing standards generally accepted in the United States of America. DHA's financial statements presented here have been audited by Plante & Moran, PLLC, a firm of licensed independent certified public accountants. Plante & Moran, PLLC issued an unmodified opinion on DHA's financial statements for the fiscal year ended December 31, 2018. The purpose of the independent audit is to provide reasonable assurance that the audited financial statements taken as a whole, are free of material misstatement. The data presented in this report is the responsibility of the management of DHA. To the best of our knowledge and belief, the data as presented is accurate in all material aspects; is presented in a manner designed to fairly state the financial position and results of operations of DHA; and all disclosures necessary have been included to enable the reader to gain an understanding of DHA's financial affairs. GAAP requires that management provide a narrative introduction, overview and analysis to complement the basic financial statements in the form of Management's Discussion and Analysis (MD&A). DHA's MD&A can be found immediately following the report of the independent auditors. This transmittal letter is designed to complement the MD&A and should be read in conjunction with it.

DHA is required to undergo an annual single audit in conformity with the provisions of the Single Audit Act Amendments of 1996 and U.S. Office of Management and Budget 2 CFR 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. It is DHA's policy to require the accounting firm to be independent certified public accountants with specific experience in auditing governmental entities. Information related to this single audit, including the 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*; the independent auditor's report on compliance with specific program requirements that could have a direct and material effect on each major program and on internal control over compliance in accordance with 2 CFR 200; the Schedule of Expenditures of Federal Awards; the Schedule of Findings and Questioned Costs; and the status of prior year findings are included in the single audit section of this report.



Government Overview

DHA was created in 1938 as per the Housing Act of 1937 to provide safe, decent, and sanitary housing for low-income families of Denver in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development and other federal agencies. This report includes all programs of DHA as well as all of its component units. Component units are legally separate entities for which a government is financially accountable. DHA was established as a quasi-municipal corporation by the City of Denver (the City). Although it maintains close ties with the City in several respects, DHA is not a component unit of the City as defined by the pronouncements of the Governmental Accounting Standards Board. The governing body of the Authority is its Board of Commissioners (Board) comprises nine members appointed by the Mayor of the City. The Board appoints an Executive Director to administer the affairs of DHA. The City is not financially accountable for the operations of DHA, has no responsibility to fund deficits or receive surpluses, and has not guaranteed DHA's debt.

DHA is the largest Public Housing Authority in the Rocky Mountain Region. DHA's goals are accomplished through a variety of housing programs and activities. These activities include several programs developed by HUD such as the Public Housing Program, the Section 8 Housing Choice Voucher Programs, and the Project Based Section 8 Program. In addition to these federal programs, DHA has established various instrumentalities to explore and develop innovative techniques for providing alternative housing possibilities for the low to moderate-income residents of Denver. These programs have allowed DHA the flexibility to develop several private/public partnerships providing a variety of housing opportunities for Denver residents. DHA provides affordable housing to more than 25,000 low and moderate income residents of Denver between our various affordable housing programs. DHA owns and operates approximately 4,000 Public Housing units in addition to administering over 6,900 Section 8 Housing Choice Vouchers.

Economic Condition and Outlook

DHA's finances are affected more by Congressional housing legislation and the federal budget than by local economic factors. DHA's primary source of funding is HUD. As with most housing authorities, most of DHA's operating and capital funding comes from federal dollars in the form of operating subsidies, capital grant funds and Section 8 housing assistance payments. In FY 2018, HUD and other federal agencies provided 84% of DHA's primary government's total operating revenues. For the Public Housing program, housing authorities receive operating subsidies in accordance with an operating subsidy funding formula. In general, the calculated subsidy amount is the difference between an estimate of operating costs minus an estimate of income from rents. Operating subsidies are subject to annual appropriation by Congress. In 2018, the Public Housing program was funded at 93.69% of eligibility. Funding for the Housing Choice Voucher program was prorated at 80% of eligibility for administrative fees.

The federal fiscal year 2019 began on October 1, 2018 and operated under a series of continuing resolutions, and the longest government shutdown in history, until Congress passed an omnibus appropriations bill on February 15, 2019. The proration levels used in the 2019 budget are approximately 90%, 100% and 77% of eligibility for the Public Housing operating fund, Housing Assistance Payments and Housing Choice Voucher administrative fees, respectively.



Major Initiatives

It is DHA's mission to serve the residents of Denver by developing, owning, and operating safe, decent and affordable housing in a manner that promotes thriving communities, while staying within DHA's anticipated revenue sources. Beginning in the early 1990's, DHA began planning for the redevelopment of its distressed housing developments into newly constructed mixed-income communities. In December 2016, DHA was awarded a Choice Neighborhood Initiative (CNI) Implementation grant in the amount of \$30 million. This grant will be used along with more than \$358 million of leveraged resources to fund the comprehensive redevelopment of the Sun Valley Homes public housing community.

DHA is finishing the redevelopment and transformation of the South Lincoln Homes, a 270-unit public housing family complex, made possible by a \$22 million HUD HOPE VI grant in 2011. The neighborhood has been renamed the Mariposa District and includes a mix of housing products and a range of income levels. Eight phases of redevelopment have completed construction, including a 100-unit senior housing high-rise building funded by leveraging \$10 million in American Recovery and Reinvestment Act (ARRA) grant that DHA was competitively awarded in 2009 by HUD. Additional revitalization of neighborhood is continuing with private market housing construction as well as a new commercial building.

DHA received 4% and 9% Low Income Housing Tax Credit (LIHTC) awards for Vida Housing Partners II LLLP and Vida Housing Partners I LLLP, respectively, and secured a \$12 million New Market Tax Credit (NMTC) award for Vida Commercial Partners Inc., collectively known as the Vida at Sloan's Lake project. This project is new construction of a 176 unit disabled senior building with a health clinic and a senior activity center. The project will include both Public Housing and Project Based Section 8 Voucher units. Construction began at the end of 2017 and is scheduled for completion in October 2019.

DHA received, through 1035 Osage Inc., \$31,560,000 in New Market Tax Credit (NMTC) loans from four Community Development Entities (CDE's) to construct a 175,000 square-foot facility. This multi-use facility will be a Transit Oriented Development (TOD) and have ground level commercial space for our Youth Employment Academy (YEA) that will serve both as a Mercado and training center for YEA. This 11 story building will include 5 levels of garage parking, commercial space for lease, and will house the new corporate office of Denver Housing Authority. Construction began in Fall 2017 and is scheduled for completion in Summer 2019.

In 2018, DHA and the City and County of Denver (City) negotiated terms of an Intergovernmental Agreement (IGA) as a component of the city's five-year comprehensive housing plan. The IGA set forth the terms whereby the City will annually appropriate for twenty (20) years beginning in 2019 property tax revenues designated for affordable housing. DHA established the DHA Delivers for Denver Program (D3), whereby DHA will issue bonds and use the funds from the city to pay the debt. DHA will use the bond proceeds to accelerate DHA's ten (10) year development pipeline to provide 1,292 units within five (5) years. DHA will also acquire land and/or buildings to facilitate the development of or preservation of an additional 1,200 affordable units, with a priority for permanent supporting housing. DHA has received the 2019 funds and plans to issue the bonds by September 30, 2019.



Financial Information

DHA management is responsible for establishing and maintaining an internal control structure designed to ensure that the Authority's assets are protected from loss, theft, or misuse and that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with GAAP. DHA has designed its internal control structure to provide reasonable, but not absolute, assurances that these objectives are met. The concept of reasonable assurance recognizes that: (1) the costs of a control should not exceed the benefits likely to be derived and (2) the valuation of costs and benefits requires estimates and judgment by management.

Single Audit

As a recipient of federal awards, DHA is responsible for ensuring that adequate internal controls are in place to provide compliance with applicable laws, regulations, contracts and grants related to those programs. These internal controls are subject to periodic evaluation by management, and their independent auditors. As part of DHA's single audit, the adequacy of internal controls is tested, including that portion related to federal award programs, as well as DHA's compliance with applicable laws, regulations, contracts and grants. The DHA's single audit for the year ended December 31, 2018 found no instances of material weakness in the internal controls. Reports were prepared for this purpose and are included in this CAFR in the Single Audit Section.

Budgetary Controls

DHA exercises budgetary controls over all programs through a variety of internal control mechanisms. Automated systems allow checking for purchase orders against expenditure budgets and accounts. Second budgetary control is maintained by the encumbrance of estimated purchase amounts and contracts prior to releasing payments on the purchase orders. Third is an automated inquiry system which allows the user to look up account information to check budgets and detailed charges against budgets. Budget to actual reports are presented to the DHA Board and the DHA Management for all DHA programs on a monthly basis.

Debt Administration

DHA's debt policy requires that debt will not be used to finance current operations. A summary of DHA's outstanding debt is provided under the MD&A following this report and also in Note 6 to the basic financial statements.

Financial Policy Oversight

DHA's Board has appointed a Finance and Operations Committee which comprises three board members with financial and operational expertise. This committee meets regularly and acts also as DHA's Audit Committee. The responsibilities of the committee includes: review and approval of DHA's operating budgets, review DHA's financial statements and audit findings, recommend the appointment of external auditors, oversee the financial operations of DHA, conduct entrance



and exit meetings with DHA's independent auditors, oversee DHA Employees Pension Plan and oversee DHA's Investment portfolio. DHA's financial policy changes are reviewed and approved by the Finance and Operations Committee. In addition, this committee along with DHA's Housing Opportunities & Community Impact Committee reviews DHA's real estate development and financing activities.

Other Information

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to DHA for its Comprehensive Annual Financial Report for the year ended December 31, 2017. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized comprehensive annual financial report whose contents conform to program standards. The CAFR must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year. The Denver Housing Authority has received a Certificate of Achievement since 1988. We believe our current report continues to conform to the Certificate of Achievement program requirements, and we are submitting it to GFOA.

The Denver Housing Authority also received the GFOA's Distinguished Budget Presentation Award for its 2018 Comprehensive Budget. DHA has received this award since 1988.

Acknowledgments

Preparation of the Comprehensive Annual Financial Report on a timely basis was accomplished through the dedicated service of the entire staff of the Accounting department under the leadership of Debbie Stafford, DHA's Accounting Manager. Each member of the Finance Division has our sincere appreciation for the contributions made in the preparation of this report.

In closing, without the leadership and support of the members of the Board of Commissioners and in particular, the DHA Audit Committee, preparation of this report would not have been possible.

Respectfully
submitted,

A handwritten signature in black ink, appearing to read "Ismael Guerrero".

Ismael Guerrero
Executive Director

A handwritten signature in black ink, appearing to read "Nichole Ford".

Nichole Ford
Chief Financial Officer



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

Housing Authority of the City
and County of Denver, Colorado

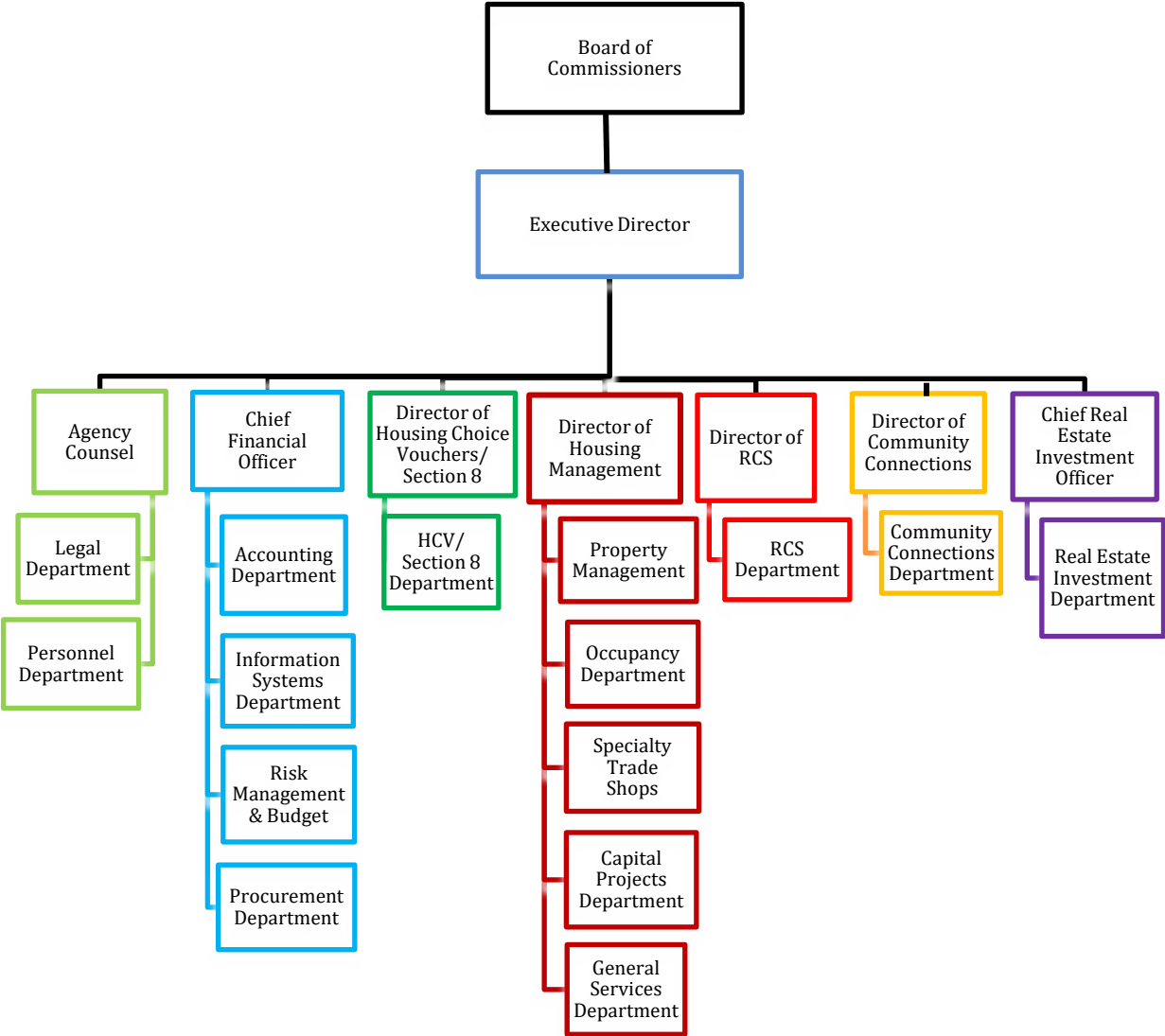
For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2017

Christopher P. Morill

Executive Director/CEO

HOUSING AUTHORITY OF THE
CITY AND COUNTY OF DENVER
Organizational Chart
December 31, 2018



HOUSING AUTHORITY OF THE CITY
AND COUNTY OF DENVER

List of Principal Officials

December 31, 2018

Board of Commissioners

Ms. Marian Lawrence	Chairperson
Mr. Craig Archibald	Vice Chairperson
Ms. Grace Buckley	Treasurer
Mr. Richard James Chavez	Commissioner
Mr. Trinidad Rodriguez	Commissioner
Ms. Jamie Torres	Commissioner
Mr. Jeffrey Martinez	Commissioner
Ms. Marsha Brown	Commissioner
Mr. Bruce Alexander	Commissioner

Executive Administrative Staff

Mr. Ismael Guerrero	Executive Director
Mr. Joshua Crawley	Agency Counsel
Ms. Nichole Ford	Chief Financial Officer
Mr. James DiPaolo	Deputy Chief Financial Officer
Mr. Angela Fletcher	Director Housing Management
Mr. Wayne Taunton	Deputy Director Housing Management
Mr. Ryan Tobin	Chief Real Estate Investment Officer
Ms. Loretta Owens	Director of Housing Choice Vouchers/Section 8
Ms. Renee Nicolosi	Director of Resident & Client Services
Ms. Lynne Picard	Director of Community Connections

FINANCIAL SECTION

Independent Auditor's Report

Management's Discussion and Analysis

Basic Financial Statements

Combining Financial Schedules

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Independent Auditor's Report

To the Board of Commissioners
Housing Authority of the City and County of Denver

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of the Housing Authority of the City and County of Denver (DHA) as of and for the year ended December 31, 2018 and the related notes to the financial statements, which collectively comprise the Housing Authority of the City and County of Denver'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 opinions on these financial statements based on our audit. We conducted our audit 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 audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. The discretely presented component units, with the exception of CSG Redevelopment Partners, LLLP, were not audited under *Government Auditing Standards*.

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 opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Housing Authority of the City and County of Denver as of December 31, 2018 and the respective changes in its financial position and its business-type activities cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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To the Board of Commissioners
Housing Authority of the City and County of Denver

Other Matters

Required Supplemental Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis 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, which 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 supplemental 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.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Housing Authority of the City and County of Denver's basic financial statements. The combining financial schedules, financial data schedules, introductory section, statistical section, and single audit section (including the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*), are presented for the purpose of additional analysis and are not a required part of the basic financial statements.

The combining financial schedules, schedule of expenditures of federal awards, and financial data schedules 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 combining financial schedules, schedule of expenditures of federal awards, and financial data schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory section, statistical section, and closed grant schedules have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 24, 2019 on our consideration of the Housing Authority of the City and County of Denver's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, 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 the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority of the City and County of Denver's internal control over financial reporting and compliance.



June 24, 2019

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Housing Authority of the City and County of Denver
MANAGEMENT'S DISCUSSION AND ANALYSIS

December 31, 2018

This narrative overview and analysis of the Housing Authority of the City and County of Denver's (DHA) performance through December 31, 2018 is provided as a supplement to DHA's year-end financial statements. Please read it in conjunction with the transmittal letter at the beginning of this report, the basic financial statements following this section, and the notes to the basic financial statements. The management's discussion and analysis is presented in conformance with the Government Accounting Standards Board (GASB) financial reporting model as set forth in GASB Statement No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*, as amended by GASB Statement No. 37, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments: Omnibus*.

As required under U.S. generally accepted accounting principles, DHA uses the accrual basis of accounting to prepare its basic financial statements. Under this basis of accounting, revenues are recognized in the period in which they are earned and expenses, including depreciation, are recognized in the period in which they are incurred. All assets and liabilities associated with the operation of DHA are included in the statements of net position.

Financial Highlights

- Total net position increased by \$18.2 million (5.2%) from the prior year. The majority of this increase was within Low Rent (\$9.7 million) and the Denver Housing Program (\$10 million) and mainly resulted from gains on the sales of the following properties: the central office, Platte Valley, Sun Valley (Phase 1 & 2), Park Avenue Parcels 1A and 5A, 43th & Elizabeth, and the Arapahoe Strip.
- The assets of DHA exceeded liabilities at December 31, 2018 by \$367.8 million (net position). Of this amount, \$262.7 million (unrestricted net position) may be used to meet ongoing obligations, \$75.8 million is the net investment in capital assets, and \$29.3 million is restricted to meet defined obligations.
- Additions to capital assets were completed as budgeted. Overall, capital assets net of accumulated depreciation increased by \$10 million. Increases include: the construction of 1035 Osage (the new central office), construction of Vida Commercial, Capital Fund expenditures, CNI Grant expenditures, and acquisitions for Sun Valley totaling \$28.6 million. Decreases include: depreciation expense of \$7 million and disposition of assets relating to the sales of: the central office, Platte Valley, Sun Valley (Phase 1 & 2), Park Avenue Parcels 1A and 5A, 43th & Elizabeth, and the Arapahoe Strip. These disposals totaled \$11.9 million.
- Total liabilities increased by \$7 million (4.4%) from the prior year due to increases for bonds issued less decreases for payments on the Line of Credit (LOC) and the payment of the Skyline loan. Bonds were issued for Vida Partners II and Platte Valley Homes totaling \$17.8 million. The balance of the LOC reduced \$9.5 million in 2018. The majority of the decrease (\$8.5 million) was paid using proceeds from the sale of the central office. The Sky Line loan (\$1.5 million) was paid using proceeds from the 43th and Elizabeth sale.
- Operating revenues decreased approximately \$0.8 million (0.7%) in comparison to the prior year.
- Operating expenses increased approximately \$5.1 million (4.2%) in comparison to the prior year. The majority of the increase was in the following expenses: General Fund administrative expenses for pension related expenses and rebranding (\$0.9 million), Low Rent maintenance including larger rehabilitation projects recorded in non-routine maintenance expense (\$2.1 million), and housing assistance payments (\$1.2 million).

MANAGEMENT'S DISCUSSION AND ANALYSIS CONTINUED

December 31, 2018

- Non-operating revenues, net of non-operating expenses, increased approximately \$7.2 million (77.2%). This increase is primarily due to gains on the disposition of assets, which increased \$5.6 million. More properties were sold in 2018 than 2017.

Overview of the Basic Financial Statements

This discussion and analysis is intended to serve as an introduction to DHA's basic financial statements. The DHA's basic financial statements are comprised of two components: 1) the basic financial statements and 2) notes to the basic financial statements that provide additional disclosure of some of the information in the basic financial statements.

The *Statement of Net Position* presents information on DHA's assets and liabilities, with the difference between the two reported as net position. Assets and liabilities are presented in the order of liquidity and are classified as "current" (convertible to cash within one year) and "noncurrent". Over time, increases or decreases in net position may serve as useful indicators as to whether the DHA's financial health is improving or deteriorating.

The *Statement of Revenues, Expenses, and Changes in Net Position* presents information showing how DHA's net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Therefore, revenues and expenses are reported for some items that will only result in cash flows in future years.

The *Statement of Cash Flows* reports how DHA's cash was used in and provided by its operating, noncapital financing, capital and related financing, and investing activities during the periods reported. The net of these activities is added to the beginning year cash balance to reconcile to the cash balances at December 31, 2018 and 2017. The DHA uses the direct method of presenting cash flows, which includes a reconciliation of operating activities to operating income. These statements provide answers to such questions as where did cash come from, how was cash used, and what was the change in the cash balance during the year.

The *Combining Balance Sheet and Statement of Activities for Discretely Presented Component Units* presents the financial information for DHA's discretely presented component units. The discretely presented component units are described in Note 1 of the financial statements.

Notes to the Basic Financial Statements provide financial statement disclosures that are an integral part of the basic financial statements. Such disclosures are essential to a comprehensive understanding of the information provided in the basic financial statements.

Housing Authority of the City and County of Denver

MANAGEMENT'S DISCUSSION AND ANALYSIS CONTINUED

December 31, 2018

Financial Analysis

Net Position

Net position is summarized in the table below:

	2018	2017
Current assets	\$ 91,980,397	74,782,216
Other noncurrent assets	286,115,818	288,084,863
Capital assets, net	<u>155,687,912</u>	<u>145,663,363</u>
Total assets	\$ <u>533,784,127</u>	<u>508,530,442</u>
Current liabilities	\$ 17,908,369	16,330,996
Current liabilities payable from restricted assets	1,205,922	1,250,017
Noncurrent liabilities	<u>146,897,761</u>	<u>141,412,633</u>
Total liabilities	\$ <u>166,012,052</u>	<u>158,993,646</u>
Investment in capital assets	\$ 75,814,217	92,700,653
Restricted	29,283,482	28,304,401
Unrestricted	<u>262,674,376</u>	<u>228,531,742</u>
Total net position	\$ <u><u>367,772,075</u></u>	<u><u>349,536,796</u></u>

Total assets of DHA at December 31, 2018 and 2017 amounted to \$533,784,127 and \$508,530,442, respectively. Current assets comprises cash, investments, receivables, current portion of notes receivable, inventories, prepaid items, and restricted assets. Current assets are approximately \$17.2 million (23%) higher at December 31, 2018 than December 31, 2017. Current assets in Low Rent and the Denver Housing Program increased \$13.7 million and \$2.4 million respectively mainly due to cash proceeds and an \$8.5 million current note receivable for property sales.

Total liabilities of DHA, which are segregated between current and noncurrent portions, amounted to \$166,012,052 and \$158,993,646 at December 31, 2018 and 2017, respectively. Current liabilities primarily include accounts payable, compensated absences payable, accrued liabilities, unearned revenue, intergovernmental payables, interest payable, and the current portions of the notes and bonds payable. A liability is considered to be current if it is due within one year. Current liabilities increased \$1.5 million (6.1%) from 2017 to 2018 primarily due to the loan for Horse Barn loan (\$1.7 million) due in 2019 moving from non-current liabilities in 2017 to current liabilities in 2018. Non-current liabilities increased \$5.5 million primarily due to increases for bonds issued \$17.8 million less \$1.7 million for the Horse Barn loan above, less payments on the Line of Credit of \$9.5 million and payment of the Skyline line of \$1.5 million.

Net position represents the equity of DHA after liabilities are subtracted from assets. Net position is divided into three major categories. The first category, invested in capital assets, shows DHA's equity in land, buildings and improvement, construction in progress, and machinery and equipment, net of related outstanding debt. The second category, restricted net position, has external limitations on the way in which these assets can be used. The last category, unrestricted net position, is available to be used for any lawful and prudent DHA purpose.

The total net position of DHA increased \$18.2 million during the year ended December 31, 2018. The increase in net position in 2018 resulted primarily within Low Rent (\$9.7 million) and the Denver Housing Program (\$10 million) and mainly resulted from gains on the sales of the following properties: the central office, Platte Valley, Sun Valley (Phase 1 & 2), Park Avenue Parcels 1A and 5A, 43th & Elizabeth, and the Arapahoe Strip.

The DHA's current ratio reflects the relationship between current assets and current liabilities and is a measure of DHA's ability to pay short-term obligations. At December 31, 2018 and 2017, DHA's current ratio is 4.8:1 and 4.3:1, respectively.

Housing Authority of the City and County of Denver
MANAGEMENT'S DISCUSSION AND ANALYSIS CONTINUED

December 31, 2018

Revenues, Expenses, and Changes in Net Position

Changes in net position are summarized in the table below:

	2018	2017
Operating revenues:		
Rental revenues	\$ 12,062,105	10,847,836
Intergovernmental	100,569,069	95,327,521
Other revenues	7,306,725	14,608,132
Total operating revenues	119,937,899	120,783,489
Operating expenses:		
Administrative	17,403,262	15,893,431
Utilities	4,975,250	4,785,624
Ordinary and nonroutine maintenance	10,831,917	7,969,966
General	2,143,655	2,587,075
Depreciation	7,033,488	7,839,977
Housing assistance payments	72,599,326	71,400,380
Other operating expenses	10,682,616	10,115,581
Total operating expenses	125,669,514	120,592,034
Operating gain (loss)	(5,731,615)	191,455
Nonoperating revenues (expenses):		
Interest revenue	5,553,256	2,073,358
Net increase (decrease) in the fair value of investments	31,912	(75,284)
Interest expense	(4,816,035)	(3,024,675)
Financing expense	—	(525,741)
Amortization expense	(79,944)	(32,672)
Extraordinary items, net gain	—	705,835
Disposition of assets, net gain	15,732,246	10,147,529
Nonoperating revenues, net	16,421,435	9,268,350
Gain before capital grants		
and contributions	10,689,820	9,459,805
Capital and other grants	7,545,459	5,065,764
Change in net position	18,235,279	14,525,569
Net position, January 1	349,536,796	335,011,227
Net position, December 31	\$ 367,772,075	349,536,796

Housing Authority of the City and County of Denver

MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED

December 31, 2018

DHA had an operating loss of \$5,731,605 and an operating gain of \$191,455 in 2018 and 2017, respectively. An increase of operating expenses of \$5.1 million accounts for the majority of the change. Ordinary and non-routine maintenance increased by 35.9% from 2017 to 2018 due to larger rehabilitation projects that occurred in 2018 compared to 2017 within Low Rent. Housing assistance payments increased by \$1.2 million (1.7%) from 2017 to 2018. Administrative expenses increased by \$1.5 million (9.5%) from 2017 to 2018. The majority of the administrative expense increase was in the general fund and was for pension related expenses and rebranding expenses.

Interest expense was \$1.8 million or 59.2% higher in 2018 than 2017 due to new debt issued for the 1035 Osage, Platte Valley Homes and Vida projects. Financing expense decreased 100% in 2018 due to the financial closings for 1035 Osage and Vida that occurred in 2017. Extraordinary items, net gain decreased 100% due to the receipt of insurance proceeds for a hail storm that occurred in 2017. Disposition of assets gain (loss) increased \$5.6 million from 2017 to 2018 due to sales of the following properties: the central office, Platte Valley, Sun Valley (Phase 1 & 2), Park Avenue Parcels 1A and 5A, 43th & Elizabeth, and the Arapahoe Strip.

Capital Assets and Debt Administration

The DHA's capital assets are summarized in the table below:

	2018	2017
Land	\$ 50,456,299	55,954,283
Buildings	219,630,005	234,272,195
Improvements	30,991,891	32,371,955
Machinery and equipment	2,528,490	4,148,541
Construction in process	39,250,339	15,413,540
Total capital assets	<u>342,857,024</u>	<u>342,160,514</u>
Less accumulated depreciation	<u>(187,169,112)</u>	<u>(196,497,151)</u>
Net capital assets	<u>\$ 155,687,912</u>	<u>145,663,363</u>

Capital assets increased by 6.9% in 2018 primarily due an increase in construction in process and the decreases for assets sold and depreciation expense. Additional information on DHA's capital assets can be found in Note 5 to the basic financial statements.

Housing Authority of the City and County of Denver

MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED

December 31, 2018

DHA's outstanding long-term debt is summarized in the table below:

	2018	2017
DHP Note – Lincoln Park	450,000	450,000
DHP Lincoln Park – First Bank Loan	1,081,873	1,193,774
DHA Bonds - CSG	12,375,000	12,465,000
DHA Bonds - Mariposa 7	2,210,000	3,900,366
KeyBank Line of Credit	16,509,999	25,985,999
Low Rent EPC – Banc of America Public Capital	17,298,330	19,940,525
Three Towers EPC – Banc of America Public Capital	2,087,602	2,243,534
South Lowell EPC - Banc of America Public Capital	2,267,639	2,437,678
Three Towers – CFFP Revenue Bonds	4,290,000	4,660,000
Horse Barn - Chase	1,660,000	1,660,000
DHP Note - First Bank	168,131	168,131
DHP - Enterprise (Chestnut)	2,000,000	2,000,000
DHP - Skyline	-	1,500,000
1035 Osage - Northern Trust	12,100,000	12,100,000
1035 Osage - QLICI A1 ENMP 75 LP	6,691,650	6,691,650
1035 Osage - QLICI A1 Northern CDE-2	3,943,800	3,943,800
1035 Osage - QLICI A1 Rose Urban Green VI	5,488,455	5,488,455
1035 Osage - QLICI A1 UACD	3,615,150	3,615,150
YEA - QLICI A2 Rose Urban Green VI	1,248,870	1,248,870
1035 Osage - QLICI B1 ENMP 75 LP	3,493,350	3,493,350
1035 Osage - QLICI B1 Northern CDE-2	1,996,200	1,996,200
1035 Osage - QLICI B1 Rose Urban Green VI	2,694,545	2,694,545
1035 Osage - QLICI B1 UACD	1,774,850	1,774,850
YEA - QLICI B2 Rose Urban Green VI	613,130	613,130
Vida - Wells Fargo	6,168,578	6,300,000
Vida - Citywide Bank Line of Credit	3,696,535	1,988,793
VCP NTMC - QLICI A - Catalyst CDC-10	7,881,600	7,881,600
VCP NTMC - QLICI B - Catalyst CDC-10	3,668,400	3,668,400
DHA Bonds - Vida II	17,000,000	—
DHA Bonds - Platte Valley	821,908	—
	\$ 145,295,595	142,103,800

All debt service payments were made in 2018 as scheduled. Additional information on DHA's long-term debt can be found in Note 6 to the basic financial statements.

Economic Factors Affecting DHA's Future

The majority of DHA's funding is from federal agencies in the form of operating subsidies, capital fund grants, Housing Choice Vouchers (HCV) housing assistance payments, and other smaller grants. For many years, Congress and the federal government cut federal subsidies due to federal budget priorities. The reduced funding had a large impact on DHA's economic position because federal housing dollars make up the largest source of revenue for DHA.

Housing Authority of the City and County of Denver

MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED

December 31, 2018

During 2018, DHA earned \$105.6 million in federal dollars for its operating and capital programs. In addition, a majority of DHA's \$155.7 million of net capital assets as of December 31, 2018 were acquired and/or developed over the years with financial assistance from HUD. Such assistance has typically come with use restrictions and generally limits DHA's ability to encumber or leverage debt financing against HUD properties in its portfolio.

Although we are awaiting the 2019 funding letters from HUD, Congress approved an increase of 4% for HUD funding. It is anticipated that housing assistance payments for the HCV program, which is DHA's largest housing program serving over 6,000 families, will be fully funded. The Administrative fee for HCV is anticipated to be prorated at 82% and Public Housing operating subsidies could be as high as 96%.

Requests for Information

This financial report is designed to provide the reader with a general overview of DHA's finances and to demonstrate DHA's financial accountability over its resources. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Nichole Ford
Chief Financial Officer
The Housing Authority of the City and County of Denver
P. O. Box 40305
Denver, Colorado 80204
(DHA Web site is at: www.denverhousing.org)

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**HOUSING AUTHORITY OF THE CITY
AND COUNTY OF DENVER**

Statement of Net Position
December 31, 2018

Assets & Deferred Outflow of Resources	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>
Current assets:		
Cash and cash equivalents	\$ 9,092,145	1,874,523
Investments	41,524,997	3,844,771
Receivables, net	4,769,885	564,909
Current portion of notes receivable	10,453,075	—
Due from DCU	1,430,171	—
Due from DHA	—	1,164,674
Inventories	76,127	—
Prepaid items	486,272	391,737
Restricted:		
Cash	19,361,012	11,478,524
Investments	4,786,713	365,008
Total current assets	<u>91,980,397</u>	<u>19,684,146</u>
Noncurrent assets:		
Noncurrent portion of notes receivable	260,866,235	—
Due From DCU	4,387,373	—
Due from DHA	—	695,235
Other	943,227	4,333,342
Restricted:		
Cash	19,918,983	11,243,289
Capital assets, net:		
Land	50,456,299	679,946
Buildings	57,165,673	295,405,738
Improvements	8,730,157	11,943,806
Machinery and equipment	85,444	523,639
Construction in progress	39,250,339	42,475,676
Total capital assets	<u>155,687,912</u>	<u>351,028,805</u>
Total noncurrent assets	<u>441,803,730</u>	<u>367,300,671</u>
Total assets	<u>533,784,127</u>	<u>386,984,817</u>
Deferred outflow of resources:		
Total deferred outflow of resources	<u>—</u>	<u>—</u>
Total assets and deferred outflow of resources	<u>\$ 533,784,127</u>	<u>386,984,817</u>

See accompanying notes to basic financial statements.

**HOUSING AUTHORITY OF THE CITY
AND COUNTY OF DENVER**

Statement of Net Position (continued)
December 31, 2018

	Primary Government	Discretely Presented Component Units
Liabilities, Deferred Inflow of Resources & Net Position		
Current liabilities:		
Accounts payable	\$ 6,406,798	8,064,860
Compensated absences payable	842,098	11,173
Accrued liabilities	3,426,633	1,507,205
Unearned revenue	1,997,199	177,593
Intergovernmental payables	90,705	—
Accrued interest payable	258,431	416,578
Current portion of notes payable	3,721,831	850,534
Due to DCU	1,164,674	—
Due to DHA	—	1,430,171
	17,908,369	12,458,114
Current liabilities payable from restricted assets:		
Current portion of bonds payable	475,000	—
Family Self Sufficiency escrow	386,711	81,614
Tenant security deposits	344,211	464,797
Current liabilities payable from restricted assets	1,205,922	546,411
Total current liabilities	19,114,291	13,004,525
Noncurrent liabilities:		
Compensated absences payable	114,832	—
Due to DHA	—	4,387,373
Due to DCU	695,235	—
Accrued Liabilities	1,414,034	34,191,729
Unearned revenue	3,000,434	—
Notes and bonds payable, net of current portion	141,098,764	266,049,701
Family Self Sufficiency escrow	574,462	36,875
Total noncurrent liabilities	146,897,761	304,665,678
Total liabilities	166,012,052	317,670,203
Deferred inflow of resources	—	—
Net position:		
Investment in capital assets	75,814,217	94,924,660
Restricted		
Operating Reserve Fund	2,900,163	4,484,935
ACC Reserve	3,690,967	1,235,909
Master Payment Fund	5,122,584	—
Replacement Reserve Fund	1,178,673	4,882,709
Debt Service Reserve Fund	1,337,806	58,831
Interest Reserve Fund	597,304	—
Escrow Fund	16,056	527,110
Disposition Proceeds	10,940,761	—
Redemption Bond Fund	17,834	—
Other	3,481,334	517,951
Unrestricted	262,674,376	(37,317,491)
Total net position	367,772,075	69,314,614
Total liabilities, deferred inflow of resources and net position	\$ 533,784,127	386,984,817

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY AND
COUNTY OF DENVER**

Statements of Revenues, Expenses, and Changes in Net Position
Year ended December 31, 2018

	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>
Operating revenues:		
Rental revenues	\$ 11,139,966	14,382,841
Nondwelling revenue	922,139	252,779
Intergovernmental	100,569,069	6,791,749
Property Management fee/Developer fee revenue	2,158,866	—
Other revenues	5,147,859	766,034
Total operating revenues	<u>119,937,899</u>	<u>22,193,403</u>
Operating expenses:		
Administrative	17,403,262	2,456,286
Management fees	206,214	1,855,436
Tenant services	3,834,095	116,290
Utilities	4,975,250	2,841,342
Ordinary maintenance	7,887,295	6,315,424
General	2,143,655	1,837,390
Nonroutine maintenance	2,944,622	386,023
Depreciation	7,033,488	13,013,944
Housing assistance payments	72,599,326	—
Cost of sales and services	2,995,665	—
Other operating expenses	3,646,642	—
Total operating expenses	<u>125,669,514</u>	<u>28,822,135</u>
Operating loss	<u>(5,731,615)</u>	<u>(6,628,732)</u>
Nonoperating revenues (expenses):		
Interest revenue	5,553,256	377,773
Net increase in the fair value of investments	31,912	8,258
Interest expense	(4,816,035)	(8,757,106)
Amortization expense	(79,944)	(109,707)
Mortgage insurance expense	—	(25,061)
Extraordinary items, net gain	—	188,879
Gain (loss) on disposition of assets	15,732,246	(2,484)
Nonoperating revenues (expenses), net	<u>16,421,435</u>	<u>(8,319,448)</u>
Gain (Loss) before other revenues, expenses, gains, losses, and transfers	<u>10,689,820</u>	<u>(14,948,180)</u>
Capital grants - Capital Fund	3,135,152	—
Capital grants - other than Capital Fund	4,410,307	—
Capital contributions from/to general and limited partners	—	5,530,604
Change in net position	<u>18,235,279</u>	<u>(9,417,576)</u>
Net position, January 1	<u>349,536,796</u>	<u>78,732,190</u>
Net position, December 31	<u>\$ 367,772,075</u>	<u>69,314,614</u>

See accompanying notes to basic financial statements.

**HOUSING AUTHORITY OF THE CITY
AND COUNTY OF DENVER**

Statements of Cash Flows
Year ended December 31, 2018

	<u>Primary Government</u>
Cash flows from operating activities:	
Receipts from HUD	\$ 99,940,413
Receipts from tenants and others	20,738,477
Payments to employees	(19,357,007)
Payments to vendors and suppliers	<u>(92,394,679)</u>
Net cash provided by operating activities	<u>8,927,204</u>
Cash flows from capital and related financing activities:	
Issuance of note payable	20,530,016
Principal payments on debt	(17,338,221)
Interest payments	(4,717,174)
Capital grants	7,545,459
Acquisition and construction of capital assets	(27,822,337)
Proceeds from sale of assets	<u>28,212,927</u>
Net cash provided by capital and related financing activities	<u>6,410,670</u>
Cash flows from investing activities:	
Issuance of notes receivable	(41,470,625)
Receipt of payment on notes receivable	4,454,542
Proceeds from sales and maturities of investments	31,189,694
Purchase of investments	(36,032,381)
Investment in partnership	(126,512)
Interest received	<u>5,143,737</u>
Net cash used in investing activities	<u>(36,841,545)</u>
Net decrease in cash and cash equivalents	(21,503,671)
Cash and cash equivalents, January 1	<u>69,875,811</u>
Cash and cash equivalents, December 31 (includes \$39,279,995 in restricted cash)	<u>\$ 48,372,140</u>

Continued on next page.

**HOUSING AUTHORITY OF THE CITY
AND COUNTY OF DENVER**

Statements of Cash Flows (continued)
Year ended December 31, 2017

	<u>Primary Government</u>
Reconciliation of operating loss to net cash used in operating activities:	
Operating loss	\$ (5,731,615)
Adjustments to reconcile operating loss to net cash used in operating activities:	
Depreciation	7,033,488
Changes in operating assets and liabilities:	
Receivables	
Tenants	24,565
Intergovernmental	(647,023)
Other	605,371
Due from DCU	5,608,054
Inventories	19,961
Prepaid items	3,034
Accounts payable	1,237,299
Compensated absences payable	302
Accrued liabilities	(224,731)
Unearned revenue	950,733
Intergovernmental payable	18,367
Due to DCU	71,670
Family Self Sufficiency escrow	(33,089)
Tenant security deposits	(9,182)
Net cash used in operating activities	<u>\$ 8,927,204</u>

See accompanying notes to basic financial statements.

**HOUSING AUTHORITY OF THE CITY AND
COUNTY OF DENVER**

Discretely Presented Component Units - Combining Balance Sheet
December 31, 2018

Assets & Deferred Outflow of Resources	Globeville Redevelopment Partnership I	Globeville Redevelopment Partnership II	Thomas Bean Towers	Park Ave Redevelopment Block 1B	Park Ave Redevelopment Block 3B	Park Ave Redevelopment Block 4B	Park Ave Redevelopment Block 5B
Current assets:							
Cash and cash equivalents	\$ 200	—	250	255,621	75,246	115,289	193,251
Investments	187,731	130,579	296,031	7,467	60,063	9,168	11,940
Receivables:							
Tenants	789	279	7,239	11,823	2,474	6,470	5,130
Interest	—	—	—	—	—	—	—
Intergovernmental	—	—	—	—	—	—	—
Other	—	—	176,171	768	20,382	1,060	145
Current portion of notes receivable	—	—	—	—	—	—	—
Due from other funds	—	—	—	—	—	—	—
Due from DHA	—	—	—	—	—	—	—
Inventories	—	—	—	—	—	—	—
Assets held for sale	—	—	—	—	—	—	—
Prepaid items	191	98	—	2,471	486	2,278	455
Restricted:							
Cash	393,855	263,480	414,343	908,591	657,838	626,534	789,034
Investments	31,402	17,822	11,875	—	—	—	—
Total current assets	<u>614,168</u>	<u>412,258</u>	<u>905,909</u>	<u>1,186,741</u>	<u>816,489</u>	<u>760,799</u>	<u>999,955</u>
Noncurrent assets:							
Noncurrent portion of notes receivable	—	—	—	—	—	—	—
Due from DHA	—	—	—	—	—	—	—
Deferred amount on financing	—	—	—	—	—	—	—
Other	—	—	—	—	36,735	38,756	50,090
Restricted:							
Cash	—	—	—	—	—	—	—
Investments	—	—	—	—	—	—	—
Capital assets:							
Land	542,161	87,160	—	—	—	—	—
Buildings	6,128,923	3,338,700	20,807,684	18,435,485	20,002,450	19,101,080	17,255,995
Accumulated depreciation – buildings	(2,806,597)	(1,430,221)	(9,593,128)	(8,044,575)	(7,222,148)	(6,237,956)	(3,198,538)
Improvements	986,005	153,348	868,778	1,190,980	1,325,800	653,292	930,272
Accumulated depreciation – improvements	(518,685)	(81,055)	(748,277)	(952,784)	(882,059)	(391,259)	(456,215)
Machinery and equipment	11,085	1,099	287,237	318,267	204,485	236,330	306,653
Accumulated depreciation – machinery and equipment	(10,877)	(1,099)	(270,852)	(318,045)	(204,485)	(236,324)	(302,472)
Construction in progress	—	—	—	—	—	—	—
Total capital assets	<u>4,332,015</u>	<u>2,067,932</u>	<u>11,351,442</u>	<u>10,629,328</u>	<u>13,224,043</u>	<u>13,125,163</u>	<u>14,535,695</u>
Total noncurrent assets	<u>4,332,015</u>	<u>2,067,932</u>	<u>11,351,442</u>	<u>10,629,328</u>	<u>13,260,778</u>	<u>13,163,919</u>	<u>14,585,785</u>
Total assets	<u>4,946,183</u>	<u>2,480,190</u>	<u>12,257,351</u>	<u>11,816,069</u>	<u>14,077,267</u>	<u>13,924,718</u>	<u>15,585,740</u>
Deferred Outflow of Resources							
Total deferred outflow of resources	—	—	—	—	—	—	—
Total assets and deferred outflow of resources	<u>\$ 4,946,183</u>	<u>2,480,190</u>	<u>12,257,351</u>	<u>11,816,069</u>	<u>14,077,267</u>	<u>13,924,718</u>	<u>15,585,740</u>

See accompanying notes to basic financial statements.

**HOUSING AUTHORITY OF THE CITY
AND COUNTY OF DENVER**

Discretely Presented Component Units - Combining Balance Sheet (continued)
December 31, 2018

Assets & Deferred Outflow of Resources	Three Towers Partners	Westwood Homes	1099 Osage LLP	Mariposa Partners II LLLP	Mariposa Partners III LLLP	Mariposa Partners IV LLLP	Mariposa Partners VI LLLP
Current assets:							
Cash and cash equivalents	\$ 250	200	200	465,569	117,981	112,510	169,914
Investments	238,281	260,709	32,399	708,325	16,449	38,560	—
Receivables:							
Tenants	5,771	21,393	1,099	8,149	5,679	5,031	3,201
Interest	—	—	—	—	—	—	—
Intergovernmental	—	—	—	—	—	—	—
Other	107,389	3,952	—	65	2,360	—	—
Current portion of notes receivable	—	—	—	—	—	—	—
Due from other funds	—	—	—	—	—	—	—
Due from DHA	—	—	—	—	11,344	35,367	23,781
Inventories	—	—	—	—	—	—	—
Assets held for sale	—	—	—	—	—	—	—
Prepaid items	(702)	—	—	14,540	13,171	107	445
Restricted:							
Cash	2,372,870	818,231	436,173	467,750	434,990	383,381	464,251
Investments	21,709	65,542	7,300	—	—	—	—
Total current assets	<u>2,745,568</u>	<u>1,170,027</u>	<u>477,171</u>	<u>1,664,398</u>	<u>601,974</u>	<u>574,956</u>	<u>661,592</u>
Noncurrent assets:							
Noncurrent portion of notes receivable	—	—	—	—	—	—	—
Due from DHA	—	—	—	197,217	212,093	112,040	173,885
Deferred amount on financing	—	—	—	—	—	—	—
Other	—	68,660	62,736	212,182	217,437	64,514	99,610
Restricted:							
Cash	—	—	—	—	—	—	—
Investments	—	—	—	—	—	—	—
Capital assets:							
Land	—	—	—	—	—	—	—
Buildings	53,027,628	26,334,433	20,199,161	18,896,720	20,401,642	17,367,831	21,532,091
Accumulated depreciation – buildings	(19,790,994)	(5,153,062)	(4,922,945)	(2,492,118)	(2,518,989)	(1,757,470)	(1,392,820)
Improvements	722,968	839,440	819,489	2,373,279	1,304,058	1,389,838	1,034,637
Accumulated depreciation – improvements	(483,696)	(301,171)	(283,462)	(516,410)	(188,835)	(211,371)	(78,270)
Machinery and equipment	497,973	296,137	164,820	272,383	410,179	237,358	286,078
Accumulated depreciation – machinery and equipment	(496,121)	(290,137)	(164,094)	(261,012)	(378,827)	(191,004)	(148,041)
Construction in progress	—	—	—	—	—	—	—
Total capital assets	<u>33,477,758</u>	<u>21,725,640</u>	<u>15,812,969</u>	<u>18,272,842</u>	<u>19,029,228</u>	<u>16,835,182</u>	<u>21,233,675</u>
Total noncurrent assets	<u>33,477,758</u>	<u>21,794,300</u>	<u>15,875,705</u>	<u>18,682,241</u>	<u>19,458,758</u>	<u>17,011,736</u>	<u>21,507,170</u>
Total assets	<u>36,223,326</u>	<u>22,964,327</u>	<u>16,352,876</u>	<u>20,346,639</u>	<u>20,060,732</u>	<u>17,586,692</u>	<u>22,168,762</u>
Deferred Outflow of Resources							
Total deferred outflow of resources	—	—	—	—	—	—	—
Total assets and deferred outflow of resources	<u>\$ 36,223,326</u>	<u>22,964,327</u>	<u>16,352,876</u>	<u>20,346,639</u>	<u>20,060,732</u>	<u>17,586,692</u>	<u>22,168,762</u>

See accompanying notes to basic financial statements.

**HOUSING AUTHORITY OF THE CITY
AND COUNTY OF DENVER**

Discretely Presented Component Units - Combining Balance Sheet (continued)
December 31, 2018

Assets & Deferred Outflow of Resources	Mariposa Partners VII LLLP	Mariposa Partners VIII LLLP	CSG Redevelopment LLLP	Mountain View Redevelopment LLLP	South Lowell Redevelopment LLLP	Studebaker Building Ltd.	Denver Metro Solar LLC
Current assets:							
Cash and cash equivalents	\$ —	297,164	7,356	8,090	—	55,432	—
Investments	255,706	—	514,730	562,735	64,849	—	422,183
Receivables:	—	—	—	—	—	—	—
Tenants	962	3,602	9,905	8,357	12,607	9,547	—
Interest	—	—	—	—	—	—	—
Intergovernmental	—	1,433	—	—	—	—	—
Other	600	2,611	14,229	15,182	645	3,957	31,995
Current portion of notes receivable	—	—	—	—	—	—	—
Due from other funds	—	—	—	—	—	—	—
Due from DHA	8,097	—	1,044,255	—	24,426	—	—
Inventories	—	—	—	—	—	—	—
Assets held for sale	—	—	—	—	—	—	—
Prepaid items	—	66	86,989	181,697	53,123	928	35,394
Restricted:	—	—	—	—	—	—	—
Cash	244,431	131,238	—	1,073,887	366,635	57,181	118,831
Investments	3,925	—	65,104	58,672	81,657	—	—
Total current assets	<u>513,721</u>	<u>436,114</u>	<u>1,742,568</u>	<u>1,908,620</u>	<u>603,942</u>	<u>127,045</u>	<u>608,403</u>
Noncurrent assets:							
Noncurrent portion of notes receivable	—	—	—	—	—	—	—
Due from DHA	—	—	—	—	—	—	—
Deferred amount on financing	—	—	—	—	—	—	—
Other	37,794	57,499	1,144,296	1,297,704	603,522	—	—
Restricted:	—	—	—	—	—	—	—
Cash	—	—	—	—	—	—	—
Investments	—	—	—	—	—	—	—
Capital assets:							
Land	—	—	—	—	—	50,625	—
Buildings	13,982,002	7,051,999	35,192,565	23,873,023	16,460,452	3,422,694	3,453,422
Accumulated depreciation – buildings	(731,972)	(340,428)	(3,717,885)	(4,977,413)	(2,194,169)	(2,158,906)	(177,908)
Improvements	514,868	571,454	1,147,039	837,579	1,284,206	—	—
Accumulated depreciation – improvements	(27,969)	(36,751)	(213,536)	(288,678)	(343,041)	—	—
Machinery and equipment	68,874	70,588	413,249	223,309	228,540	75,333	—
Accumulated depreciation – machinery and equipment	(12,852)	(15,273)	(347,357)	(167,180)	(201,182)	(69,104)	—
Construction in progress	—	—	—	—	—	—	—
Total capital assets	<u>13,792,951</u>	<u>7,301,589</u>	<u>32,474,075</u>	<u>19,500,640</u>	<u>15,234,806</u>	<u>1,320,642</u>	<u>3,275,514</u>
Total noncurrent assets	<u>13,830,745</u>	<u>7,359,088</u>	<u>33,618,371</u>	<u>20,798,344</u>	<u>15,838,328</u>	<u>1,320,642</u>	<u>3,275,514</u>
Total assets	<u>14,344,466</u>	<u>7,795,202</u>	<u>35,360,939</u>	<u>22,706,964</u>	<u>16,442,270</u>	<u>1,447,687</u>	<u>3,883,917</u>
Deferred Outflow of Resources							
Total deferred outflow of resources	—	—	—	—	—	—	—
Total assets and deferred outflow of resources	<u>\$ 14,344,466</u>	<u>7,795,202</u>	<u>35,360,939</u>	<u>22,706,964</u>	<u>16,442,270</u>	<u>1,447,687</u>	<u>3,883,917</u>

See accompanying notes to basic financial statements.

**HOUSING AUTHORITY OF THE CITY
AND COUNTY OF DENVER**

Discretely Presented Component Units - Combining Balance Sheet (continued)
December 31, 2018

Assets & Deferred Outflow of Resources	Vida Housing Partners I LLLP	Vida Housing Partners II LLLP	Platte Valley Homes, LLLP	Gateway North LLC	Total
Current assets:					
Cash and cash equivalents	\$ —	—	—	—	1,874,523
Investments	16,282	—	10,584	—	3,844,771
Receivables:					
Tenants	—	—	—	—	129,507
Interest	—	20,271	—	—	20,271
Intergovernmental	—	—	—	—	1,433
Other	10,984	21,203	—	—	413,698
Current portion of notes receivable	—	—	—	—	—
Due from other funds	—	—	—	—	—
Due from DHA	—	17,404	—	—	1,164,674
Inventories	—	—	—	—	—
Assets held for sale	—	—	—	—	—
Prepaid items	—	—	—	—	391,737
Restricted:					
Cash	—	—	—	55,000	11,478,524
Investments	—	—	—	—	365,008
Total current assets	27,266	58,878	10,584	55,000	19,684,146
Noncurrent assets:					
Noncurrent portion of notes receivable	—	—	—	—	—
Due from DHA	—	—	—	—	695,235
Deferred amount on financing	—	—	—	—	—
Other	2,995	—	263,812	75,000	4,333,342
Restricted:					
Cash	—	11,243,289	—	—	11,243,289
Investments	—	—	—	—	—
Capital assets:					
Land	—	—	—	—	679,946
Buildings	—	—	—	—	386,265,980
Accumulated depreciation – buildings	—	—	—	—	(90,860,242)
Improvements	—	—	—	—	18,947,330
Accumulated depreciation – improvements	—	—	—	—	(7,003,524)
Machinery and equipment	—	—	—	—	4,609,977
Accumulated depreciation – machinery and equipment	—	—	—	—	(4,086,338)
Construction in progress	10,968,979	19,882,998	11,613,699	10,000	42,475,676
Total capital assets	10,968,979	19,882,998	11,613,699	10,000	351,028,805
Total noncurrent assets	10,971,974	31,126,287	11,877,511	85,000	367,300,671
Total assets	10,999,240	31,185,165	11,888,095	140,000	386,984,817
Deferred Outflow of Resources					
Total deferred outflow of resources	—	—	—	—	—
Total assets and deferred outflow of resources	\$ 10,999,240	31,185,165	11,888,095	140,000	386,984,817

See accompanying notes to basic financial statements.

**HOUSING AUTHORITY OF THE CITY
AND COUNTY OF DENVER**

Discretely Presented Component Units - Combining Balance Sheet (continued)
December 31, 2018

Liabilities, Deferred Inflow of Resources & Net Position	Globeville Redevelopment Partnership I	Globeville Redevelopment Partnership II	Thomas Bean Towers	Park Ave Redevelopment Block 1B	Park Ave Redevelopment Block 3B	Park Ave Redevelopment Block 4B	Park Ave Redevelopment Block 5B
Current liabilities:							
Accounts payable	\$ 50,044	26,329	319,034	92,062	93,341	46,918	82,912
Current portion of compensated absences payable	—	—	—	2,259	1,694	1,553	1,553
Accrued liabilities	4,936	2,601	26,607	11,274	10,160	10,718	15,003
Deferred Credit- Prepaid Income	7,354	7,993	20,283	6,151	16,192	2,754	8,620
Intergovernmental payables	—	—	—	—	—	—	—
Accrued interest payable	—	—	—	25,702	25,296	20,291	13,188
Current portion of long-term debt	40,632	24,716	—	86,970	47,434	39,297	48,997
Due to other funds	—	—	—	—	—	—	—
Due to DHA	—	3,388	—	5,594	8,393	1,779	1,749
	<u>102,966</u>	<u>65,027</u>	<u>365,924</u>	<u>230,012</u>	<u>202,510</u>	<u>123,310</u>	<u>172,022</u>
Current liabilities payable from restricted assets:							
Accrued interest payable	—	—	—	—	—	—	—
Current portion of long-term debt	—	—	—	—	—	—	—
Family Self Sufficiency escrow	—	—	—	—	—	—	—
Tenant security deposits	31,402	17,822	11,875	32,050	20,400	19,388	20,699
Escrow held for others	—	—	—	—	—	—	—
Current liabilities payable from restricted assets	<u>31,402</u>	<u>17,822</u>	<u>11,875</u>	<u>32,050</u>	<u>20,400</u>	<u>19,388</u>	<u>20,699</u>
Total current liabilities	<u>134,368</u>	<u>82,849</u>	<u>377,799</u>	<u>262,062</u>	<u>222,910</u>	<u>142,698</u>	<u>192,721</u>
Noncurrent liabilities:							
Compensated absences payable	—	—	—	—	—	—	—
Due to DHA	246,355	313,000	—	—	—	—	—
Accrued liabilities	459,274	220,610	7,005,232	1,972,311	4,501,201	1,479,105	758,953
Notes and bonds payable	2,432,759	1,446,710	11,159,666	8,630,243	10,165,223	8,803,343	8,701,574
Family Self Sufficiency escrow	—	—	—	—	—	—	—
Total noncurrent liabilities	<u>3,138,388</u>	<u>1,980,320</u>	<u>18,164,898</u>	<u>10,602,554</u>	<u>14,666,424</u>	<u>10,282,448</u>	<u>9,460,527</u>
Total liabilities	<u>3,272,756</u>	<u>2,063,169</u>	<u>18,542,697</u>	<u>10,864,616</u>	<u>14,889,334</u>	<u>10,425,146</u>	<u>9,653,248</u>
Deferred inflow of resources	—	—	—	—	—	—	—
Net position:							
Investment in capital assets	1,858,624	596,506	191,776	1,912,115	3,011,386	4,282,523	5,785,124
Restricted							
Operating Reserve Fund	107,890	78,514	—	308,653	221,875	290,821	360,017
ACC Reserve	—	—	—	—	108,459	—	185,155
Master Payment Fund	—	—	—	—	—	—	—
Replacement Reserve	261,929	170,552	414,343	503,257	248,798	264,333	221,041
Debt Service Reserve	—	—	—	—	—	—	—
Escrow Fund	24,036	14,414	—	62,167	55,003	50,049	—
Other	—	—	—	2,464	3,303	1,943	2,122
Unrestricted	<u>(579,052)</u>	<u>(442,965)</u>	<u>(6,891,465)</u>	<u>(1,837,203)</u>	<u>(4,460,891)</u>	<u>(1,390,097)</u>	<u>(620,967)</u>
Total net position	<u>1,673,427</u>	<u>417,021</u>	<u>(6,285,346)</u>	<u>951,453</u>	<u>(812,067)</u>	<u>3,499,572</u>	<u>5,932,492</u>
Total liabilities, deferred inflow of resources and net position	<u>\$ 4,946,183</u>	<u>2,480,190</u>	<u>12,257,351</u>	<u>11,816,069</u>	<u>14,077,267</u>	<u>13,924,718</u>	<u>15,585,740</u>

See accompanying notes to basic financial statements.

**HOUSING AUTHORITY OF THE CITY
AND COUNTY OF DENVER**

Discretely Presented Component Units - Combining Balance Sheet (continued)
December 31, 2018

Liabilities, Deferred Inflow of Resources & Net Position	Three Towers Partners	Westwood Homes	1099 Osage LLLP	Mariposa Partners II LLLP	Mariposa Partners III LLLP	Mariposa Partners IV LLLP	Mariposa Partners VI LLLP
Current liabilities:							
Accounts payable	\$ 278,030	37,799	11,687	27,946	32,787	18,361	41,480
Current portion of compensated absences payable	—	—	—	1,072	1,004	713	1,085
Accrued liabilities	39,698	38,883	20,712	12,634	10,839	11,061	12,824
Deferred Credit- Prepaid Income	27,335	14,670	5,775	10,126	3,664	9,080	4,575
Intergovernmental payables	—	—	—	—	—	—	—
Accrued interest payable	—	—	—	18,405	15,046	14,502	23,157
Current portion of long-term debt	—	—	—	37,334	32,442	25,531	44,451
Due to other funds	—	—	—	—	—	—	—
Due to DHA	—	—	—	21,633	2,199	1,819	78,755
	<u>345,063</u>	<u>91,352</u>	<u>38,174</u>	<u>129,150</u>	<u>97,981</u>	<u>81,067</u>	<u>206,327</u>
Current liabilities payable from restricted assets:							
Accrued interest payable	—	—	—	—	—	—	—
Current portion of long-term debt	—	—	—	—	—	—	—
Family Self Sufficiency escrow	—	29,124	—	—	—	—	—
Tenant security deposits	21,709	15,235	7,300	23,725	19,790	21,075	24,650
Escrow held for others	—	—	—	—	—	—	—
Current liabilities payable from restricted assets	<u>21,709</u>	<u>44,359</u>	<u>7,300</u>	<u>23,725</u>	<u>19,790</u>	<u>21,075</u>	<u>24,650</u>
Total current liabilities	<u>366,772</u>	<u>135,711</u>	<u>45,474</u>	<u>152,875</u>	<u>117,771</u>	<u>102,142</u>	<u>230,977</u>
Noncurrent liabilities:							
Compensated absences payable	—	—	—	—	—	—	—
Due to DHA	—	—	—	642,355	—	689,228	739,860
Accrued liabilities	12,288,536	1,667	737	839,012	279,737	1,139,456	862,651
Notes and bonds payable	36,167,943	20,735,213	12,730,824	10,956,016	9,938,656	7,424,308	10,221,803
Family Self Sufficiency escrow	—	21,183	—	—	—	—	—
Total noncurrent liabilities	<u>48,456,479</u>	<u>20,758,063</u>	<u>12,731,561</u>	<u>12,437,383</u>	<u>10,218,393</u>	<u>9,252,992</u>	<u>11,824,314</u>
Total liabilities	<u>48,823,251</u>	<u>20,893,774</u>	<u>12,777,035</u>	<u>12,590,258</u>	<u>10,336,164</u>	<u>9,355,134</u>	<u>12,055,291</u>
Deferred inflow of resources							
	—	—	—	—	—	—	—
Net position:							
Investment in capital assets	(2,690,185)	990,427	3,082,145	7,279,492	9,058,130	9,385,343	10,967,421
Restricted							
Operating Reserve Fund	469,078	395,297	226,684	235,617	213,093	201,072	268,009
ACC Reserve	868,221	—	—	—	—	—	—
Master Payment Fund	—	—	—	—	—	—	—
Replacement Reserve	1,035,571	422,934	209,489	147,028	134,744	91,985	107,463
Debt Service Reserve	—	—	—	—	—	—	—
Escrow Fund	—	—	—	59,790	66,068	68,044	63,281
Other	—	—	—	1,590	1,295	1,205	848
Unrestricted	<u>(12,282,610)</u>	<u>261,895</u>	<u>57,523</u>	<u>32,864</u>	<u>251,238</u>	<u>(1,516,091)</u>	<u>(1,293,551)</u>
Total net position	<u>(12,599,925)</u>	<u>2,070,553</u>	<u>3,575,841</u>	<u>7,756,381</u>	<u>9,724,568</u>	<u>8,231,558</u>	<u>10,113,471</u>
Total liabilities, deferred inflow of resources and net position	<u>\$ 36,223,326</u>	<u>22,964,327</u>	<u>16,352,876</u>	<u>20,346,639</u>	<u>20,060,732</u>	<u>17,586,692</u>	<u>22,168,762</u>

See accompanying notes to basic financial statements.

**HOUSING AUTHORITY OF THE CITY
AND COUNTY OF DENVER**

Discretely Presented Component Units - Combining Balance Sheet (continued)
December 31, 2018

Liabilities, Deferred Inflow of Resources & Net Position	Mariposa Partners VII LLLP	Mariposa Partners VIII LLLP	CSG Redevelopment LLLP	Mountain View Redevelopment LLLP	South Lowell Redevelopment LLLP	Studebaker Building Ltd.	Denver Metro Solar LLC
Current liabilities:							
Accounts payable	\$ 6,690	7,212	33,619	48,871	12,340	7,297	60,714
Current portion of compensated absences payable	—	240	—	—	—	—	—
Accrued liabilities	10,867	9,237	30,512	32,329	14,804	—	—
Deferred Credit- Prepaid Income	1,366	5,703	17,120	2,423	1,839	4,570	—
Intergovernmental payables	—	—	—	—	—	—	—
Accrued interest payable	8,380	8,435	62,700	—	—	—	45,619
Current portion of long-term debt	26,319	16,279	90,000	119,912	—	59,257	110,963
Due to other funds	—	—	—	—	—	—	—
Due to DHA	403,958	355,182	—	—	—	—	22,808
	<u>457,580</u>	<u>402,288</u>	<u>233,951</u>	<u>203,535</u>	<u>28,983</u>	<u>71,124</u>	<u>240,104</u>
Current liabilities payable from restricted assets:							
Accrued interest payable	—	—	—	—	—	—	—
Current portion of long-term debt	—	—	—	—	—	—	—
Family Self Sufficiency escrow	—	—	—	—	52,490	—	—
Tenant security deposits	3,925	10,800	65,104	58,672	13,475	25,701	—
Escrow held for others	—	—	—	—	—	—	—
Current liabilities payable from restricted assets	<u>3,925</u>	<u>10,800</u>	<u>65,104</u>	<u>58,672</u>	<u>65,965</u>	<u>25,701</u>	<u>—</u>
Total current liabilities	<u>461,505</u>	<u>413,088</u>	<u>299,055</u>	<u>262,207</u>	<u>94,948</u>	<u>96,825</u>	<u>240,104</u>
Noncurrent liabilities:							
Compensated absences payable	—	—	—	—	—	—	—
Due to DHA	520,728	4,889	—	104,317	42,734	—	—
Accrued liabilities	238,349	34,401	388,421	4,362	1,583,324	42,581	—
Notes and bonds payable	8,224,644	2,025,729	25,798,160	17,031,156	13,405,991	2,046,941	2,636,419
Family Self Sufficiency escrow	—	—	—	—	15,692	—	—
Total noncurrent liabilities	<u>8,983,721</u>	<u>2,065,019</u>	<u>26,186,581</u>	<u>17,139,835</u>	<u>15,047,741</u>	<u>2,089,522</u>	<u>2,636,419</u>
Total liabilities	<u>9,445,226</u>	<u>2,478,107</u>	<u>26,485,636</u>	<u>17,402,042</u>	<u>15,142,689</u>	<u>2,186,347</u>	<u>2,876,523</u>
Deferred inflow of resources	—	—	—	—	—	—	—
Net position:							
Investment in capital assets	5,541,988	5,259,581	6,585,915	2,349,572	1,828,815	(785,556)	528,132
Restricted							
Operating Reserve Fund	132,654	85,774	—	627,997	201,890	—	60,000
ACC Reserve	74,074	—	—	—	—	—	—
Master Payment Fund	—	—	—	—	—	—	—
Replacement Reserve	12,473	9,005	—	432,121	164,745	30,898	—
Debt Service Reserve	—	—	—	—	—	—	58,831
Escrow Fund	25,230	25,259	—	13,769	—	—	—
Other	—	400	—	—	—	582	—
Unrestricted	<u>(887,179)</u>	<u>(62,924)</u>	<u>2,289,388</u>	<u>1,881,463</u>	<u>(895,869)</u>	<u>15,416</u>	<u>360,431</u>
Total net position	<u>4,899,240</u>	<u>5,317,095</u>	<u>8,875,303</u>	<u>5,304,922</u>	<u>1,299,581</u>	<u>(738,660)</u>	<u>1,007,394</u>
Total liabilities, deferred inflow of resources and net position	<u>\$ 14,344,466</u>	<u>7,795,202</u>	<u>35,360,939</u>	<u>22,706,964</u>	<u>16,442,270</u>	<u>1,447,687</u>	<u>3,883,917</u>

See accompanying notes to basic financial statements.

**HOUSING AUTHORITY OF THE CITY
AND COUNTY OF DENVER**

Discretely Presented Component Units - Combining Balance Sheet (continued)
December 31, 2018

Liabilities, Deferred Inflow of Resources & Net Position	Vida Housing Partners I LLLP	Vida Housing Partners II LLLP	Platte Valley Homes, LLLP	Gateway North LLC	Total
Current liabilities:					
Accounts payable	\$ 1,580,074	2,795,188	2,354,125	—	8,064,860
Current portion of compensated absences payable	—	—	—	—	11,173
Accrued liabilities	388,054	681,942	111,510	—	1,507,205
Deferred Credit- Prepaid Income	—	—	—	—	177,593
Intergovernmental payables	—	—	—	—	—
Accrued interest payable	15,831	57,800	62,226	—	416,578
Current portion of long-term debt	—	—	—	—	850,534
Due to other funds	—	—	—	—	—
Due to DHA	31,931	47,691	310,272	133,020	1,430,171
	<u>2,015,890</u>	<u>3,582,621</u>	<u>2,838,133</u>	<u>133,020</u>	<u>12,458,114</u>
Current liabilities payable from restricted assets:					
Accrued interest payable	—	—	—	—	—
Current portion of long-term debt	—	—	—	—	—
Family Self Sufficiency escrow	—	—	—	—	81,614
Tenant security deposits	—	—	—	—	464,797
Escrow held for others	—	—	—	—	—
Current liabilities payable from restricted assets	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>546,411</u>
Total current liabilities	<u>2,015,890</u>	<u>3,582,621</u>	<u>2,838,133</u>	<u>133,020</u>	<u>13,004,525</u>
Noncurrent liabilities:					
Compensated absences payable	—	—	—	—	—
Due to DHA	199,452	745,444	139,011	—	4,387,373
Accrued liabilities	—	91,809	—	—	34,191,729
Notes and bonds payable	5,433,753	22,908,759	7,016,888	6,980	266,049,701
Family Self Sufficiency escrow	—	—	—	—	36,875
Total noncurrent liabilities	<u>5,633,205</u>	<u>23,746,012</u>	<u>7,155,899</u>	<u>6,980</u>	<u>304,665,678</u>
Total liabilities	<u>7,649,095</u>	<u>27,328,633</u>	<u>9,994,032</u>	<u>140,000</u>	<u>317,670,203</u>
Deferred inflow of resources	—	—	—	—	—
Net position:					
Investment in capital assets	5,535,226	7,770,329	4,596,811	3,020	94,924,660
Restricted					
Operating Reserve Fund	—	—	—	—	4,484,935
ACC Reserve	—	—	—	—	1,235,909
Master Payment Fund	—	—	—	—	—
Replacement Reserve	—	—	—	—	4,882,709
Debt Service Reserve	—	—	—	—	58,831
Escrow Fund	—	—	—	—	527,110
Other	—	447,199	—	55,000	517,951
Unrestricted	<u>(2,185,081)</u>	<u>(4,360,996)</u>	<u>(2,702,748)</u>	<u>(58,020)</u>	<u>(37,317,491)</u>
Total net position	<u>3,350,145</u>	<u>3,856,532</u>	<u>1,894,063</u>	<u>—</u>	<u>69,314,614</u>
Total liabilities, deferred inflow of resources and net position	<u>\$ 10,999,240</u>	<u>31,185,165</u>	<u>11,888,095</u>	<u>140,000</u>	<u>386,984,817</u>

See accompanying notes to basic financial statements.

**HOUSING AUTHORITY OF THE CITY
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Discretely Presented Component Units - Combining Statement of Activities
December 31, 2018

	Globeville Redevelopment Partnership I	Globeville Redevelopment Partnership II	Thomas Bean Towers	Park Ave Redevelopment Block 1B	Park Ave Redevelopment Block 3B	Park Ave Redevelopment Block 4B	Park Ave Redevelopment Block 5B
Operating revenues:							
Rental revenues	\$ 505,246	323,290	834,224	1,279,864	887,363	868,701	879,255
Nondwelling revenue	—	—	64,517	—	60,000	—	—
Intergovernmental	—	—	468,627	27,405	24,942	47,384	20,460
Property Management fee revenue	—	—	—	—	—	—	—
Other revenues	4,126	2,039	24,231	24,553	13,517	20,166	16,861
Charges for services	—	—	—	—	—	—	—
Total operating revenues	<u>509,372</u>	<u>325,329</u>	<u>1,391,599</u>	<u>1,331,822</u>	<u>985,822</u>	<u>936,251</u>	<u>916,576</u>
Operating expenses:							
Administrative	45,300	27,038	179,927	198,324	135,326	131,990	138,840
Management fees	68,724	37,380	148,955	92,397	72,667	61,772	64,535
Tenant services	—	—	157	1,440	1,076	990	990
Utilities	30,782	13,896	213,385	135,476	96,698	104,401	102,647
Ordinary maintenance	125,366	67,380	516,895	273,558	265,628	211,852	228,785
General	27,645	14,592	103,441	69,410	142,351	54,256	142,635
Nonroutine maintenance	10,016	10,016	41,060	16,016	—	10,034	—
Depreciation	255,847	125,442	819,332	752,139	815,818	738,292	519,308
Housing assistance payments	—	—	—	—	—	—	—
Cost of sales and services	—	—	—	—	—	—	—
Other operating expenses	—	—	—	—	—	—	—
Total operating expenses	<u>563,680</u>	<u>295,744</u>	<u>2,023,152</u>	<u>1,538,760</u>	<u>1,529,564</u>	<u>1,313,587</u>	<u>1,197,740</u>
Operating income (loss)	<u>(54,308)</u>	<u>29,585</u>	<u>(631,553)</u>	<u>(206,938)</u>	<u>(543,742)</u>	<u>(377,336)</u>	<u>(281,164)</u>
Nonoperating revenues (expenses):							
Intergovernmental	—	—	—	—	—	—	—
Interest revenue	92	60	8,245	3,732	771	2,492	3,861
Net increase (decrease) in the fair value of investments	438	(178)	85	(281)	(356)	(239)	(498)
Interest expense	(152,468)	(91,122)	(730,709)	(572,082)	(775,861)	(504,700)	(176,873)
Financing expense	—	—	—	—	—	—	—
Amortization expense	—	—	—	—	(6,123)	(4,845)	(5,565)
Mortgage insurance expense	—	—	—	—	—	—	—
Extraordinary items, net gain/loss	124,906	63,973	—	—	—	—	—
Loss on assets held for sale	—	—	—	—	—	—	—
Gain (loss) on disposition of assets	—	—	(2,484)	—	—	—	—
Nonoperating revenues (expenses), net	<u>(27,032)</u>	<u>(27,267)</u>	<u>(724,863)</u>	<u>(568,631)</u>	<u>(781,569)</u>	<u>(507,292)</u>	<u>(179,075)</u>
Income (loss) before other revenues, expenses, gains, losses, and transfers	<u>(81,340)</u>	<u>2,318</u>	<u>(1,356,416)</u>	<u>(775,569)</u>	<u>(1,325,311)</u>	<u>(884,628)</u>	<u>(460,239)</u>
Transfers in (out)	—	—	—	—	—	—	—
Equity transfer	—	—	—	—	—	—	—
Capital grants - Capital Fund	—	—	—	—	—	—	—
Capital grants - other than Capital Fund	—	—	—	—	—	—	—
Capital contributions from/to general and limited partners	—	—	—	—	—	—	—
Changes in net position	<u>(81,340)</u>	<u>2,318</u>	<u>(1,356,416)</u>	<u>(775,569)</u>	<u>(1,325,311)</u>	<u>(884,628)</u>	<u>(460,239)</u>
Net position, January 1	\$ 1,754,767	414,703	(4,928,930)	1,727,022	513,244	4,384,200	6,392,731
Net position, End of Period	<u>\$ 1,673,427</u>	<u>417,021</u>	<u>(6,285,346)</u>	<u>951,453</u>	<u>(812,067)</u>	<u>3,499,572</u>	<u>5,932,492</u>

See accompanying notes to basic financial statements.

**HOUSING AUTHORITY OF THE CITY
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Discretely Presented Component Units - Combining Statement of Activities
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	Three Towers Partners	Westwood Homes	1099 Osage LLLP	Mariposa Partners II LLLP	Mariposa Partners III LLLP	Mariposa Partners IV LLLP	Mariposa Partners VI LLLP
Operating revenues:							
Rental revenues	\$ 1,124,365	727,514	359,470	1,000,211	886,186	820,938	930,814
Nondwelling revenue	42,953	16,638	9,429	8,628	3,652	10,125	1,039
Intergovernmental	1,279,325	543,680	193,456	85,725	93,887	75,515	63,957
Property Management fee revenue	—	—	—	—	—	—	—
Other revenues	22,159	28,209	16,602	37,733	23,932	16,580	13,658
Charges for services	—	—	—	—	—	—	—
Total operating revenues	2,468,802	1,316,041	578,957	1,132,297	1,007,657	923,158	1,009,468
Operating expenses:							
Administrative	318,268	185,040	87,277	108,583	78,657	76,382	82,819
Management fees	334,699	84,510	38,276	69,326	62,537	56,533	65,532
Tenant services	1,154	1,476	662	313	292	259	316
Utilities	344,648	367,947	105,308	169,423	166,007	127,529	200,681
Ordinary maintenance	1,028,617	639,702	256,613	282,700	270,702	233,626	249,534
General	160,655	110,405	58,866	80,717	97,495	81,201	82,842
Nonroutine maintenance	149,875	38,942	6,810	—	—	—	—
Depreciation	1,977,973	707,054	503,365	614,738	620,837	533,876	625,910
Housing assistance payments	—	—	—	—	—	—	—
Cost of sales and services	—	—	—	—	—	—	—
Other operating expenses	—	—	—	—	—	—	—
Total operating expenses	4,315,889	2,135,076	1,057,177	1,325,800	1,296,527	1,109,406	1,307,634
Operating income (loss)	(1,847,087)	(819,035)	(478,220)	(193,503)	(288,870)	(186,248)	(298,166)
Nonoperating revenues (expenses):							
Intergovernmental	—	—	—	—	—	—	—
Interest revenue	1,018	8,329	1,163	10,802	5,665	3,682	(917)
Net increase (decrease) in the fair value of investments	562	491	61	511	790	481	(26)
Interest expense	(1,545,753)	(180)	(894)	(395,593)	(326,813)	(460,668)	(549,988)
Financing expense	—	—	—	—	—	—	—
Amortization expense	—	(7,629)	(6,212)	(6,382)	(5,620)	(4,957)	(6,848)
Mortgage insurance expense	—	—	—	—	—	—	—
Extraordinary items, net gain/loss	—	—	—	—	—	—	—
Loss on assets held for sale	—	—	—	—	—	—	—
Gain (loss) on disposition of assets	—	—	—	—	—	—	—
Nonoperating revenues (expenses), net	(1,544,173)	1,011	(5,882)	(390,662)	(325,978)	(461,462)	(557,779)
Income (loss) before other revenues, expenses, gains, losses, and transfers	(3,391,260)	(818,024)	(484,102)	(584,165)	(614,848)	(647,710)	(855,945)
Transfers in (out)	—	—	—	—	—	—	—
Equity transfer	—	—	—	—	—	—	—
Capital grants - Capital Fund	—	—	—	—	—	—	—
Capital grants - other than Capital Fund	—	—	—	—	—	—	—
Capital contributions from/to general and limited partners	—	—	—	—	—	—	—
Changes in net position	(3,391,260)	(818,024)	(484,102)	(584,165)	(614,848)	(647,710)	(855,945)
Net position, January 1	\$ (9,208,665)	2,888,577	4,059,943	8,340,546	10,339,416	8,879,268	10,969,416
Net position, End of Period	\$ (12,599,925)	2,070,553	3,575,841	7,756,381	9,724,568	8,231,558	10,113,471

See accompanying notes to basic financial statements.

**HOUSING AUTHORITY OF THE CITY
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Discretely Presented Component Units - Combining Statement of Activities
December 31, 2018

	Mariposa Partners VII LLLP	Mariposa Partners VIII LLLP	CSG Redevelopment LLLP	Mountain View Redevelopment LLLP	South Lowell Redevelopment LLLP	Stuebaker Building Ltd.	Denver Metro Solar LLC
Operating revenues:							
Rental revenues	\$ 431,923	154,389	865,385	803,488	356,926	343,289	—
Nondwelling revenue	954	—	34,844	—	—	—	—
Intergovernmental	49,229	209,155	1,639,431	1,727,435	242,136	—	—
Property Management fee revenue	—	—	—	—	—	—	—
Other revenues	3,461	20,620	25,012	11,818	13,464	16,932	410,361
Charges for services	—	—	—	—	—	—	—
Total operating revenues	<u>485,567</u>	<u>384,164</u>	<u>2,564,672</u>	<u>2,542,741</u>	<u>612,526</u>	<u>360,221</u>	<u>410,361</u>
Operating expenses:							
Administrative	35,048	24,576	219,518	174,582	109,706	16,605	82,480
Management fees	32,786	25,942	159,001	162,443	86,196	79,858	51,367
Tenant services	465	70	49,242	57,056	332	—	—
Utilities	53,003	42,493	185,078	256,944	123,190	1,806	—
Ordinary maintenance	88,231	47,708	557,037	551,337	251,429	156,499	12,225
General	27,221	28,875	123,186	217,070	141,425	230	72,872
Nonroutine maintenance	—	—	90,217	13,037	—	—	—
Depreciation	461,913	204,024	1,030,836	946,422	508,342	80,198	172,278
Housing assistance payments	—	—	—	—	—	—	—
Cost of sales and services	—	—	—	—	—	—	—
Other operating expenses	—	—	—	—	—	—	—
Total operating expenses	<u>698,667</u>	<u>373,688</u>	<u>2,414,115</u>	<u>2,378,891</u>	<u>1,220,620</u>	<u>335,196</u>	<u>391,222</u>
Operating income (loss)	<u>(213,100)</u>	<u>10,476</u>	<u>150,557</u>	<u>163,850</u>	<u>(608,094)</u>	<u>25,025</u>	<u>19,139</u>
Nonoperating revenues (expenses):							
Intergovernmental	—	—	—	—	—	—	—
Interest revenue	8,984	(1,092)	25,191	33,439	4,334	138	3,986
Net increase (decrease) in the fair value of investments	1,419	166	2,497	3,354	419	—	(1,438)
Interest expense	(262,727)	(151,699)	(923,996)	(581,501)	(338,449)	(75,635)	(139,395)
Financing expense	—	—	—	—	—	—	—
Amortization expense	(1,831)	(3,910)	(10,701)	(8,814)	(4,159)	—	—
Mortgage insurance expense	—	—	—	(25,061)	—	—	—
Extraordinary items, net gain/loss	—	—	—	—	—	—	—
Loss on assets held for sale	—	—	—	—	—	—	—
Gain (loss) on disposition of assets	—	—	—	—	—	—	—
Nonoperating revenues (expenses), net	<u>(254,155)</u>	<u>(156,535)</u>	<u>(907,009)</u>	<u>(578,583)</u>	<u>(337,855)</u>	<u>(75,497)</u>	<u>(136,847)</u>
Income (loss) before other revenues, expenses, gains, losses, and transfers	<u>(467,255)</u>	<u>(146,059)</u>	<u>(756,452)</u>	<u>(414,733)</u>	<u>(945,949)</u>	<u>(50,472)</u>	<u>(117,708)</u>
Transfers in (out)	—	—	—	—	—	—	—
Equity transfer	—	—	—	—	—	—	—
Capital grants - Capital Fund	—	—	—	—	—	—	—
Capital grants - other than Capital Fund	—	—	—	—	—	—	—
Capital contributions from/to general and limited partners	1,223,299	1,143,777	—	—	—	—	309,055
Changes in net position	<u>756,044</u>	<u>997,718</u>	<u>(756,452)</u>	<u>(414,733)</u>	<u>(945,949)</u>	<u>(50,472)</u>	<u>191,347</u>
Net position, January 1	\$ 4,143,196	4,319,377	9,631,755	5,719,655	2,245,530	(688,188)	816,047
Net position, End of Period	\$ <u>4,899,240</u>	<u>5,317,095</u>	<u>8,875,303</u>	<u>5,304,922</u>	<u>1,299,581</u>	<u>(738,660)</u>	<u>1,007,394</u>

See accompanying notes to basic financial statements.

**HOUSING AUTHORITY OF THE CITY
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Discretely Presented Component Units - Combining Statement of Activities
December 31, 2018

	Vida Housing Partners I LLLP	Vida Housing Partners II LLLP	Platte Valley Homes, LLLP	Gateway North LLC	Total
Operating revenues:					
Rental revenues	\$ —	—	—	—	14,382,841
Nondwelling revenue	—	—	—	—	252,779
Intergovernmental	—	—	—	—	6,791,749
Property Management fee revenue	—	—	—	—	—
Other revenues	—	—	—	—	766,034
Charges for services	—	—	—	—	—
Total operating revenues	—	—	—	—	22,193,403
Operating expenses:					
Administrative	—	—	—	—	2,456,286
Management fees	—	—	—	—	1,855,436
Tenant services	—	—	—	—	116,290
Utilities	—	—	—	—	2,841,342
Ordinary maintenance	—	—	—	—	6,315,424
General	—	—	—	—	1,837,390
Nonroutine maintenance	—	—	—	—	386,023
Depreciation	—	—	—	—	13,013,944
Housing assistance payments	—	—	—	—	—
Cost of sales and services	—	—	—	—	—
Other operating expenses	—	—	—	—	—
Total operating expenses	—	—	—	—	28,822,135
Operating income (loss)	—	—	—	—	(6,628,732)
Nonoperating revenues (expenses):					
Intergovernmental	—	—	—	—	—
Interest revenue	—	253,798	—	—	377,773
Net increase (decrease) in the fair value of investments	—	—	—	—	8,258
Interest expense	—	—	—	—	(8,757,106)
Financing expense	—	—	—	—	—
Amortization expense	—	—	(26,111)	—	(109,707)
Mortgage insurance expense	—	—	—	—	(25,061)
Extraordinary items, net gain/loss	—	—	—	—	188,879
Loss on assets held for sale	—	—	—	—	—
Gain (loss) on disposition of assets	—	—	—	—	(2,484)
Nonoperating revenues (expenses), net	—	253,798	(26,111)	—	(8,319,448)
Income (loss) before other revenues, expenses, gains, losses, and transfers	—	253,798	(26,111)	—	(14,948,180)
Transfers in (out)	—	—	—	—	—
Equity transfer	—	—	—	—	—
Capital grants - Capital Fund	—	—	—	—	—
Capital grants - other than Capital Fund	—	—	—	—	—
Capital contributions from/to general and limited partners	934,299	—	1,920,174	—	5,530,604
Changes in net position	934,299	253,798	1,894,063	—	(9,417,576)
Net position, January 1	\$ 2,415,846	3,602,734	—	—	78,732,190
Net position, End of Period	\$ 3,350,145	3,856,532	1,894,063	—	69,314,614

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver

NOTES TO BASIC FINANCIAL STATEMENTS

December 31, 2018

(1) Summary of Significant Accounting Policies

The Housing Authority of the City and County of Denver (hereinafter referred to as DHA) is a corporate body created in 1938 to provide safe, decent, and sanitary housing for low-and moderate-income residents of the City and County of Denver, Colorado (the City).

The basic financial statements of DHA have been prepared in conformity with U.S. generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements. Following is a summary of the more significant accounting policies of DHA.

(a) Reporting Entity

DHA is a quasi-municipal corporation. DHA's nine-member Board of Commissioners is appointed by the Mayor of the City, but DHA is a legally separate agency with many sources of income. The City does not have the ability to affect the operations of DHA, nor does DHA provide a financial benefit to, or impose a financial burden on, the City. DHA administers the following U.S. Department of Housing and Urban Development (HUD) programs: Public Housing, Section 8 Housing Choice Vouchers, and various other HUD programs.

In determining how to define the reporting entity, management has considered all potential component units. The accompanying financial statements present DHA and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of DHA's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as part of the primary government. The discretely presented component units are reported in a separate column in the financial statements to emphasize that they are legally separate from the government.

Blended Component Units

The Denver Housing Corporation (DHC) is a nonprofit corporation created by DHA in 1978 to facilitate the financing of construction of low-income housing units under Section 8 of HUD's New Construction Program. DHC has no employees and all functions are provided by employees of DHA.

DLIHDC Development Corporation (DLIHDC DC) is a corporation created by DHA in 1994 to participate in the development and operation of the Studebaker Building consisting of affordable housing units. DLIHDC DC is a general partner in Studebaker Partners, which is a partner in the Studebaker Building Ltd., and does not control the partnership. DLIHDC DC has no employees and all functions are provided by employees of DHA.

Curtis Park Housing, Inc. is a nonprofit corporation created by DHA in 2000 to participate in three tax credit partnerships in the Curtis Park HOPE VI redevelopment. This entity is a limited partner and does not control these partnerships, has no employees and all functions are provided by employees of DHA.

Globeville Workforce Housing Inc. is a nonprofit corporation created by DHA in 2003 to be the instrumentality to develop the Globeville Townhomes. This entity has no employees and all functions are provided by employees of DHA.

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Arrowhead Housing, Inc. is a nonprofit corporation created by DHA in 2004 to own, rehabilitate, and operate a low-income housing tax credit partnership under DHA's Park Avenue HOPE VI redevelopment grant. This entity has no employees, and all functions are provided by employees of DHA.

Denver Housing Development Partners, Inc. (DHDP) is a corporation created by DHA in 2004 to participate in tax credit partnerships.

Arrowhead Housing II, Inc. and Arrowhead Housing III, Inc. are nonprofit corporations created by DHA in 2005 to own, rehabilitate, and operate low-income housing tax credit partnerships under the DHA's Park Avenue HOPE VI redevelopment grant. These entities have no employees and all functions are provided by employees of DHA.

DHA Limited Partners, LLC is a corporation created by DHA in 2006 to participate in the initial creation of tax credit partnerships during the predevelopment phase up to financial closing. This entity is not a partner in any partnerships.

Three Towers Housing Inc. is a nonprofit corporation created by DHA in 2007 to own, rehabilitate, and operate a low-income housing tax credit partnership, the Three Towers Partners LLLP. This entity has no employees and all functions are provided by employees of DHA.

Arrowhead Housing IV, Inc. is a nonprofit corporation created by DHA in 2008 to own, rehabilitate, and operate low-income housing tax credit partnerships under the DHA's Park Avenue HOPE VI redevelopment grant. This entity has no employees and all functions are provided by employees of DHA.

Arrowhead Housing V, Inc. is a nonprofit corporation created by DHA in 2010 to own, rehabilitate, and operate low-income housing tax credit partnerships. This entity has no employees and all functions are provided by employees of DHA.

Osage Housing, Inc. is a nonprofit corporation created by DHA in 2010 to own, rehabilitate, and operate low-income housing tax credit partnerships. This entity has no employees and all functions are provided by employees of DHA.

Westwood Housing, Inc. is a nonprofit corporation created by DHA in 2010 to own, rehabilitate, and operate low-income housing tax credit partnerships. This entity has no employees and all functions are provided by employees of DHA.

Denver Community Ventures (DCV), also known as Friends of DHA, is a 501(c) (3) nonprofit corporation created by DHA in 2011 to obtain funding through collaborative partnerships with third parties and other sources to assist in the delivery of self-sufficiency services through programs provided by DHA.

MVEC Housing, Inc. is a nonprofit corporation created by DHA in 2012 to own, rehabilitate, and operate low-income housing tax credit partnerships. This entity has no employees and all functions are provided by employees of DHA.

SLR Housing, Inc. is a nonprofit corporation created by DHA in 2012 to own, rehabilitate, and operate low-income housing tax credit partnerships. This entity has no employees and all functions are provided by employees of DHA.

SLP Housing II, Inc. is a nonprofit corporation created by DHA in 2012 to own, rehabilitate, and operate low-income housing tax credit partnerships. This entity has no employees and all functions are provided by employees of DHA.

Housing Authority of the City and County of Denver

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December 31, 2018

SLP Housing III, Inc. is a nonprofit corporation created by DHA in 2012 to own, rehabilitate, and operate low-income housing tax credit partnerships. This entity has no employees and all functions are provided by employees of DHA.

SLP Housing IV, Inc. is a nonprofit corporation created by DHA in 2013 to own, rehabilitate, and operate low-income housing tax credit partnerships. This entity has no employees and all functions are provided by employees of DHA.

SLP Housing VI, Inc. is a nonprofit corporation created by DHA in 2013 to own, rehabilitate, and operate low-income housing tax credit partnerships. This entity has no employees and all functions are provided by employees of DHA.

SLP Housing VII, Inc. is a nonprofit corporation created by DHA in 2014 to own, rehabilitate, and operate low-income housing tax credit partnerships. This entity has no employees and all functions are provided by employees of DHA.

SLP Housing VIII, Inc. is a nonprofit corporation created by DHA in 2015 to own, rehabilitate, and operate low-income housing tax credit partnerships. This entity has no employees and all functions are provided by employees of DHA.

Curtis Park Horse Barn, Inc. is a nonprofit corporation created by DHA in 2012 to redevelop a historical horse barn converted to commercial property. This entity has no employees and all functions are provided by employees of DHA.

Youth Employment Academy (YEA) is a 501(c) (3) nonprofit corporation created by DHA in 2012 to obtain funding through collaborative partnerships with third parties and other sources and increase resident job training services.

Osage Café LLC is a corporation created by DHA in 2012 to manage the business activities of the cafe and provide job training services to residents of the community.

CSG Housing Inc. is a nonprofit corporation created by DHA in 2013 to own, rehabilitate, and operate low-income housing tax credit partnerships. This entity has no employees and all functions are provided by employees of DHA.

DHA Park Hill LLC is a nonprofit created by DHA in 2013 to participate in Park Hill Village West LLC as a member with a 25% general partner interest in Park Hill Village West LLLP, a 156 unit affordable housing development.

DHA Chestnut Housing LLC is a nonprofit created by DHA in 2015 to participate in 18th & Chestnut L.P. as a Co-General Partner. 18th & Chestnut, L.P. was formed to develop, construct, finance and operate a 107 unit affordable housing development

1035 Osage Inc. is a 501(c) (3) created in 2017 to receive New Market Tax Credit financing to construct a facility at 1035 Osage. The building includes garage parking, ground level commercial space for the food hub and the new corporate office for Denver Housing Authority. Projected completion is in summer 2019.

DHA Energy LLC created in 2017, was formed for the purpose of holding an interest in the company that owns, develops, and operates a two megawatt (MW) solar community garden facility and sells subscriptions for the output project.

Denver Affordable Energy Inc. created in 2017, was formed for the purpose of holding a 99% interest in Denver Metro Solar LLC (DMS) which owns, develops, and operates a two MW solar community garden facility.

Housing Authority of the City and County of Denver

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DHA Vida, LLC is a nonprofit created by DHA in 2017 to participate as the Declarant and entered the Ground Lease for the purpose of facilitating on the premises a common interest for the development, maintenance, and operation of a mixed use planned community development, commonly known as Vida at Sloan's.

Sun Valley Eco District (SVED) is a 501(c) (3) nonprofit corporation created by DHA in 2015 to provide support for the revitalization of the Sun Valley neighborhood. SVED has no employees and all functions are provided by employees of DHA.

DHA Vida Housing I, LLC is a nonprofit created by DHA in 2017 to participate as the General Partner for Vida Housing I, LLLP to own, develop, construct, rehabilitate, finance and operate housing developments in Denver, Colorado.

DHA Vida Housing II, LLC is a nonprofit created by DHA in 2017 to participate as the General Partner for Vida Housing II, LLLP to own, develop, construct, rehabilitate, finance and operate housing developments in Denver, Colorado.

Vida Commercial Partners, Inc. (VCP) is a 501(c) (3) nonprofit created by DHA in 2017 to participate together with an undivided 18.74% interest as tenants in common in the Common Accessory Unit, according to the Planned Community Declaration.

PVH Housing, LLC is a nonprofit corporation created by DHA in 2018 to own, rehabilitate and operate low-income housing tax credit partnerships. This entity has no employees and all functions are provided by DHA employees.

The above entities are included in the accompanying basic financial statements as blended component units in accordance with Governmental Accounting Standards Board (GASB) Statement No. 14, *The Financial Reporting Entity*, as amended, based on the following factors:

- They entities are fiscally dependent upon DHA because DHA approves the respective annual budgets.
- DHA is able to impose its will on these entities because DHA can significantly influence the programs, projects, and activities.
- The governing bodies are substantively the same as the governing body of DHA.

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Discretely Presented Component Units

DHA's discretely presented component units include the limited partnerships below. These entities follow all applicable FASB standards. Since they do not follow governmental accounting, for presentation purposes, certain transactions may be reflected differently in these financial statements than in the separately issued component unit financial statements in order for them to conform to the presentation of the primary government.

The entities listed below are wholly owned by DHA and they serve as the general partner in these housing development limited partnerships. Two members of DHA's board of directors, the Executive Director, and two management staff serve as the board of directors for these general partner entities.

Under GASB No. 14, *The Financial Reporting Entity*, as amended, these limited partnerships are considered discretely presented component units of DHA since none of these component units meet the blending criteria.

Globeville Workforce Housing Inc. entered into two limited partnerships with US Bancorp CDC to form Globeville Redevelopment Partners I LLLP and Globeville Redevelopment Partners II LLLP. DHA is the property manager for the 62 rental units completed by the low-income housing tax credit partnerships.

Arrowhead Housing Inc. entered into a limited partnership with Boston Financial Investment Management (formerly MMA Financial) to form Thomas Bean Towers LP. DHA is the property manager for the 189 rental units.

Arrowhead Housing II, Inc. entered into a limited partnership with US Bancorp CDC to form Park Avenue Redevelopment (Block 1B). DHA has hired the Ross Management Group to manage the 124 rental units.

Arrowhead Housing III, Inc. entered into a limited partnership with Wincopin Circle LLLP to form Park Avenue Redevelopment Block 3B, LLLP. The Ross Management Group is the property manager for the 91 rental units.

Arrowhead Housing IV, Inc. entered into a limited partnership with US Bancorp CDC to form Park Avenue Redevelopment Block 4B, LLLP. The Ross Management Group is the property manager for the 89 rental units.

Arrowhead Housing V, Inc. entered into a limited partnership with Enterprise Neighborhood Partners Fund III LLLP in 2011 to form Park Avenue Redevelopment Block 5B, LLLP. The Ross Management Group is the property manager for the 89 rental units completed by the low-income housing tax credit partnership.

Three Towers Housing Inc. entered into a limited partnership with Boston Capital Partners Inc. in 2004 to form Three Towers Partners LLLP. DHA is the property manager for the 359 rental units.

Westwood Housing, Inc. entered into a limited partnership with Richman Group Capital Corporation to form Westwood Homes, LLLP. DHA is the property manager for the 184 rental units.

Osage Housing, Inc. entered into a limited partnership with U.S.A. Institutional South Lincoln, LLC to form 1099 Osage LLLP. DHA is the property manager for the 100 rental units completed by the low-income housing tax credit partnership.

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MVEC Housing, Inc. entered into a limited partnership with RBC Tax Credit Equity, LLC to form Mountain View Redevelopment LLLP. DHA is the property manager for the 254 rental units completed by the low-income housing tax credit partnership.

SLR Housing, Inc. entered into a limited partnership with RBC Tax Credit Equity, LLC to form South Lowell Redevelopment LLLP. DHA is the property manager for the 96 rental units completed by the low-income housing tax credit partnership.

SLP Housing II, Inc. entered into a limited partnership with Enterprise Neighborhood Partners IV LLLP in 2012 to form Mariposa Partners II, LLLP. The Ross Management Group is the property manager for the 93 rental units completed by the low-income housing tax credit partnership.

SLP Housing III, Inc. entered into a limited partnership with Enterprise Neighborhood Partners IV LLLP in 2012 to form Mariposa Partners III, LLLP. The Ross Management Group is the property manager for the 87 rental units completed by the low-income housing tax credit partnership.

SLP Housing IV, Inc. entered into a limited partnership with Enterprise Neighborhood Partners IV LLLP in 2013 to form Mariposa Partners IV, LLLP. The Ross Management Group is the property manager for the 77 rental units completed by the low-income housing tax credit partnership.

SLP Housing VI, Inc. entered into a limited partnership with Enterprise Neighborhood Partners VI LLLP in 2014 to form Mariposa Partners VI, LLLP. The Ross Management Group is the property manager for the 94 rental units completed by the low-income housing tax credit partnership.

SLP Housing VII, Inc. entered into a limited partnership with Enterprise Neighborhood Partners VII LLLP in 2015 to form Mariposa Partners VII, LLLP. DHA is the property manager for the 45 rental units completed by the low-income housing tax credit partnership.

SLP Housing VIII, Inc. entered into a limited partnership with Enterprise Neighborhood Partners VII LLLP in 2015 to form Mariposa Partners VIII, LLLP. The Ross Management Group is the property manager for the 21 rental units completed by the low-income housing tax credit partnership.

CSG Housing Inc. entered into a limited partnership with American Express West Equity Fund Limited Partnership in 2015 to form CSG Redevelopment Partners LLLP. DHA is the property manager for the 222 rental units completed by the low-income housing tax credit partnership.

DLIHDC DC entered into a limited partnership with JGSE, LLC to form Studebaker Partners. Studebaker Partners is a general and a limited partner in the Studebaker Building Ltd.

Denver Affordable Energy Inc. entered into a company administration agreement to form Denver Metro Solar LLC (DMS). DMS was formed for the purpose of owning, developing, and operating a two MW solar community garden facility and selling subscriptions for the output of the project.

DHA Vida Housing I, LLC entered into a limited partnership with Wells Fargo Affordable Housing Community Development Corporation in 2017 to form Vida Housing Partners I, LLLP. DHA will be the property manager for the 112 residential units.

DHA Vida Housing II, LLC entered into a limited partnership with Wells Fargo Affordable Housing Community Development Corporation in 2017 to form Vida Housing Partners II, LLLP. DHA will be the property manager for the 64 residential units.

PVH Housing, LLC entered into a limited partnership with Riverside Manager, LLC in 2018 to form Platte Valley Homes, LLLP. DHA will be the property manager for the 68 rental units completed by the low-income housing tax credit partnership.

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Separately audited financial statements for select partnerships are available by contacting DHA at 720-932-3077.

(b) Basis of Presentation

The accounts of DHA are reported as an enterprise fund. Enterprise funds are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. Revenue is recognized when earned and expenses are recorded at the time liabilities are incurred. All assets and liabilities associated with the operations of DHA are included on the statement of net position.

(c) Cash

Cash is considered to be cash on hand and demand deposits.

(d) Receivables

Receivables represent amounts due from HUD for current year program operating and housing assistance subsidies earned but not received at year-end and amounts due from parties other than HUD. Receivable balances are reviewed to determine whether they are collectible. Allowance account estimates are established for receivable amounts when collection is questionable.

(e) Revenue and Expenses

DHA's statement of revenues, expenses, and changes in net position distinguish between operating and non-operating revenues and expenses. Operating revenue results from exchange transactions associated with providing housing and related services, and federal operating subsidies and housing assistance payments that are directly related to DHA's mission. Non-operating revenue includes capital and noncapital federal grants, interest revenue, and other revenues not meeting the definition of operating. Operating expenses consist of all expenses incurred to provide housing services. Non-operating expenses include interest expense and other expenses not meeting the definition of operating.

(f) Revenue Recognition

Revenue from rental of housing units and other revenue are recognized as revenue in the period earned.

Interest income on notes receivable is recognized pursuant to the terms of the respective loan agreements. Collectability is evaluated annually based on payments received and cash flow of each individual entity. If amounts are deemed to be uncollectible, DHA establishes an allowance for doubtful accounts.

(g) Investments

Federal statutes authorize investment of excess federal funds in instruments issued by or guaranteed by the Federal government. DHA has adopted this policy for all invested funds, whether or not they are federal funds. Investments are carried at fair value based on the most recent market quotations.

(h) Inventories

Inventories are stated at cost. Inventories are expensed when used.

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(i) **Prepaid Items**

Payments made to vendors for services that will benefit periods beyond year-end are recorded as prepaid items.

(j) **Restricted Assets**

Certain proceeds of revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets and liabilities payable from restricted assets on the statement of net position because their use is limited by applicable bond covenants.

In addition to assets restricted for compliance with bond covenants, restricted assets are also maintained to account for resources required to repay tenant security deposits, insurance deposits, amounts held for others, and amounts held in the Family Self Sufficiency program.

The balances of the restricted asset accounts for the primary government are as follows:

Restricted Investments- Program Income	3,472,733
Restricted Investments- Other	8,596
Family Self Sufficiency	961,172
Tenant Security Deposits	297,352
Commercial Security Deposits	46,860
Interest Reserve Fund	597,305
Escrow Fund	16,056
Debt Service Reserve Fund	1,337,805
Operating Reserve Fund	852,937
Replacement Reserve Fund	1,178,675
Redemption Reserve Fund	17,834
Master Payment Fund	12,499,099
Bond Proceeds Fund	84,736
Operating Reserves- Key Bank	351,309
Operating Reserves- Other	7,281,342
ACC Reserve	3,690,967
Pledged Accounts	431,167
Section 18 Disposition Escrow	10,940,761
Surplus Fund	2
Total restricted assets	<u>44,066,708</u>

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The balances of the restricted asset accounts for the discretely presented component units are as follows:

Family Self Sufficiency	118,489
Tenant Security Deposits	244,019
Commercial Security Deposits	2,500
Non-DHA Managed Security Deposits	234,028
Insurance Escrow	527,111
Master Payment Fund	10,796,090
Replacement Reserve Fund	4,882,711
Debt Service Reserve Fund	58,831
Operating Reserves- US Bank	3,393,875
Operating Reserves- Key Bank	1,091,059
ACC Reserve	1,235,909
Pledged Accounts	502,199
Total restricted assets	<u>23,086,821</u>

(k) Notes Receivable

Notes receivable consists of loans made to cooperative and redevelopment partnerships, the proceeds of which were used to construct and rehabilitate affordable housing units. Notes receivable also consists of second mortgages to low-income homebuyers. These mortgages require no payments and earn no interest for eight years, and then bear an interest rate of 3%. Additional information can be found in Note 4 to the basic financial statements.

(l) Capital Assets and Depreciation

All land, buildings and building improvements are capitalized. Capital assets are stated at historical cost. The monetary threshold for capitalization for machinery and equipment is an initial cost of \$5,000 or more. Maintenance and repairs are charged to current period operating expenses and improvements are capitalized. Upon retirement or other disposition of property and equipment, the cost and related accumulated depreciation are removed from the respective accounts, and any gains or losses are included in non-operating revenues and expenses.

Depreciation of capital assets is computed using the straight-line method over the estimated useful lives of the assets, which are as follows:

Buildings/Improvements:	
New construction	40 Years
Rehabilitation/acquisition	20 Years
Machinery and equipment	5 Years

(m) Compensated Absences

Regular, full-time employees receive compensation for vacations, holidays, illness, and certain other qualifying absences. The number of days compensated in the various categories of absence is based generally on length of service. Compensated absences, which have been earned but not paid, have been accrued in the accompanying basic financial statements.

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(n) 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 amount of assets and liabilities and disclosures of contingent assets and liabilities at the date of the statement of net position and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

(o) Impairment of Capital Assets

GASB Statement No. 42, Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries, establishes accounting and financial reporting standards for impairment of capital assets. A capital asset is considered impaired when its service utility has declined significantly and unexpectedly. DHA is required to evaluate prominent events or changes in circumstances affecting capital assets to determine whether impairment of a capital asset has occurred. No such events or circumstances were encountered as of December 31, 2018.

(p) New Accounting Standards Adopted

Statement No. 75, Accounting and Financial Reporting for Postemployment Benefit Other Than Pensions, is effective for financial statements for periods beginning after June 15, 2017. The adoption of this standard is not expected to have a significant impact on the financial statements of DHA.

(q) New Accounting Standards to be Adopted in Future Years

In March 2018, the GASB issued Statement No. 88, Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements. This statement establishes criteria to improve the information that is disclosed in the notes to the government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt. The Authority is currently evaluating the impact this standard will have on the financial statements when adopted. The provisions of this statement are effective for the Authority's financial statements for the year ending December 31, 2019.

In June 2018, the GASB issued Statement No. 89, Accounting for Interest Cost Incurred Before the End of a Construction Period, which simplifies accounting for interest cost incurred before the end of construction and requires those costs to be expensed in the period incurred. As a result, interest cost incurred before the end of a construction period will not be capitalized and included in the historical cost of a capital asset reported in a business-type activity or enterprise fund.

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This statement also reiterates that in financial statements prepared using the current financial resources measurement focus, interest cost incurred before the end of a construction period should be recognized as an expenditure on a basis consistent with governmental fund accounting principles. The requirements of the standard will be applied prospectively and result in increased interest expense during periods of construction. The provisions of this statement are effective for the Authority's financial statements for the December 31, 2020 fiscal year.

In August 2018, the Governmental Accounting Standards Board issued Statement No. 90, Majority Equity Interests. This statement improves the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and improves the relevance of financial statement information for certain component units. The Authority is currently evaluating the impact this standard will have on the financial statements when adopted for the year ending December 31, 2019.

In January 2017, the Governmental Accounting Standards Board issued Statement No. 84, Fiduciary Activities. This statement establishes criteria for identifying fiduciary activities of all state and local governments. An activity meeting the criteria should be reported in a fiduciary fund in the basic financial statements. The Authority is currently evaluating the impact this standard will have on the financial statements when adopted. The provisions of this statement are effective for the Authority's financial statements for the year ending December 31, 2019.

In June 2017, the GASB issued Statement No. 87, Leases, which improves accounting and financial reporting for leases by governments. This statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. The Authority is currently evaluating the impact this standard will have on the financial statements when adopted. The provisions of this statement are effective for the Authority's financial statements for the year ending December 31, 2020.

In November 2016, the GASB issued Statement No. 83, Certain Asset Retirement Obligations, which establishes criteria for determining the timing and pattern of recognition of a liability and a corresponding deferred outflow of resources for asset retirement obligations. The Authority is currently evaluating the impact this standard will have on the financial statements when adopted. The provisions of this statement are effective for the Authority's fiscal year ending December 31, 2019.

(2) Deposits and Investments

(a) Deposits

Deposits, including those in restricted assets, are defined as cash on deposit with financial institutions. At December 31, 2018, the carrying amount of DHA's deposits was \$48,361,522 and the bank balance was \$50,079,569. The bank deposits are held with financial institutions and are entirely insured or uninsured and collateralized. Of the total bank balance, \$3,923,832 was covered by federal depository insurance, and \$46,155,737 was uninsured and collateralized with securities held by banks in their trust departments not in DHA's name.

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At December 31, 2018, the carrying amount of the discretely presented component unit deposits was \$24,592,375 and the bank balance was \$24,729,238. The bank deposits are held with financial institutions and are entirely insured or uninsured and collateralized. Of the total bank balance, \$8,300,809 was covered by federal depository insurance, and \$16,428,429 was uninsured and collateralized with securities held by banks in their trust departments not in the name of the discretely presented component units.

The State of Colorado's (the State) Public Deposit Protection Act (PDPA) precludes DHA from requiring banks to hold securities in DHA's name. DHA deposits are subject to and in accordance with the PDPA. Under this act, all uninsured deposits are fully collateralized. The eligible collateral pledged is held in custody by any Federal Reserve Bank, or branch thereof, or held in escrow by some other bank in a manner prescribed by rule and regulation or is segregated from other trust department securities. All collateral so held must be clearly identified as being securities maintained or pledged for the aggregate amount of public deposits accepted and held on deposit by the eligible public depository. The depository has the right at any time to make substitutions of eligible collateral maintained or pledged and must at all times be entitled to collect and retain all income derived from those investments without restriction.

For the primary government, cash consists of the following at December 31, 2018:

Cash - unrestricted	\$	9,092,145
Cash - current restricted		19,361,012
Cash - noncurrent restricted		19,918,983
Total cash		<u>48,372,140</u>
Less: Cash on hand		<u>(10,618)</u>
Total deposits	\$	<u><u>48,361,522</u></u>

For the discretely presented component units, cash consists of the following at December 31, 2018:

Cash - unrestricted	\$	1,874,523
Cash - current restricted		11,478,524
Cash - noncurrent restricted		11,243,289
Total cash		<u>24,596,336</u>
Less: Cash on hand		<u>(3,961)</u>
Total deposits	\$	<u><u>24,592,375</u></u>

(b) Investments

DHA's investment policies require that all investments be made in accordance with the stated objectives of capital preservation, optimum liquidity, and return while conforming to all applicable statutes and regulations. DHA has established a maximum maturity of three years and a maximum weighted average maturity of one and a half years.

DHA intends to adhere fully to its investment policy, which expressly prohibits the making of speculative or leveraged investments and requires that all investments be made prudently and with due care to ensure compliance with all statutes and regulations.

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DHA restricts its investments to direct obligations of the U.S. government, fully insured or collateralized investments at commercial banks and savings and loan associations, collateralized repurchase agreements, state-approved investment pools, or money market funds consisting entirely of U.S. government securities.

DHA categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. 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. Investments that are measured at fair value using the net asset value per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy below.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. DHA's assessment of the significance of inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

Investments held by DHA are as follows at December 31, 2018:

	Primary Government	Discretely Presented Component Units	Combined
U.S. Treasury & Agency	\$ 30,774,363	2,796,543	33,570,906
Investment Pool - COLOTRUST	15,537,347	1,413,236	16,950,583
	<u>\$ 46,311,710</u>	<u>4,209,779</u>	<u>50,521,489</u>

U.S Government Treasury and Agency investments are classified in Level 1 are valued using prices quoted in active markets for those securities.

The fair value of Investment Pool – COLOTRUST was determined based on level 2 inputs. DHA estimates the fair value of these investments using interest rates at commonly quoted intervals and yield curves as input.

There were no investments categorized with Level 3 inputs as of December 31, 2018.

Custodial Credit Risk

Custodial credit risk for investments is the risk that in the event of failure of the counterparty to a transaction, DHA will not be able to recover the value of the investments. As of December 31, 2018, none of the investments were exposed to custodial credit risk.

Concentration of Credit Risk, Credit Risk, and Interest Rate Risk

Concentration of credit risk is the risk of loss that may occur due to the amount of investments in a single issuer (not including investments issued or guaranteed by the U.S. government). Since DHA's investments are primarily in investments issued or guaranteed by the U.S. government, there is no concentration of credit risk.

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Credit risk of investments is the risk that the issuer or other counterparty will not meet its obligations. This credit risk is measured by the credit quality rating of investments in debt securities as rated by a nationally recognized rating agency. DHA's investment policy recognizes this risk by restricting the type of securities that may be purchased.

The following table summarizes the credit quality and credit risk as a percentage of total investments:

	<u>Credit Quality</u>	
Fannie Mae (Federal National Mortgage Association)	AA+	6%
Freddie Mac (Federal Home Loan Mortgage Association)	AA+	13%
Federal Home Loan Bank notes	AA+	10%
Federal Farm Credit Bank notes	AA+	10%
U.S. Treasury Notes	AA+	28%
COLOTRUST	AAA	33%
		<u>100%</u>

DHA invests a portion of its funds with the Colorado Local Government Liquid Asset Trust (COLOTRUST), which invests solely in federal government securities. COLOTRUST operates in a manner consistent with the Security and Exchange Commission's Rule 2a-7 of the Investment Company Act of 1940 and is registered with the Securities Commissioner of the State of Colorado. The trust maintains a constant net asset value of \$1 per share. Therefore, the fair value position of DHA's shares is equivalent to the value of the pool shares. DHA is invested in COLOTRUST PLUS+, which holds an AAA rating from Standard & Poor's.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. DHA selects investments of varied maturities to mitigate this risk.

The following table summarizes the maturities of the combination of DHA and its discretely presented component units' investments in U.S. government agency securities and other investments backed by U.S. government agency securities:

	Fair Value	<u>Maturities (in years)</u>	
		Less than 1	1-2
Fannie Mae (Federal National Mortgage Association)	\$ 2,984,807	1,979,321	1,005,486
Freddie Mac (Federal Home Loan Mortgage Association)	6,444,522	4,216,432	2,228,090
Federal Home Loan Bank notes	5,243,825	2,232,333	3,011,492
Federal Farm Credit Bank notes	4,971,954	2,987,140	1,984,814
U.S. Treasury Notes	13,925,798	12,929,900	995,898
Total	<u>\$ 33,570,906</u>	<u>24,345,126</u>	<u>9,225,780</u>

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(3) Receivables

Receivables for the primary government at December 31, 2018 consist of the following:

		Receivable	Less: Allowance for doubtful accounts	Net receivable
Tenants	\$	278,194	(28,466)	249,728
Interest		7,812,786	(7,247,538)	565,248
Intergovernmental		1,669,159	—	1,669,159
Other		2,782,874	(497,124)	2,285,750
Total receivables	\$	<u>12,543,013</u>	<u>(7,773,128)</u>	<u>4,769,885</u>

Receivables for the discretely presented component units at December 31, 2018 consist of the following:

		Receivable	Less: Allowance for doubtful accounts	Net receivable
Tenants	\$	129,507	—	129,507
Interest		20,271	—	20,271
Intergovernmental		1,433	—	1,433
Other		513,685	(99,987)	413,698
Total receivables	\$	<u>664,896</u>	<u>(99,987)</u>	<u>564,909</u>

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(4) Notes Receivable

Changes in notes receivable from discretely presented component units during 2018 were as follows:

Detailed narratives for each of these notes is included in Long-Term Debt (Note 6).

	December 31,			December 31,
	2017	Additions	Receipts	2018
Studebaker Building, Ltd., 2nd	\$ 423,304	-	29,088	394,216
Studebaker Building, Ltd., 3rd	747,921	-	-	747,921
Thomas Bean Towers, 1st	8,400,000	-	-	8,400,000
Thomas Bean Towers, 2nd	2,759,666	-	-	2,759,666
Three Towers, Revolving LOC	4,974,781	45,416	-	5,020,197
Three Towers, Capital Fund	14,600,000	-	-	14,600,000
Three Towers, Program Fund	16,547,746	-	-	16,547,746
Park Avenue Redevelopment Block 1B, 2nd	3,000,000	-	-	3,000,000
Park Avenue Redevelopment Block 1B, 3rd	900,000	-	-	900,000
Park Avenue Redevelopment Block 3B, 2nd	2,472,000	-	-	2,472,000
Park Avenue Redevelopment Block 3B, 3rd	1,688,910	-	-	1,688,910
Park Avenue Redevelopment Block 3B, 4th	980,000	-	-	980,000
Park Avenue Redevelopment Block 4B, 2nd	1,750,000	-	-	1,750,000
Park Avenue Redevelopment Block 4B, 3rd	1,150,000	-	-	1,150,000
Park Avenue Redevelopment Block 4B, 4th	1,254,500	-	-	1,254,500
Park Avenue Redevelopment Block 4B, 5th	1,000,000	-	-	1,000,000
Park Avenue Redevelopment Block 5B, 3rd	5,324,646	-	559,154	4,765,492
Park Avenue Redevelopment Block 5B, 4th	1,475,000	-	-	1,475,000
Globeville I	427,162	-	-	427,162
Globeville II	241,145	-	-	241,145
Mariposa II, 2nd	4,840,972	-	-	4,840,972
Mariposa II, 3rd	660,000	-	-	660,000
Mariposa II, 4th	2,000,000	-	-	2,000,000
Mariposa III, 2nd	4,900,000	-	-	4,900,000
Mariposa III, 3rd	714,950	-	-	714,950
Mariposa III, 4th	580,000	-	-	580,000
Mariposa III, 5th	800,000	-	-	800,000
Mariposa IV, 2nd	2,055,239	-	-	2,055,239
Mariposa IV, 3rd	710,093	-	-	710,093
Mariposa IV, 4th	654,623	-	-	654,623
Mariposa IV, 5th	530,000	-	-	530,000
Mariposa IV, 6th	800,000	-	-	800,000

(continued)

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	December 31, 2017	Additions	Receipts	December 31, 2018
Mariposa VI, 2nd	4,932,300	-	-	4,932,300
Mariposa VI, 3rd	489,907	-	-	489,907
Mariposa VI, 4th	250,000	-	-	250,000
Mariposa VII, 1st	3,900,366	1,000,366	2,690,732	2,210,000
Mariposa VII, 2nd	673,005	-	-	673,005
Mariposa VII, 3rd	785,295	-	-	785,295
Mariposa VII, 4th	3,552,650	-	-	3,552,650
Mariposa VII, 5th	450,000	-	-	450,000
Mariposa VII, 6th	620,000	-	-	620,000
Mariposa VIII, 2nd	300,000	-	-	300,000
Mountain View, Program Funds	7,802,519	-	195,287	7,607,232
South Lowell, 2nd	5,250,000	-	-	5,250,000
South Lowell, 3rd	5,170,749	-	-	5,170,749
South Lowell, 4th	3,000,000	-	-	3,000,000
Westwood, 1st	10,533,494	-	-	10,533,494
Westwood, 2nd	10,209,995	-	-	10,209,995
1099 Osage, 2nd	1,272,614	-	-	1,272,614
1099 Osage, 3rd	9,500,000	-	-	9,500,000
1099 Osage, 4th	1,000,000	-	-	1,000,000
1099 Osage, 5th	1,000,000	-	-	1,000,000
CSG, 1st	12,465,000	-	90,000	12,375,000
CSG, 5th	13,089,781	-	-	13,089,781
CSG, 6th	863,474	-	-	863,474
Denver Metro Solar, LLC	500,000	-	-	500,000
Vida Housing Partners I	-	771,229	-	771,229
Vida Housing Partners II, 1st	55,000	16,945,000	-	17,000,000
Vida Housing Partners II, HPF	1,064,369	4,749,941	-	5,814,310
Vida Housing Partners II, OED	-	380,264	-	380,264
Platte Valley Homes, 1st	-	821,908	-	821,908
Platte Valley Homes, Acquisition Note	-	5,600,000	-	5,600,000
Platte Valley Homes, Capital Funds Note	-	750,000	-	750,000
Total	188,093,176	<u>31,064,124</u>	<u>3,564,261</u>	215,593,039
Less amount due within one year	119,088			119,985
Noncurrent portion	<u>\$ 187,974,088</u>			<u>215,473,054</u>

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December 31, 2018

Changes in notes receivable from other entities during 2018 were as follows:

	December 31,			December 31,
	2017	Additions	Receipts	2018
Curtis Park I, 2nd	4,045,210	—	—	4,045,210
Curtis Park I, 3rd	1,300,000	—	—	1,300,000
Curtis Park II, 2nd	4,385,979	—	—	4,385,979
Curtis Park III, 1st	2,173,000	—	—	2,173,000
Curtis Park III, 2nd	200,000	—	—	200,000
Hope VI Homeownership	250,525	—	15,905	234,620
Hughes Brothers Development	41,090	—	—	41,090
Yale Station Apartments, 2nd	168,131	—	—	168,131
Cecil Development Promissory Note	34,375	—	34,375	—
Ashley Union Station	2,430,988	—	—	2,430,988
Habitat for Humanity	840,000	—	840,000	—
TNT-DHA NMTC Fund LLC	20,987,925	—	—	20,987,925
Lowry Family Housing	6,228	—	—	6,228
Sun Valley Eco District Trust	1,465,000	327,000	—	1,792,000
Vida Health Investment Fund	7,881,600	—	—	7,881,600
Tremont Place Townhomes, LLC	—	1,579,500	—	1,579,500
LCP 777, LLC	—	8,500,000	—	8,500,000
Total	46,210,051	<u>10,406,500</u>	<u>890,280</u>	55,726,271
Less amount due within one year	460,465			10,333,090
Noncurrent portion	<u>\$ 45,749,586</u>			<u>45,393,181</u>

(a) Curtis Park Redevelopment Partnership Phase I, Promissory Notes

DHA loaned this partnership \$4,045,210 (2nd Mortgage Note), which is the balance outstanding as of December 31, 2018, for the new construction of 155 rental housing units. The note matures on March 31, 2041 and carries an interest rate of 5.43%, which is payable monthly only in the event the partnership has "surplus cash" as defined in the Note Agreement.

DHA loaned this partnership \$1,300,000 (3rd Mortgage Note), which is the balance outstanding as of December 31, 2018, for the new construction of 155 rental housing units. The note matures on April 18, 2043, and carries an interest rate of 0.5%, which is payable monthly only in the event the partnership has "surplus cash" as defined in the Note Agreement.

(b) Curtis Park Redevelopment Partnership Phase II, Promissory Note

DHA loaned this partnership \$4,397,500. This note was for the new construction of 125 rental housing units. The note matures on April 2, 2042, and carries an interest rate of 5.62%, which is payable monthly only in the event the partnership has "surplus cash" as defined in the Note Agreement. The outstanding balance of this note as of December 31, 2018 is \$4,385,979.

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December 31, 2018

(c) *Curtis Park Redevelopment Partnership Phase III, Promissory Notes*

DHA loaned this partnership \$2,173,000 (1st Mortgage Note), which is the balance outstanding as of December 31, 2018, for the new construction of 43 rental housing units. The note matures on March 31, 2053, and carries an interest rate of 4.9%, which is payable monthly only in the event the partnership has "surplus cash" as defined in the Note Agreement.

DHA loaned this partnership \$200,000 (2nd Mortgage Note) which is the balance outstanding as of December 31, 2018, for the new construction of 43 rental housing units. The note matures on March 31, 2055, and carries an interest rate of 4.8%, which is payable monthly only in the event the partnership has "surplus cash" as defined in the Note Agreement.

(d) *HOPE VI Redevelopment Homeownership, Mortgage Loans*

These are loans made to individual low-income homebuyers. The loan amounts range from \$877 to \$25,000. The latest maturity is in 2040. The interest rates are 0% or 3%. Payment terms vary based on the terms defined in the promissory notes. The outstanding balance as of December 31, 2018 is \$234,620.

(e) *Hughes Brothers Development, LLC, Promissory Note*

DHA loaned a third-party developer \$461,000 in order to purchase land owned by DHA. DHA later reacquired a portion of the land sold. Three amendments have been executed for this note. The note matured on December 31, 2017. The default interest rate is 8%. Management did not believe that an allowance for the outstanding balance was necessary as the note was secured by a deed of trust. The outstanding balance as of December 31, 2018 is \$41,090.

(f) *Yale Station Apartments, Promissory Note*

DHA loaned this partnership \$429,059 to partially finance the construction of 50 rental housing units. The note matures December 31, 2050 and carries an interest rate of 0.25%. Annual payments are due, which are payable only in the event the partnership has "surplus cash" as defined in the Loan agreement. The outstanding balance as of December 31, 2018 is \$168,131. Receipts from this note will pay the related debt (see Note 6).

(g) *Cecil Development, Promissory Note*

DHA loaned this entity \$68,752 to finance the purchase of land to be used to construct 11 housing units. The note was amended in 2016 to extend the maturity date to February 28, 2018 and reducing the note to \$34,375, which was paid in full in 2018. No interest accrued on this note. Installments were due when certain market rate units were sold. The outstanding balance as of December 31, 2018 is \$0.

(h) *Ashley Union Station, Promissory Note*

DHA loaned this partnership \$2,450,000 to partially finance the construction of 107 rental housing units. The note matures in December, 2055 and carries an interest rate of 3.75%. Annual payments of \$110,000 are due by April 30th and are payable from cash flow as defined in the Loan agreement. The outstanding balance as of December 31, 2018 is \$2,430,988.

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(i) *Habitat for Humanity of Metro Denver, Inc., Promissory Notes*

Promissory notes were executed for \$455,000 and \$385,000 in connection with the Globeville Workforce Housing project. Both notes matured on June 30, 2018. No interest accrued on the loans. The notes were completely forgiven per the terms of the note agreements in 2018 and the outstanding balance as of December 31, 2018 is \$0.

(j) *TNT-DHA NMTC Fund, LLC, Promissory Note*

DHA loaned this entity \$20,987,925 which is the balance outstanding as of December 31, 2018, for the new construction Denver Housing Authority's Denver Housing Authority Collaborative Resource Facility at 1035 Osage. The note matures on August 16, 2043 and carries an interest rate of 1.5034%. Interest only payments are due annually in December during the 7-year compliance period through 2025. A balloon principal payment of \$11,000,000 is due in August, 2024, at which point 22-year amortization begins for the remainder of the loan term.

(k) *Lowry Family Housing, Promissory Note*

DHA loaned this entity \$1,800,000 for the new construction of 72 rental housing units. The note matures on June 29, 2052, and carries an interest rate of 5%, which is payable annually only in the event the partnership has "surplus cash" as defined in the Note Agreement. The outstanding balance of this note as of December 31, 2018 is \$6,228.

(l) *Sun Valley Eco District Trust, Promissory Note*

In 2017, DHA loaned this trust \$1,465,000 to support the revitalization of the Sun Valley District. In 2018, the note was amended to \$1,650,000 then to \$1,792,000 which is the balance outstanding as of December 31, 2018. The note matures September, 2019 and carries an interest rate of 8%. Payment of interest and principal is due upon maturity.

(m) *Vida Health Investment Fund, LLC, Promissory Note*

DHA loaned this entity \$7,881,600, which is the balance outstanding as of December 31, 2018. The purpose of the note was to use the proceeds to make an investment in a Sub-CDE for the Vida Commercial Partners project. The note matures on December 31, 2042, and carries an interest rate of 1.461%. The fund is required to make payments when payments are received from the Sub-CDE. All interest and principal are due at maturity.

(n) *Tremont Place Townhomes, LLC, Promissory Note*

DHA loaned this entity \$1,579,500, which is the balance outstanding as of December 31, 2018, for the purchase of Park Avenue Parcel 4A(1). The note matures January 31, 2020, and carries no interest. Principal is due at the time of maturity.

(o) *LCP 777, LLC, Promissory Note*

DHA loaned this entity \$8,500,000, which is the balance outstanding as of December 31, 2018, for the purchase of the building located at 777 Grant Street. The note matures May 31, 2019, with an option to extend the note for two additional 30-day periods. This option to extend both periods was exercised in 2019. The note carries an interest rate of 1%, with both principal and interest due at the time of maturity.

There were no notes receivable at December 31, 2018 for the discretely presented component units.

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NOTES TO BASIC FINANCIAL STATEMENTS

December 31, 2018

(5) Capital Assets

Changes in capital assets for the primary government during 2018 were as follows:

	December 31, 2017	Additions	Retirements	December 31, 2018
Capital assets not depreciated:	\$			
Land	55,954,283	521,431	6,019,415	50,456,299
Construction in progress	15,413,540	27,998,454	4,161,655	39,250,339
Total capital assets not depreciated	<u>71,367,823</u>	<u>28,519,885</u>	<u>10,181,070</u>	<u>89,706,638</u>
Capital assets being depreciated:				
Buildings	234,272,195	4,571,737	19,213,927	219,630,005
Improvements	32,371,955	585,762	1,965,826	30,991,891
Machinery and equipment	4,148,540	22,989	1,643,039	2,528,490
Total capital assets being depreciated	<u>270,792,690</u>	<u>5,180,488</u>	<u>22,822,792</u>	<u>253,150,386</u>
Accumulated depreciation:				
Buildings	170,035,260	5,689,727	13,260,655	162,464,332
Improvements	22,450,304	1,237,644	1,426,214	22,261,734
Machinery and equipment	4,011,586	106,117	1,674,657	2,443,046
Total accumulated depreciation	<u>196,497,150</u>	<u>7,033,488</u>	<u>16,361,526</u>	<u>187,169,112</u>
Total capital assets	<u>\$ 145,663,363</u>	<u>26,666,885</u>	<u>16,642,336</u>	<u>155,687,912</u>

Changes in capital assets for the discretely presented component units during 2018 were as follows:

	December 31, 2017	Additions	Retirements	December 31, 2018
Capital assets not depreciated:	\$			
Land	679,946	—	—	679,946
Construction in progress	8,713,249	33,762,427	—	42,475,676
Total capital assets not depreciated	<u>9,393,195</u>	<u>33,762,427</u>	<u>—</u>	<u>43,155,622</u>
Capital assets being depreciated:				
Buildings	384,570,669	1,701,919	6,608	386,265,980
Improvements	20,295,116	—	1,347,786	18,947,330
Machinery and equipment	4,966,083	68,178	424,284	4,609,977
Total capital assets being depreciated	<u>409,831,868</u>	<u>1,770,097</u>	<u>1,778,678</u>	<u>409,823,287</u>
Accumulated depreciation:				
Buildings	79,233,006	11,628,769	1,533	90,860,242
Improvements	6,038,524	965,000	—	7,003,524
Machinery and equipment	4,090,447	420,175	424,284	4,086,338
Total accumulated depreciation	<u>89,361,977</u>	<u>13,013,944.00</u>	<u>425,817</u>	<u>101,950,104</u>
Total capital assets	<u>\$ 329,863,086</u>	<u>22,518,580.00</u>	<u>1,352,861</u>	<u>351,028,805</u>

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Construction in Progress

Capital improvements made on DHA's Low Rent Housing units are financed by HUD under the capital grant program. The funds provided through this program are used to rehabilitate the housing units, which extends the useful life for an additional 20 years. Capital grants are awarded annually based on a 5-year comprehensive modernization plan submitted by DHA. When modernization projects are completed, HUD issues a modernization cost certificate for each grant, at which time construction in progress for that grant is placed in service and transferred to the buildings or improvements categories.

Construction in progress comprises new construction and rehabilitation projects.

The following schedule shows the components of DHA's construction in progress at December 31, 2018:

Type of Funds		
Modernization funds - Capital grants	\$	4,444,576
Denver Housing Program		547,476
Denver Housing Corporation		17,580
Youth Employment Academy		902,612
1035 Osage Inc.		26,933,196
Vida Commercial Partners		6,404,899
Total	\$	<u><u>39,250,339</u></u>

Construction commitments are the unspent portion of the total contracts and purchase orders and at December 31, 2018 totaled approximately \$14.6 million for DHA.

The following schedule shows the breakout of construction in progress at December 31, 2018 for the discretely presented component units:

Type of Funds		
Vida Housing Partners I, LLLP	\$	10,968,979
Vida Housing Partners II, LLLP		19,882,998
Platte Valley Homes, LLLP		11,613,699
Gateway North, LLC		10,000
Total	\$	<u><u>42,475,676</u></u>

Construction commitments are the unspent portion of the total contracts and purchase orders and at December 31, 2018 totaled approximately \$25.8 million for the discretely presented component units.

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NOTES TO BASIC FINANCIAL STATEMENTS

December 31, 2018

(6) Long-Term Debt

DHA's debt comprises revenue bonds, leases, notes payable, bank loans, and a secured line of credit. All debt, except for lines of credit, is secured by the related property.

A summary of changes in DHA's long-term debt for the year ended December 31, 2018 is presented below:

	Balance at December 31, 2017	Additions	Reductions	Balance at December 31, 2018	Due Within One Year
DHP Note Lincoln Park	\$ 450,000	-	-	450,000	-
DHP Lincoln Park – First Bank Loan	1,193,774	-	111,901	1,081,873	116,706
DHA Bonds - CSG	12,465,000	-	90,000	12,375,000	90,000
DHA Bonds - Mariposa 7	3,900,366	1,000,366	2,690,732	2,210,000	26,320
Line of credit	25,985,999	-	9,476,000	16,509,999	-
Low Rent EPC – Banc of America	19,940,525	-	2,642,195	17,298,330	1,400,976
Three Towers EPC – Banc of America	2,243,534	-	155,932	2,087,602	169,072
South Lowell EPC - Banc of America	2,437,678	-	170,039	2,267,639	184,246
Three Towers – CFP Revenue Bonds	4,660,000	-	370,000	4,290,000	385,000
Horsebarn - Chase	1,660,000	-	-	1,660,000	1,660,000
DHP - First Bank	168,131	-	-	168,131	-
DHP - Enterprise (Chestnut)	2,000,000	-	-	2,000,000	-
DHP - Skyline	1,500,000	-	1,500,000	-	-
1035 Osage - Northern Trust	12,100,000	-	-	12,100,000	74,387
1035 Osage - QLICI A1 ENMP 75 LP	6,691,650	-	-	6,691,650	-
1035 Osage - QLICI A1 Northern CDE-2	3,943,800	-	-	3,943,800	-
1035 Osage - QLICI A1 Rose Urban Green VI	5,488,455	-	-	5,488,455	-
1035 Osage - QLICI A1 UACD	3,615,150	-	-	3,615,150	-
1035 Osage - QLICI B1 ENMP 75 LP	3,493,350	-	-	3,493,350	-
1035 Osage - QLICI B1 Northern CDE-2	1,996,200	-	-	1,996,200	-
1035 Osage - QLICI B1 Rose Urban Green VI	2,694,545	-	-	2,694,545	-
1035 Osage - QLICI B1 UACD	1,774,850	-	-	1,774,850	-
YEA - QLICI A2 Rose Urban Green VI	1,248,870	-	-	1,248,870	-
YEA - QLICI B2 Rose Urban Green VI	613,130	-	-	613,130	-
Vida - Wells Fargo Loan	6,300,000	-	131,422	6,168,578	90,124
Vida - Citywide Bank TIF Loan	1,988,793	1,707,742	-	3,696,535	-
VCP NMTC - QLICI A - Catalyst CDE-10 Loan	7,881,600	-	-	7,881,600	-
VCP NMTC - QLICI B - Catalyst CDE-10 Loan	3,668,400	-	-	3,668,400	-
DHA Bonds - Vida II	-	17,000,000	-	17,000,000	-
DHA Bonds - Platte Valley	-	821,908	-	821,908	-
Total debt	\$ 142,103,800	20,530,016	17,338,221	145,295,595	4,196,831
Less amount due within one year	6,216,933			4,196,831	
Long-term portion	\$ 135,886,867			141,098,764	

As of December 31, 2018, the Authority has issued revenue bonds for the discretely presented component units listed below. Revenues from the properties are intended to be the primary source of repayment. Revenues of the Authority would be used only if those revenues are not sufficient to cover the required payments. No Authority revenues have been used for any required payments to date.

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<u>Discretely Presented Component Unit</u>		<u>Outstanding Bonds Payable Amount</u>
CSG Redevelopment, LLLP	\$	12,375,000
Mariposa Partners VII, LLLP		2,210,000
Vida Housing Partners II, LLLP		17,000,000
Platte Valley Homes, LLLP		821,908
Total	\$	<u><u>32,406,908</u></u>

(a) Promissory Notes for Lincoln Park

DHA has two notes for the property. The original amount of the first note to the City and County of Denver was \$450,000, which is the balance outstanding as of December 31, 2018. DHA assumed this note when DHA purchased 57 rental housing units known as Lincoln Park. This note will be forgiven on February 1, 2032 and no payments are due on the note if DHA remains in compliance of the terms in the loan agreement. The note carries no interest. The second note was refinanced in 2006 (see First Bank Note).

DHA has a note payable to First Bank. The original amount of the note was \$2,110,564. Proceeds of this note were used to pay the Compass Bank note that DHA assumed when the property was purchased. This note matures in 2026 and carries an interest rate of 5.15%. Monthly installments are \$14,201 for principal and interest. The outstanding balance as of December 31, 2018 is \$1,081,873.

Future debt service requirements are as follows on the First Bank note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 116,706	53,704	170,410
2020	122,805	47,605	170,410
2021	129,516	40,894	170,410
2022	136,443	33,967	170,410
2023	143,741	26,670	170,411
2024-2026	432,662	32,520	465,182
	<u>\$ 1,081,873</u>	<u>235,360</u>	<u>1,317,233</u>

(b) Citibank, Revenue Bonds for CSG

DHA issued \$12,665,000 in Series 2013 A Housing Revenue Bonds. DHA also has a \$12,665,000 loan agreement with CSG Redevelopment Partners LLLP. Proceeds from the note are used to pay bond payments. The bonds were issued to finance the acquisition and rehabilitation of 222 rental housing units. The bonds are subject to arbitrage requirements and no arbitrage was due. The bonds mature on June 1, 2054 and had an interest rate of 5.78% during construction which increased to 6.08% at completion, Interest is payable monthly and principal is payable quarterly. The outstanding balance on the bonds as of December 31, 2018 is \$12,375,000.

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Future debt service requirements are as follows for the Citibank (CSG) Revenue Bonds:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 90,000	749,512	839,512
2020	100,000	743,635	843,635
2021	105,000	737,504	842,504
2022	110,000	730,993	840,993
2023	115,000	724,103	839,103
2024-2028	710,000	3,499,445	4,209,445
2029-2033	960,000	3,247,480	4,207,480
2034-2038	1,300,000	2,905,607	4,205,607
2039-2043	1,765,000	2,442,235	4,207,235
2044-2048	2,390,000	1,813,917	4,203,917
2049-2053	3,240,000	962,236	4,202,236
2054	1,490,000	38,557	1,528,557
	<u>\$ 12,375,000</u>	<u>18,595,224</u>	<u>30,970,224</u>

(c) ***Citibank, Revenue Bonds for Mariposa VII***

DHA issued \$7,500,000 in Series 2015 A Housing Revenue Bonds. DHA also has a \$7,500,000 loan agreement with Mariposa VII LLLP. Proceeds from the note are used to pay bond payments. The bonds were issued to finance the construction of 45 rental housing units. The bonds are subject to arbitrage requirements. The five-year arbitrage calculation will be completed in 2020. The bonds mature on November 15, 2033, and had a variable interest rate of the Securities Industry and Financial Markets Association (SIFMA) rate plus 2.5% through permanent note conversion. The interest rate as of December 31, 2018 is 4.55%, which is the permanent rate. Monthly installments are \$10,528 for principal and interest. The outstanding balance on the bonds as of December 31, 2018 is \$2,210,000.

Future debt service requirements are as follows for the Citibank (Mariposa VII) Revenue Bonds:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 26,320	100,011	126,331
2020	27,542	98,788	126,330
2021	28,822	97,508	126,330
2022	30,161	96,169	126,330
2023	31,562	94,768	126,330
2024-2028	181,219	450,431	631,650
2029-2033	1,884,374	400,876	2,285,250
	<u>\$ 2,210,000</u>	<u>1,338,551</u>	<u>3,548,551</u>

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(d) KeyBank, Line of Credit

DHA has a \$20 million revolving Line of Credit (LOC) from KeyBank National Association (\$18 million) and Solera National Bank (\$2 million). The LOC was used to provide short-term financing for construction projects including new Administrative Office, West Colfax, Vida, Sun Valley District, Platte Valley, Studebaker, 655 Broadway, Shoshone, and the community enhancement project at Benedict Park Place. The LOC matures in September, 2021. The interest rate is variable and is the prime rate, which is 5.5% at year end. Until maturity, interest only is payable quarterly. The outstanding balance as of December 31, 2018 is \$10,509,999 and \$9,490,001 was available to draw on the LOC.

DHA has an additional LOC from KeyBank, which is tax-exempt, for \$4.5 million, which is balance outstanding as of December 31, 2018. The LOC was used to pay for Vida's land closing. The LOC matures in September, 2020. The interest rate is the Adjusted Tax-Exempt LIBOR Rate, which is 2.68% at year end. Until maturity, interest only is payable monthly.

DHA has an additional LOC from KeyBank for \$1.5 million, which is balance outstanding as of December 31, 2018. The LOC was used to pay for Vida construction costs. The LOC matures in September, 2020. The interest rate is variable and is the prime rate, which is 5.5% at year end. Until maturity, interest only is payable quarterly.

(e) Banc of America Public Capital, Leases Payable

DHA has three leases payable to Banc of America Public Capital. The original amounts of the Schedule 1 (DHA), Schedule 2 (Three Towers) and Schedule 3 (South Lowell) leases were \$25,908,039, \$2,870,730 and \$3,000,000 respectively. The purpose of the leases was to refinance the original Energy Performance Contract (EPC) and fund EPC Phase II. The leases mature on December 23, 2027, and carry an interest rate of 3.23%. Principal and interest payments are made monthly. The outstanding balances as of December 31, 2018 are \$17,298,330, \$2,087,602, and \$2,267,639 respectively.

Future debt service requirements are as follows on the Banc of America Public Capital DHA lease:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 1,400,976	538,117	1,939,093
2020	1,515,785	491,175	2,006,960
2021	1,636,770	440,435	2,077,205
2022	1,764,215	385,691	2,149,906
2023	1,898,421	326,732	2,225,153
2024-2027	9,082,163	624,992	9,707,155
	<u>\$ 17,298,330</u>	<u>2,807,142</u>	<u>20,105,472</u>

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Future debt service requirements are as follows on the Banc of America Public Capital Three Towers lease:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 169,072	64,941	234,013
2020	182,932	59,276	242,208
2021	197,534	53,152	250,686
2022	212,907	46,546	259,453
2023	229,105	39,431	268,536
2024-2027	1,096,052	75,425	1,171,477
	<u>\$ 2,087,602</u>	<u>338,771</u>	<u>2,426,373</u>

Future debt service requirements are as follows on the Banc of America Public Capital South Lowell lease:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 184,246	70,533	254,779
2020	199,222	64,361	263,583
2021	215,001	57,694	272,695
2022	231,621	50,505	282,126
2023	249,121	42,766	291,887
2024-2027	1,188,427	81,669	1,270,096
	<u>\$ 2,267,638</u>	<u>367,528</u>	<u>2,635,166</u>

(f) **Capital Fund Program Revenue Bonds**

DHA issued \$14.6 million in Revenue Bonds and has a note with Three Towers Partners, LLLP for the same amount. The Tax-Exempt Series 2007 Bonds were issued to partially finance the Three Towers Rehabilitation Project. The bonds are subject to arbitrage requirements and no arbitrage was due. The serial bonds totaling \$2,580,000 had an interest rate of 4% and matured between May 1, 2008 and November 1, 2012. The term bonds totaling \$3,090,000 had an interest rate of 4.55% and matured November 1, 2017. Term bonds totaling \$8,930,000 have interest rates ranging from 5% to 5.20% and maturity dates of November 1, 2023, and November 1, 2027. Interest and principal on the serial and term bonds is payable semiannually. The bonds are repayable from payments of Capital Fund Program moneys received by DHA from HUD. In December 2011, DHA defeased \$6,010,000 of the bonds, the funds were placed in a separate irrevocable trust fund with an escrow agent. The outstanding balance on the bonds as of December 31, 2018 is \$4,290,000.

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Future debt service requirements are as follows on the Capital Fund bonds:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 385,000	214,050	599,050
2020	405,000	194,550	599,550
2021	430,000	173,925	603,925
2022	450,000	152,175	602,175
2023	470,000	129,550	599,550
2024-2027	2,150,000	259,220	2,409,220
	<u>\$ 4,290,000</u>	<u>1,123,470</u>	<u>5,413,470</u>

(g) Chase, Promissory Note for the Horsebarn

The Horse Barn has a New Market Tax Credit note with Chase New Markets. The original amount of the note was \$1,660,000, which is also the balance outstanding as of December 31, 2018. The purpose was to renovate the twenty-five thousand square foot building into commercial space. The note matures October 11, 2019, and carries an interest rate of 2.5%. Interest payments are made monthly.

(h) First Bank, Promissory Note for Yale Station

DHA has a note payable to First Bank. The original amount of the note was \$429,059. The purpose of the note was to finance a note receivable to Yale Station Apartments, which was used to partially finance the construction of 50 rental housing units. The remaining balance of the note payable shall be forgiven in 2026. The note carries no interest. The balance outstanding on December 31, 2018 is \$168,131.

(i) Enterprise Community Loan Fund, Promissory Note for Ashley Union Station

DHA has a note payable with Enterprise Community Loan Fund. The original amount of the note was \$2,000,000, which is the balance outstanding as of December 31, 2018. The proceeds were used to partially fund the promissory note to Ashley Union Station, which were used to partially finance the construction of 107 rental housing units. The note matures in March, 2020. The note carries an interest rate of 3.69%. Interest is payable quarterly and the entire principal amount is due in 2020.

(j) City and County of Denver, for Skyline Promissory Note

DHA had a note payable with City and County of Denver. The original amount of the note was \$1,500,000, which was paid in full in 2018. The purpose of the note was finance the infrastructure for Mariposa. Of the balance, \$1,000,000 matures on October 31, 2020 and \$500,000 matures on October 31, 2030. The note carried no interest. The balance outstanding on December 31, 2018 is \$0.

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(k) *Northern Trust, Promissory Note for 1035 Osage Inc.*

1035 Osage, Inc. has a note with The Northern Trust. The original amount of the note was \$12,100,000, which is also the balance outstanding as of December 31, 2018. The purpose of the note was to finance the construction of DHA's central office building. The note matures in August, 2024, and carries an interest rate of 4.57%. Only interest is due during construction and monthly principal and interest payments of \$61,813 are due starting after construction ends in August, 2019.

Future debt service requirements are as follows on the Northern Trust note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 74,387	560,317	634,704
2020	186,235	555,521	741,756
2021	196,588	545,168	741,756
2022	205,855	535,901	741,756
2023	215,562	526,194	741,756
2024	11,221,373	368,679	11,590,052
	<u>\$ 12,100,000</u>	<u>3,091,780</u>	<u>15,191,780</u>

(l) *1035 Osage, QLICI Promissory Notes*

1035 Osage, Inc. has eight Qualified Low-Income Community Investment (QLICI) notes from four Community Development Entities (CDE). The note amounts are also the balances outstanding as of December 31, 2018. The purpose of the notes was to finance the construction of DHA's central office building. Each note has annual interest payments due through the compliance period ending in 2024. Large principal payments are due in 2024 and all notes mature in 2047. The notes all carry interest rates of 0.9999%. Additional information about the eight notes is below:

Community Development Entity	Series A Note Amount	Series B Note Amount
ESIC New Markets Partners	\$6,691,650	\$3,493,350
The Northern Trust	\$3,943,800	\$1,996,200
Rose Urban Green Fund	\$5,488,455	\$2,694,545
Urban Action Community Development	\$3,615,150	\$1,774,850

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Future debt service requirements for the ENMP A1 note are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	66,910	66,910
2020	-	66,910	66,910
2021	-	66,910	66,910
2022	-	66,910	66,910
2023	-	66,910	66,910
2024-2028	4,036,826	173,890	4,210,716
2029-2033	650,734	119,844	770,578
2034-2038	683,925	86,653	770,578
2039-2043	718,809	51,769	770,578
2044-2047	601,356	14,598	615,954
	<u>\$ 6,691,650</u>	<u>781,304</u>	<u>7,472,954</u>

Future debt service requirements for the TNT A1 note are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	39,434	39,434
2020	-	39,434	39,434
2021	-	39,434	39,434
2022	-	39,434	39,434
2023	-	39,434	39,434
2024-2028	2,379,150	101,672	2,480,822
2029-2033	383,518	70,631	454,149
2034-2038	403,080	51,070	454,150
2039-2043	423,637	30,512	454,149
2044-2047	354,415	8,604	363,019
	<u>\$ 3,943,800</u>	<u>459,659</u>	<u>4,403,459</u>

Future debt service requirements for the RUGF A1 note are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	54,879	54,879
2020	-	54,879	54,879
2021	-	54,879	54,879
2022	-	54,879	54,879
2023	-	54,879	54,879
2024-2028	3,867,190	114,152	3,981,342
2029-2033	397,394	73,187	470,581
2034-2038	417,664	52,918	470,582
2039-2043	438,967	31,615	470,582
2044-2047	367,240	8,915	376,155
	<u>\$ 5,488,455</u>	<u>555,182</u>	<u>6,043,637</u>

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Future debt service requirements for the UACD A1 note are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	36,148	36,148
2020	-	36,148	36,148
2021	-	36,148	36,148
2022	-	36,148	36,148
2023	-	36,148	36,148
2024-2028	2,180,887	93,200	2,274,087
2029-2033	351,560	64,745	416,305
2034-2038	369,490	46,814	416,304
2039-2043	388,334	27,968	416,302
2044-2047	324,879	7,886	332,765
	<u>\$ 3,615,150</u>	<u>421,353</u>	<u>4,036,503</u>

Future debt service requirements for the ENMP B1 note are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	34,930	34,930
2020	-	34,930	34,930
2021	-	34,930	34,930
2022	-	34,930	34,930
2023	-	34,930	34,930
2024-2028	551,578	166,543	718,121
2029-2033	721,070	132,798	853,868
2034-2038	757,848	96,019	853,867
2039-2043	796,502	57,366	853,868
2044-2047	666,352	16,177	682,529
	<u>\$ 3,493,350</u>	<u>643,553</u>	<u>4,136,903</u>

Future debt service requirements for the TNT B1 note are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	19,960	19,960
2020	-	19,960	19,960
2021	-	19,960	19,960
2022	-	19,960	19,960
2023	-	19,960	19,960
2024-2028	315,188	95,112	410,300
2029-2033	412,040	75,884	487,924
2034-2038	433,056	54,868	487,924
2039-2043	455,144	32,780	487,924
2044-2047	380,772	9,244	390,016
	<u>\$ 1,996,200</u>	<u>367,688</u>	<u>2,363,888</u>

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Future debt service requirements for the RUGF B1 note are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	26,943	26,943
2020	-	26,943	26,943
2021	-	26,943	26,943
2022	-	26,943	26,943
2023	-	26,943	26,943
2024-2028	460,610	126,675	587,285
2029-2033	547,570	100,845	648,415
2034-2038	575,498	72,916	648,414
2039-2043	604,851	43,562	648,413
2044-2047	506,016	12,285	518,301
	<u>\$ 2,694,545</u>	<u>490,998</u>	<u>3,185,543</u>

Future debt service requirements for the UACD B1 note are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	17,747	17,747
2020	-	17,747	17,747
2021	-	17,747	17,747
2022	-	17,747	17,747
2023	-	17,747	17,747
2024-2028	280,236	84,567	364,803
2029-2033	366,350	67,471	433,821
2034-2038	385,037	48,784	433,821
2039-2043	404,675	29,146	433,821
2044-2047	338,552	8,218	346,770
	<u>\$ 1,774,850</u>	<u>326,921</u>	<u>2,101,771</u>

(m) YEA (Mercado), QLICI Promissory Notes to Rose Urban Green Fund

The YEA has two Qualified Low-Income Community Investment (QLICI) notes from Rose Urban Green Fund (RUGF), which is a Community Development Entity (CDE). The original amounts of the notes are \$1,248,870 (A2) and \$613,130 (B2), which are also the balances outstanding as of December 31, 2018. The purpose of the notes was to finance the construction of the Mercado at the central office building. Each note has annual interest payments due through the compliance period ending in 2024. Large principal payments are due in 2024 and all notes mature in 2047. The notes carry interest rates of 0.9999%.

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Future debt service requirements for the RUGF A2 notes are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	12,487	12,487
2020	-	12,487	12,487
2021	-	12,487	12,487
2022	-	12,487	12,487
2023	-	12,487	12,487
2024-2028	197,188	59,538	256,726
2029-2033	257,782	47,475	305,257
2034-2038	270,930	34,327	305,257
2039-2043	284,748	20,508	305,256
2044-2047	238,222	5,783	244,005
	<u>\$ 1,248,870</u>	<u>230,066</u>	<u>1,478,936</u>

Future debt service requirements for the RUGF B2 notes are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	6,131	6,131
2020	-	6,131	6,131
2021	-	6,131	6,131
2022	-	6,131	6,131
2023	-	6,131	6,131
2024-2028	104,810	28,825	133,635
2029-2033	124,597	22,947	147,544
2034-2038	130,952	16,592	147,544
2039-2043	137,631	9,912	147,543
2044-2047	115,140	2,795	117,935
	<u>\$ 613,130</u>	<u>111,726</u>	<u>724,856</u>

(n) ***Wells Fargo, Promissory Note for Vida***

DHA has a note with Wells Fargo. The original amount of the note was \$6,300,000. The purpose of the note was to finance the Vida at Sloan's project. The note matures on November 20, 2024, and carries an interest rate of 5.35%. Principal and interest payments of \$105,730 are due quarterly. The outstanding balance on the note as of December 31, 2018 is \$6,168,578.

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Future debt service requirements are as follows on the Wells Fargo note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 90,124	332,795	422,919
2020	94,187	328,732	422,919
2021	100,325	322,594	422,919
2022	105,878	317,041	422,919
2023	111,738	311,181	422,919
2024	5,666,326	305,858	5,972,184
	<u>\$ 6,168,578</u>	<u>1,918,201</u>	<u>8,086,779</u>

(o) *Citywide, Line of Credit for Vida*

DHA has a line of credit (LOC) with Citywide Bank. A total of \$5,500,000 can be advanced. The purpose of the LOC was to finance the Vida at Sloan's project. The LOC matures on December 31, 2032, and carries an interest rate of the greater of the "Prime Rate" index plus 1% or 5.25%. At December 31, 2018, the interest rate was 6.5%. DHA is required to make monthly interest payments through March, 2020. Starting in April, 2020, semi-annual payments of accrued interest plus the principal of \$211,538 are due. The outstanding balance on the LOC as of December 31, 2018 is \$3,696,535 and \$1,803,465 is available to draw on the LOC.

(p) *Vida Commercial Partners (VCP), CDE Promissory Notes*

VCP has two notes with Catalyst CDE. The original principal amounts of the notes were \$7,881,600 (Note A) and \$3,668,400 (Note B) respectively, which are the balances outstanding as of December 31, 2018. The purpose of the notes was to finance the construction of the NMTC Units for the Vida at Sloan's project. The notes mature on December 31, 2047, and carry an interest rate of 1%. VCP is required to make quarterly interest payments through December, 2024. Starting in March, 2025, quarterly interest and principal payments are due.

Future debt service requirements are as follows on the QLIC I A note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	79,911	79,911
2020	-	80,130	80,130
2021	-	79,911	79,911
2022	-	79,911	79,911
2023	-	79,911	79,911
2024-2028	1,167,048	371,624	1,538,672
2029-2033	1,467,665	305,699	1,773,364
2034-2038	1,708,423	223,873	1,932,296
2039-2043	1,795,570	135,073	1,930,643
2044-2047	1,742,894	38,896	1,781,790
	<u>\$ 7,881,600</u>	<u>1,474,939</u>	<u>9,356,539</u>

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Future debt service requirements are as follows on the QLICI B note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	37,194	37,194
2020	-	37,296	37,296
2021	-	37,194	37,194
2022	-	37,194	37,194
2023	-	37,194	37,194
2024-2028	543,189	172,968	716,157
2029-2033	756,573	139,799	896,372
2034-2038	795,166	100,473	895,639
2039-2043	834,104	59,214	893,318
2044-2047	739,368	15,617	754,985
	<u>\$ 3,668,400</u>	<u>674,143</u>	<u>4,342,543</u>

(q) Wells Fargo, Revenue Bonds for Vida Housing Partners II

DHA issued \$17,000,000 in Revenue Bonds related to Vida Housing Partners II, which is also the balance outstanding as of December 31, 2018. DHA also has a \$17,000,000 loan agreement with this partnership. Proceeds from this note receivable are used to pay bond payments. The proceeds will be used for the construction of the 112 rental housing units. The bonds are subject to arbitrage requirements. The five-year arbitrage calculation will be completed in 2022. The bond carries an interest rate of 1.7% plus the One-Month LIBO Rate rounded up the nearest whole multiple of .0625%. The sum is then rounded up to the nearest .01%. The interest rate is 4.08% at December 31, 2018. DHA is required to pay interest only monthly. The outstanding principal balance of this bond, together with all accrued and unpaid interest, shall be due and payable in full on May 20, 2020.

(r) ANB Bank, Revenue Bonds for Platte Valley Homes

DHA is authorized to issue up to \$13,500,000 in Revenue Bonds related to Platte Valley Homes. DHA also has a \$13,500,000 loan agreement with this partnership. Proceeds from this note receivable are used to pay bond payments. The bonds are subject to arbitrage requirements. The five-year arbitrage calculation will be completed in 2023. The proceeds will be used for the rehabilitation and construction of 68 rental housing units. The bonds mature on August 22, 2020, and carries an interest rate of 4.06%. Interest only payments are due during construction. The outstanding balance on the bond and the note receivable as of December 31, 2018 is \$821,908.

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A summary of changes in DHA's discretely presented component units' long-term debt for the year ended December 31, 2018 is presented below:

	Balance at December 31, 2017	Additions	Reductions	Financing Fees	Balance at December 31, 2018	Due Within One Year	Loan Balance
Globeville I Key Bank loan	\$ 2,148,396	-	38,892	63,275	2,046,229	40,632	2,109,504
Globeville I DHA Loans	427,162	-	-	-	427,162	-	427,162
Globeville II Key Bank loan	1,306,837	-	23,659	52,896	1,230,282	24,716	1,283,178
Globeville II GWH Loan	241,145	-	-	-	241,145	-	241,145
Thomas Bean Towers - Mortgage Notes							
DHA 1st	8,400,000	-	-	-	8,400,000	-	8,400,000
DHA 2nd	2,759,666	-	-	-	2,759,666	-	2,759,666
Park Avenue Block 1B							
CHFA 1st Mortgage	4,898,946	-	81,732	-	4,817,214	86,970	4,817,214
DHA 2nd	3,000,000	-	-	-	3,000,000	-	3,000,000
DHA 3rd	900,000	-	-	-	900,000	-	900,000
Park Avenue Block 3B							
1st Mortgage	4,332,735	-	44,260	87,483	4,200,992	47,434	4,288,475
CHFA TCAP	870,757	-	-	-	870,757	-	870,757
DHA 2nd	2,472,000	-	-	-	2,472,000	-	2,472,000
DHA 3rd	1,688,910	-	-	-	1,688,910	-	1,688,910
DHA 4th	980,000	-	-	-	980,000	-	980,000
Park Avenue Block 4B							
CHFA 1st Mortgage	3,894,755	-	36,994	169,622	3,688,139	39,297	3,857,761
DHA 2nd	1,750,000	-	-	-	1,750,000	-	1,750,000
DHA 3rd	1,150,000	-	-	-	1,150,000	-	1,150,000
DHA 4th	1,254,500	-	-	-	1,254,500	-	1,254,500
DHA 5th	1,000,000	-	-	-	1,000,000	-	1,000,000
Three Towers							
DHA Line of Credit	4,974,781	45,416	-	-	5,020,197	-	5,020,197
DHA Capital Fund Loan	14,600,000	-	-	-	14,600,000	-	14,600,000
DHA Program Funds Loan	16,547,746	-	-	-	16,547,746	-	16,547,746
Park Avenue Block 5B							
Key Bank 1st Mortgage	2,652,541	-	45,730	79,267	2,527,544	48,997	2,606,811
DHA 3rd	5,324,646	-	559,154	13,338	4,752,154	-	4,765,492
DHA 4th	1,475,000	-	-	4,128	1,470,872	-	1,475,000
Westwood - Mortgage Notes							
DHA 1st	10,533,494	-	-	4,203	10,529,291	-	10,533,494
DHA 2nd	10,209,995	-	-	4,073	10,205,922	-	10,209,995
1099 Osage - Mortgage Notes							
DHA 2nd	1,272,614	-	-	4,164	1,268,450	-	1,272,614
DHA 3rd	9,500,000	-	-	31,083	9,468,917	-	9,500,000
DHA 4th	1,000,000	-	-	3,272	996,728	-	1,000,000
DHA 5th	1,000,000	-	-	3,272	996,728	-	1,000,000
Mountain View							
CHFA 1st Mortgage	10,143,892	-	114,299	476,184	9,553,409	119,912	10,029,593
DHA Program Funds Loan	7,802,519	-	195,288	9,572	7,597,659	-	7,607,231
South Lowell - Mortgage Notes							
DHA 2nd	5,250,000	-	-	5,774	5,244,226	-	5,250,000
DHA 3rd	5,170,749	-	-	5,686	5,165,063	-	5,170,749
DHA 4th	3,000,000	-	-	3,299	2,996,701	-	3,000,000
Mariposa II							
Citibank 1st Mortgage	3,568,884	-	35,075	32,066	3,501,743	37,334	3,533,809
DHA 2nd	4,840,972	-	-	6,044	4,834,928	-	4,840,972
DHA 3rd	660,000	-	-	825	659,175	-	660,000
DHA 4th	2,000,000	-	-	2,497	1,997,503	-	2,000,000

(continued)

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	Balance at December 31, 2017	Additions	Reductions	Financing Fees	Balance at December 31, 2018	Due Within One Year	Loan Balance
Mariposa III							
Citibank 1st Mortgage	3,039,745	-	30,555	24,743	2,984,447	32,442	3,009,190
DHA 2nd	4,900,000	-	-	5,813	4,894,187	-	4,900,000
DHA 3rd	714,950	-	-	848	714,102	-	714,950
DHA 4th	580,000	-	-	688	579,312	-	580,000
DHA 5th	800,000	-	-	949	799,051	-	800,000
Mariposa IV							
Citibank 1st Mortgage	2,747,345	-	23,955	8,323	2,715,067	25,531	2,723,390
DHA 2nd	2,055,239	-	-	6,570	2,048,669	-	2,055,239
DHA 3rd	710,093	-	-	2,270	707,823	-	710,093
DHA 4th	654,623	-	-	2,092	652,531	-	654,623
DHA 5th	530,000	-	-	1,694	528,306	-	530,000
DHA 6th	800,000	-	-	2,557	797,443	-	800,000
Mariposa VI							
Citibank 1st Mortgage	4,696,585	-	41,881	42,663	4,612,041	44,451	4,654,704
DHA 2nd	4,932,300	-	-	15,647	4,916,653	-	4,932,300
DHA 3rd	489,907	-	-	1,554	488,353	-	489,907
DHA 4th	250,000	-	-	793	249,207	-	250,000
Mariposa VII - Mortgage Notes							
DHA 1st	3,900,367	1,000,366	2,690,733	10,660	2,199,340	26,320	2,210,000
DHA 2nd	673,005	-	-	3,246	669,759	-	673,005
DHA 3rd	785,295	-	-	3,787	781,508	-	785,295
DHA 4th	3,552,650	-	-	17,134	3,535,516	-	3,552,650
DHA 5th	450,000	-	-	2,170	447,830	-	450,000
DHA 6th	620,000	-	-	2,990	617,010	-	620,000
Mariposa VIII							
Citibank 1st Mortgage	2,204,262	-	462,055	199	1,742,008	16,279	1,742,207
DHA 2nd	300,000	-	-	-	300,000	-	300,000
CSG - Mortgage Notes							
DHA 1st	12,465,000	-	90,000	426,770	11,948,230	90,000	12,375,000
DHA 5th	13,089,781	-	-	12,501	13,077,280	-	13,089,781
DHA 6th	863,474	-	-	825	862,649	-	863,474
Studebaker							
Vectra Bank	1,029,103	-	27,992	9,602	991,509	29,195	1,001,111
DHA 2nd	420,934	-	29,163	9,759	382,012	30,062	391,771
DHA 3rd	747,922	-	-	15,244	732,678	-	747,922
Denver Metro Solar							
Enterprise Community Loan Fund	564,933	1,835,067	35,510	117,106	2,247,384	110,962	2,364,490
DHA Mortgage Notes	500,000	-	-	-	500,000	-	500,000
Vida Housing Partners I, LLLP							
Wells Fargo	-	4,739,073	-	76,550	4,662,523	-	4,739,073
DHA CGP/RHF Note	-	771,229	-	-	771,229	-	771,229
Vida Housing Partners II, LLLP							
DHA, 1st	55,000	16,945,000	-	209,482	16,790,518	-	17,000,000
DHA HPF Note	1,119,368	4,694,942	-	71,647	5,742,663	-	5,814,310
DHA OED Note	-	380,263	-	4,685	375,578	-	380,263
Platte Valley Homes							
DHA, 1st	-	821,908	-	133,254	688,654	-	821,908
DHA Acquisition Note	-	5,600,000	-	19,196	5,580,804	-	5,600,000
DHA Capital Funds Note	-	750,000	-	2,571	747,429	-	750,000
Gateway North							
Wells Fargo	-	55,000	-	48,020	6,980	-	55,000
	<u>236,245,523</u>	<u>37,638,264</u>	<u>4,606,927</u>	<u>2,376,625</u>	<u>266,900,235</u>	<u>850,534</u>	<u>269,276,860</u>
Less amount due within one year	<u>6,686,213</u>				<u>850,534</u>		
	<u>\$ 229,559,310</u>				<u>266,049,701</u>		

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(q) *Globeville I, Promissory Notes*

The Partnership has a note payable with KeyBank. The note is guaranteed by DHA. The original principal balance was \$2,221,000. The purpose of the note was to refinance an existing note and finance capital improvements to the property. The note matures on January 1, 2023, and carries an interest rate of 4.32%. Monthly installments are \$11,017 for principal and interest with a final balloon payment. The outstanding balance on the note as of December 31, 2018 is \$2,109,504.

Promissory note costs of \$110,731 are shown net of the note payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$47,456 at December 31, 2018.

Future debt service requirements are as follows on the KeyBank note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 40,632	91,574	132,206
2020	42,191	90,016	132,207
2021	44,333	87,873	132,206
2022	46,315	85,892	132,207
2023	1,936,033	7,202	1,943,235
	<u>\$ 2,109,504</u>	<u>362,557</u>	<u>2,472,061</u>

The Partnership has a note payable with Globeville Workforce Housing, Inc., a component unit of DHA. The original amount of the note was \$427,162, which is the balance outstanding as of December 31, 2018. The purpose of the note was to partially finance the construction of 41 rental housing units. The note matures on December 31, 2034 and carries an interest rate of 5.01%. Payments on the note are made from 75% of remaining cash flows, as defined in the Loan Agreement.

(r) *Globeville II, Promissory Notes*

The Partnership has a note payable with KeyBank. The original principal balance was \$1,351,000. The purpose of the note was to refinance an existing note and finance capital improvements to the property. The note matures on January 1, 2023, and carries an interest rate of 4.32%. Monthly installments are \$6,702 for principal and interest with a final balloon payment. The outstanding balance on the note as of December 31, 2018 is \$1,283,178.

Promissory note costs of \$92,569 are shown net of the note payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$39,673 at December 31, 2018.

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Future debt service requirements are as follows on the KeyBank note:

		<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$	24,716	55,703	80,419
2020		25,664	54,755	80,419
2021		26,967	53,452	80,419
2022		28,173	52,247	80,420
2023		1,177,658	4,381	1,182,039
	\$	<u>1,283,178</u>	<u>220,538</u>	<u>1,503,716</u>

The Partnership has a note payable with Globeville Workforce Housing, Inc., a component unit of DHA. The original amount of the note was \$241,145, which is the balance outstanding as of December 31, 2018. The purpose of the note was to partially finance the construction of 21 rental housing units. The note matures on December 31, 2040 and carries an interest rate of 4.76%. Payments on the note are made only in the event the partnership has “surplus cash” as defined in the Loan Agreement.

(s) ***Thomas Bean Towers, Promissory Notes to DHA***

The Partnership has two notes payable with DHA. The purpose of the notes was to finance the rehabilitation of 189 rental housing units. The original amount of the first mortgage note was \$8,400,000. The note matures on November 1, 2059, and carries an interest rate of 4.79%. Annual payments are \$437,247. The original amount of the second mortgage note was \$2,759,666. The note matures on November 1, 2056, and carries an interest rate of 0.1%. Annual payments are \$53,209.

The original note amounts are also the balances outstanding as of December 31, 2018. The annual payments are due on October 15, which are payable only in the event the partnership has "surplus cash" as defined in the Note Agreement.

(t) ***Park Avenue Redevelopment (Block 1B), Promissory Notes***

The partnership has two CHFA notes. The original amount of the first note with CHFA (Smart note) was \$5,000,000. The purpose of the notes was to finance the construction of 124 rental housing units. Both notes mature on March 1, 2028. The first note carries an interest rate of 6.7%. Monthly installments are \$30,897 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2018 is \$4,435,851.

The original amount of the second note with CHFA (HOF note) was \$480,000. The note carries an interest rate of 3%. Monthly installments are \$1,847 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2018 is \$381,363.

The partnership has two notes payable with DHA. The original amounts of the second and third notes were \$3,000,000 and \$900,000 respectively, which are the outstanding balances as of December 31, 2018. The purpose of the notes was to finance the construction of 124 rental housing units. The notes mature on July 1, 2055, and carry an interest rate of 4.33%. Annual payments are due on June 30th, which are payable only in the event the partnership has “surplus cash” as defined in the Loan Agreements.

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Future debt service requirements are as follows on the CHFA Smart and HOF note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 86,970	305,967	392,937
2020	92,558	300,379	392,937
2021	98,519	294,418	392,937
2022	104,879	288,058	392,937
2023	111,665	281,272	392,937
2024-2028	4,322,623	1,088,303	5,410,926
	<u>\$ 4,817,214</u>	<u>2,558,397</u>	<u>7,375,611</u>

(u) ***Park Avenue Redevelopment Block 3B, Promissory Notes***

The partnership has a note with Citibank. The original principal balance was \$4,559,000. The purpose of the note was to finance the construction of 91 rental housing units. The note matures on April 1, 2026, and carries an interest rate of 6.85%. Monthly installments are \$28,647 for principal and interest with a balloon payment. The outstanding balance of the note as of December 31, 2018 is \$4,288,475.

Promissory note costs of \$187,467 are shown net of the Citibank note payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$99,984 at December 31, 2018.

Future debt service requirements are as follows on the Citibank note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 47,434	296,335	343,769
2020	49,987	293,782	343,769
2021	54,420	289,349	343,769
2022	58,322	285,447	343,769
2023	62,504	281,264	343,768
2024-2026	4,015,808	660,687	4,676,495
	<u>\$ 4,288,475</u>	<u>2,106,864</u>	<u>6,395,339</u>

The partnership has a note with CHFA. The original principal balance was \$870,757 which is the outstanding balance as of December 31, 2018. The purpose of the note was to finance the construction of 91 rental housing units. The note matures on March 1, 2052, and carries no interest. No principal or interest payments are required as long as the partnership is in compliance with the note agreement. The outstanding balance is due on the maturity date.

The partnership has three notes payable with DHA. The original amounts of the second, third, and fourth notes were \$2,472,000, \$1,688,910, and \$980,000 respectively, which are the outstanding balances as of December 31, 2018. The purpose of the notes was to finance the construction of 91 rental housing units. The notes mature on June 28, 2047, and carry interest rates of 5.5%, 5.36%, and 5.36% respectively. Annual payments are due on December 31st, which are payable only in the event the partnership has “surplus cash” as defined in the Loan Agreements.

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(v) ***Park Avenue Redevelopment Block 4B LLLP, Promissory Notes***

The partnership has two CHFA notes. The original amount of the first note with CHFA (Smart note) was \$3,750,000. The purpose of the notes was to finance the construction of 89 rental housing units. Both notes mature in December, 2050. The first note carries an interest rate of 6.6%. Monthly installments are \$22,222 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2018 is \$3,548,711.

The original amount of the second note with CHFA (HOF note) was \$350,000. The note carries an interest rate of 3%. Monthly installments are \$1,253 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2018 is \$309,050.

Promissory note costs of \$212,030 are shown net of the CHFA notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$42,408 at December 31, 2018.

Future debt service requirements are as follows on the CHFA Smart and HOF notes:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 39,297	242,407	281,704
2020	41,750	239,953	281,703
2021	44,364	237,339	281,703
2022	47,149	234,554	281,703
2023	50,116	231,587	281,703
2024-2028	302,374	1,106,143	1,408,517
2029-2033	411,985	996,531	1,408,516
2034-2038	562,984	845,533	1,408,517
2039-2043	771,283	637,234	1,408,517
2044-2048	1,058,965	349,552	1,408,517
2049-2050	527,494	35,900	563,394
	<u>\$ 3,857,761</u>	<u>5,156,733</u>	<u>9,014,494</u>

The partnership has four notes payable with DHA. The original amounts of the second, third, fourth, and fifth mortgage notes were \$1,750,000, \$1,150,000, \$1,254,500 and \$1,000,000 respectively, which are the outstanding balances as of December 31, 2018. The purpose of the notes was to finance the construction of 89 rental housing units. The second, third and fourth notes mature on July 1, 2058, and all carry an interest rate of 4.4%. Annual payments are due on December 31st, which are payable only in the event the partnership has “surplus cash” as defined in the Loan Agreement.

The fifth mortgage note matures on April 12, 2050, and carries no interest. No annual payments are required. A payment of all outstanding principal is due on the maturity date.

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(w) **Three Towers, LOC and Promissory Notes to DHA**

The partnership has a Revolving Energy Performance Contract (EPC) Line of Credit with DHA for \$5,078,827. The purpose of the LOC was to finance energy and water conservation improvements at the three buildings. The LOC matures on December 13, 2047, and carries no interest. A Payment of all outstanding principal is payable on the maturity date. The outstanding balance on the LOC as of December 31, 2018 is \$5,020,197 and \$58,630 is available to draw on the LOC.

The partnership has two notes payable with DHA. The original amounts of the Capital Fund Financing Program (CFFP) Note and the Program Funds Note were \$14,600,000 and \$16,547,746 respectively, which are the balances outstanding as of December 31, 2018. The purpose of the notes was to finance the acquisition and rehabilitation of 359 rental housing units. The notes mature in December, 2047, and carry interest rates of 2.2% and 4.49% respectively. Annual payments are due, which are payable only in the event the partnership has "surplus cash" as defined in the loan Agreements.

(x) **Park Avenue Redevelopment Block 5B, Promissory Notes**

The partnership has a note with Key Bank. The original principal balance was \$2,850,000. The purpose of the note was to finance the construction of 89 rental housing units. The note matures on June 3, 2030, and carries an interest rate of 6.28%. Monthly installments are \$17,775 for principal and interest with a balloon payment due at maturity. The outstanding balance of the note as of December 31, 2018 is \$2,606,811.

Promissory note costs of \$121,948 are shown net of the Key Bank note payable and are amortized over the term of the note using the straight-line method. The total accumulated amortization related to these costs is \$42,681 at December 31, 2018.

Future debt service requirements are as follows on the Key Bank note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 48,997	164,303	213,300
2020	51,462	161,838	213,300
2021	55,885	157,415	213,300
2022	56,908	156,392	213,300
2023	62,968	150,332	213,300
2024-2028	381,450	685,050	1,066,500
2029-2030	1,949,141	180,471	2,129,612
	<u>\$ 2,606,811</u>	<u>1,655,801</u>	<u>4,262,612</u>

The partnership has two notes payable with DHA. The original amounts of the third and fourth notes were \$5,357,696 and \$1,475,000 respectively. The purpose of the notes was to finance the construction of 89 rental housing units. The notes mature on June 3, 2050, and carry interest rates of 0% and 0.25% respectively. Annual payments are due on July 12th, which are payable only in the event the partnership has "surplus cash" as defined in the Loan Agreement. The outstanding balances as of December 31, 2018 were \$4,765,492 and \$1,475,000 respectively.

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Promissory note costs of \$49,539 are shown net of the DHA notes payable and are amortized over the term of the note using the straight-line method. The total accumulated amortization related to these costs is \$32,073 at December 31, 2018.

(y) ***Westwood Homes, Promissory Notes to DHA***

The partnership has two notes payable with DHA. The original amounts of the first and second notes were \$10,533,494 and \$10,209,995 respectively, which are the balances outstanding as of December 31, 2018. The purpose of the notes was to finance the acquisition and rehabilitation of 184 rental housing units. The notes mature August 31, 2065 and carry no interest. Annual payments are due, which are payable only in the event the partnership has "surplus cash" as defined in the loan Agreements.

Promissory note costs of \$18,454 are shown net of the DHA notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization is \$10,178 at December 31, 2018.

(z) ***1099 Osage, Promissory Notes to DHA***

The partnership has four notes payable to DHA. The original amounts of the second, third, fourth and fifth notes were \$1,272,614, \$9,500,000, \$1,000,000 and \$1,000,000 respectively, which are the outstanding balances as of December 31, 2018. The purpose of the notes was to finance the construction of 100 rental housing units. The notes mature on September 17, 2065, and carry no interest. Annual payments are due on July 12th, which are payable only in the event the partnership has "surplus cash" as defined in the Loan Agreement.

Promissory note costs of \$49,202 are shown net of the DHA notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$7,411 as of December 31, 2018.

(aa) ***Mountain View Redevelopment LLLP, Promissory Notes***

The partnership has a note payable with CHFA. The original amount of the note was \$10,500,000. The purpose of the note to CHFA and the notes below to DHA was to finance the acquisition and rehabilitation of 253 rental housing units. The note matures on July 19, 2051, and carries an interest rate of 5.24%. Monthly installments are \$53,593 for principal and interest. The outstanding balance on the note as of December 31, 2018 is \$10,029,593.

Promissory note costs of \$569,892 are shown net of the CHFA note payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$93,708 at December 31, 2018.

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Future debt service requirements are as follows on the CHFA note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 119,912	523,209	643,121
2020	126,349	516,773	643,122
2021	133,131	509,990	643,121
2022	140,277	502,844	643,121
2023	147,807	495,315	643,122
2024-2028	866,908	2,348,699	3,215,607
2029-2033	1,125,927	2,089,680	3,215,607
2034-2038	1,462,338	1,753,269	3,215,607
2039-2043	1,899,264	1,316,343	3,215,607
2044-2048	2,466,736	748,871	3,215,607
2049-2051	1,540,944	66,863	1,607,807
	<u>\$ 10,029,593</u>	<u>10,871,856</u>	<u>20,901,449</u>

The partnership has a program funds note with DHA. The original amount of the note was \$7,802,519. The note matures on July 19, 2067 and carries no interest. Annual payments are due, which are payable only in the event the partnership has "surplus cash" as defined in the loan Agreements. The outstanding balance on the note as of December 31, 2018 is \$7,607,231.

Promissory note costs of \$10,850 are shown net of the DHA note payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$1,278 at December 31, 2018.

(bb) South Lowell, Promissory Notes to DHA

The Partnership has three notes payable with DHA. The original amounts of the second, third, and fourth mortgage notes were \$5,250,000, \$5,170,749, and \$3,000,000 respectively, which are the balances outstanding as of December 31, 2018. The purpose of notes was to finance the acquisition, rehabilitation, and new construction of 96 total rental housing units. The notes mature on September 20, 2067 and carry interest rates of 2.52%, 3.16%, and 0% respectively. Annual payments are due, which are payable only in the event the partnership has "surplus cash" as defined in the Loan agreement.

Promissory note costs of \$16,629 are shown net of the DHA notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$1,870 at December 31, 2018.

(cc) Mariposa Partners II, Promissory Notes

The Partnership has a note with Citibank, NA. The original principal balance of the permanent note was \$3,650,000. The purpose of note was to finance the construction of 93 rental housing units. The note matures on May 1, 2031, and carries an interest rate of 6.25%. Monthly installment are \$21,428 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2018 is \$3,533,809.

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Promissory note costs of \$42,038 are shown net of the Citibank note payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$9,972 as of December 31, 2018.

Future debt service requirements are as follows on the Citibank note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 37,334	219,805	257,139
2020	39,735	217,404	257,139
2021	42,291	214,848	257,139
2022	45,011	212,128	257,139
2023	47,907	209,233	257,140
2024-2028	289,918	995,782	1,285,700
2029-2031	3,031,613	445,398	3,477,011
	<u>\$ 3,533,809</u>	<u>2,514,598</u>	<u>6,048,407</u>

The partnership has three notes payable to DHA. The original amounts of the second, third and fourth notes were \$4,840,972, \$660,000, and \$2,000,000 respectively, which are the balances outstanding as of December 31, 2018. The purpose of notes was to finance the construction of 93 rental housing units. The notes mature on March 1, 2052, and all carry interest rates of 2%. Annual payments are due, which are payable only to the event the partnership has “surplus cash” as defined in the Loan Agreements.

Promissory note costs of \$11,226 are shown net of the DHA notes payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$1,860 as of December 31, 2018.

(dd) Mariposa Partners III, Promissory Notes

The partnership has a note with Citibank, NA. The original principal amount of the permanent note was \$3,100,000. The purpose of note was to finance the construction of 87 rental housing units. The note matures on October 1, 2031, and carries an interest rate of 6%. Monthly installment are \$17,676 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2018 is \$3,009,190.

Promissory note costs of \$31,050 are shown net of the Citibank note payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$6,307 as of December 31, 2018.

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Future debt service requirements are as follows on the Citibank note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 32,442	179,669	212,111
2020	34,443	177,668	212,111
2021	36,567	175,544	212,111
2022	38,822	173,288	212,110
2023	41,217	170,894	212,111
2024-2028	247,502	813,051	1,060,553
2029-2031	2,578,197	424,127	3,002,324
	<u>\$ 3,009,190</u>	<u>2,114,241</u>	<u>5,123,431</u>

The partnership has four notes payable to DHA. The original amounts of the second, third, fourth and fifth notes were \$4,900,000, \$714,950, \$580,000, and \$800,000 respectively, which are the balances outstanding as of December 31, 2018. The purpose of notes was to finance the construction of 87 rental housing units. The notes mature on September 13, 2052, and all carry interest rates of 2%. Annual payments are due, which are payable only to the event the partnership has “surplus cash” as defined in the Loan Agreements.

Promissory note costs of \$9,849 are shown net of the DHA notes payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$1,551 as of December 31, 2018.

(ee) **Mariposa Partners IV, Promissory Notes**

The partnership has a note with Citibank, NA. The original principal amount of the permanent note was \$2,777,000. The purpose of note was to finance the construction of 77 rental housing units. The note matures on July 21, 2032, and carries an interest rate of 6.39%. Monthly installment are \$16,568 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2018 is \$2,723,390.

Promissory note costs of \$227,841 are shown net of the Citibank note payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$219,518 as of December 31, 2018.

Future debt service requirements are as follows on the Citibank note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 25,531	198,817	224,348
2020	27,211	198,817	226,028
2021	29,002	198,817	227,819
2022	30,910	198,817	229,727
2023	32,944	198,817	231,761
2024-2028	200,238	994,083	1,194,321
2029-2032	2,377,554	2,901,718	5,279,272
	<u>\$ 2,723,390</u>	<u>4,889,886</u>	<u>7,613,276</u>

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The partnership has five notes payable to DHA. The original amounts of the second, third, fourth, fifth and sixth notes were \$2,055,239, \$710,093, \$654,623, \$530,000 and \$800,000 respectively, which are the balances outstanding as of December 31, 2018. The purpose of notes was to finance the construction of 77 rental housing units. The notes mature on July 18, 2053, and all carry interest rates of 5%. Annual payments are due, which are payable only to the event the partnership has “surplus cash” as defined in the Loan Agreements.

Promissory note costs of \$17,406 are shown net of the DHA notes payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$2,223 as of December 31, 2018.

(ff) Mariposa Partners VI, Promissory Notes

The partnership has a note with Citibank, NA. The original amount of the permanent note was \$4,710,000. The purpose of note was to finance the construction of 94 rental housing units. The note matures on July 25, 2033, and carries an interest rate of 5.97%. Monthly installment are \$26,761 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2018 is \$4,654,704.

Promissory note costs of \$253,296 are shown net of the Citibank note payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$210,633 as of December 31, 2018.

Future debt service requirements are as follows on the Citibank note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 44,451	276,683	321,134
2020	47,178	273,955	321,133
2021	50,073	271,060	321,133
2022	53,146	267,988	321,134
2023	56,407	264,727	321,134
2024-2028	338,399	1,267,267	1,605,666
2029-2033	4,065,050	1,059,467	5,124,517
	<u>\$ 4,654,704</u>	<u>3,681,147</u>	<u>8,335,851</u>

The partnership has three notes payable to DHA. The original amounts of the second, third and fourth mortgage notes were \$4,932,300, \$489,907 and \$250,000 respectively, which are the balances outstanding as of December 31, 2018. The purpose of notes was to finance the construction of 94 rental housing units. The notes mature on May 31, 2056, and all carry interest rates of 4%. Annual payments are due, which are payable only to the event the partnership has “surplus cash” as defined in the Loan Agreements.

Promissory note costs of \$19,448 are shown net of the DHA notes payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$1,454 as of December 31, 2018.

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(gg) Mariposa Partners VII, Promissory Notes

The partnership has a note agreement with DHA in the original amount of \$7,500,000. The purpose of note was to finance the construction of 45 rental housing units. This note carried interest at an adjustable rate, comprised of the seven- day high-grade market index of tax-exempt, variable-rate demand obligations, made available by the Securities Industry and Financial Markets Association (SIFMA), and a margin rate of 2.5 percent.

On November 15, 2018, the Partnership converted its construction loan to permanent in the amount of \$2,210,000, which is also the balance outstanding as of December 31, 2018. The note matures on November 15, 2033, and carries an interest rate of 4.55%. Monthly installment are \$10,528 for principal and interest with a balloon payment due at maturity.

Future debt service requirements are as follows on the DHA note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 26,320	100,011	126,331
2020	27,542	98,788	126,330
2021	28,822	97,508	126,330
2022	30,161	96,169	126,330
2023	31,562	94,768	126,330
2024-2028	181,219	450,431	631,650
2029-2033	1,884,374	400,876	2,285,250
	<u>\$ 2,210,000</u>	<u>1,338,551</u>	<u>3,548,551</u>

The partnership has five notes payable to DHA. The original amounts of the second, third, fourth, fifth and sixth mortgage notes were \$673,005, \$785,295, \$3,552,650, \$450,000 and \$620,000 respectively, which are the balances outstanding as of December 31, 2018. The purpose of notes was to finance the construction of 45 rental housing units. The notes mature on February 1, 2057, and all carry interest rates of 2%. Annual payments are due, which are payable only to the event the partnership has “surplus cash” as defined in the Loan Agreements.

Promissory note costs of \$222,356 are shown net of the DHA notes payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$182,369 as of December 31, 2018.

(hh) Mariposa Partners VIII, Promissory Notes

On May 15, 2018, the partnership converted its construction loan with Citibank, NA to permanent in the amount of \$1,750,000. The purpose of note was to finance the construction of 21 rental housing units. The note matures on May 15, 2034, and carries an interest rate of 5.81%. Monthly installments are \$9,756 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2018 is \$1,742,207.

Promissory note costs of \$153,147 are shown net of the Citibank note payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$152,948 as of December 31, 2018.

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Future debt service requirements are as follows on the Citibank note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 16,279	100,793	117,072
2020	17,251	99,822	117,073
2021	18,280	98,792	117,072
2022	19,371	97,702	117,073
2023	20,527	96,546	117,073
2024-2028	122,535	462,827	585,362
2029-2033	163,726	421,636	585,362
2034	1,364,238	36,137	1,400,375
	<u>\$ 1,742,207</u>	<u>1,414,255</u>	<u>3,156,462</u>

The partnership has one note payable to DHA. The original amount of the second note was \$300,000, which is the balance outstanding as of December 31, 2018. The purpose of note was to finance the construction of 21 rental housing units. The note matures on February 1, 2057, and carries an interest rate of 4%. Annual payments are due, which are payable only to the event the partnership has “surplus cash” as defined in the Loan Agreement.

(ii) CSG, Promissory Notes to DHA

The partnership has three notes payable with DHA. The purpose of the notes was to finance the acquisition and rehabilitation of 220 rental housing units. The original amount of the first note was \$12,665,000. The note matures June 1, 2054, and carries an interest rate of 6.08%. Interest is payable monthly and principal is payable quarterly. The outstanding balance on the note as of December 31, 2018 is \$12,375,000.

Future debt service requirements are as follows on the DHA note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 90,000	749,512	839,512
2020	100,000	743,635	843,635
2021	105,000	737,504	842,504
2022	110,000	730,993	840,993
2023	115,000	724,103	839,103
2024-2028	710,000	3,499,445	4,209,445
2029-2033	960,000	3,247,480	4,207,480
2034-2038	1,300,000	2,905,607	4,205,607
2039-2043	1,765,000	2,442,235	4,207,235
2044-2048	2,390,000	1,813,917	4,203,917
2049-2053	3,240,000	962,236	4,202,236
2054	1,490,000	38,557	1,528,557
	<u>\$ 12,375,000</u>	<u>18,595,224</u>	<u>30,970,224</u>

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The partnership has fifth note with DHA. The original amount of the note was \$13,089,781, which is the balance outstanding as of December 31, 2018. The note matures on January 31, 2055, and carries an interest rate of 1%. Annual payments are due, which are payable only in the event the partnership has "surplus cash" as defined in the loan Agreements.

The partnership has sixth note with DHA. The original amount of the note was \$863,474, which is the balance outstanding as of December 31, 2018. The note matures on July 1, 2031, and carries and carries no interest. Annual payments are due, which are payable only in the event the partnership has "surplus cash" as defined in the loan Agreements.

Promissory note costs of \$501,666 are shown net of the DHA notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$61,570 at December 31, 2018.

(jj) ***Studebaker, Promissory Notes***

In March 2015 Studebaker Building LLC refinanced its existing debt to GMAC and DHA with the three notes payable below.

The Partnership has a note payable with Vectra Bank. The original amount of the note was \$1,100,000. The note matures in March, 2025 and carries an interest rate of 4.48%. Monthly installments are \$5,901 for principal and interest. The outstanding balance on the note as of December 31, 2018 is \$1,001,111.

Future debt service requirements are as follows on the Vectra Bank note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 29,195	41,621	70,816
2020	30,333	40,483	70,816
2021	31,752	39,064	70,816
2022	33,117	37,700	70,817
2023	41,624	36,175	77,799
2024-2025	835,090	42,614	877,704
	<u>\$ 1,001,111</u>	<u>237,657</u>	<u>1,238,768</u>

The Partnership has a second note payable with DHA. The original amount of the note was \$500,000. The note matures in March 2030 and carries an interest rate of 3%. Monthly installments are \$3,463 for principal and interest. The outstanding balance on the note as of December 31, 2018 is \$391,771.

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Future debt service requirements are as follows on the DHA note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 30,062	11,497	41,559
2020	30,959	10,600	41,559
2021	31,944	9,615	41,559
2022	32,930	8,629	41,559
2023	33,945	7,614	41,559
2024-2028	186,064	21,731	207,795
2029-2030	45,867	845	46,712
	<u>\$ 391,771</u>	<u>70,531</u>	<u>462,302</u>

The Partnership has a third note payable with DHA. The original amount of the note was \$781,118. The note matures in March, 2030 and carries an interest rate of 1.5%. Payments are due annually with 50% of "surplus cash" as defined in the Loan Agreement. The outstanding balance on the note as of December 31, 2018 is \$747,921.

Promissory note costs of \$48,701 are shown net of the notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$14,096 at December 31, 2018.

(kk) Denver Metro Solar, Promissory Notes

This entity has a note with Enterprise Community Loan Fund (ECLF). The original principal balance was \$2,400,000. The purpose of the note was to finance the construction of a solar garden. The note matures on March 31, 2033, and carries an interest rate of 5.5%. Monthly installments are \$20,000 for principal and interest. The outstanding balance of the note as of December 31, 2018 is \$2,364,490.

Promissory note costs of \$128,128 are shown net of the note payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$11,022 as of December 31, 2018.

Future debt service requirements are as follows on the ECLF note:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 110,962	129,038	240,000
2020	116,956	123,045	240,001
2021	124,003	115,998	240,001
2022	131,097	108,904	240,001
2023	138,597	101,404	240,001
2024-2028	820,886	379,120	1,200,006
2029-2033	921,989	118,016	1,040,005
	<u>\$ 2,364,490</u>	<u>1,075,525</u>	<u>3,440,015</u>

The entity has a note payable to DHA. The original principal balance was \$500,000, which is the outstanding balance as of December 31, 2018. The purpose of the note was to finance the

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construction of a 2-megawatt ground-mounted solar photovoltaic system. The note matures March 10, 2033, and carries an interest rate of 8%. No monthly payments are due. All outstanding principal and interest are due at the maturity date.

(ll) *Vida Housing Partners I, LLLP, Promissory Notes*

The Partnership has a construction loan with Wells Fargo Bank which is funded up to \$10,040,000. The purpose of the loan is to finance the construction of 64 rental housing units. The loan matures on May 20, 2020. The note carries an interest rate of 1.7% plus the One-Month LIBO Rate rounded up the nearest whole multiple of .0625%. The sum is then rounded up to the nearest .01%. The interest rate was 4.08% at December 31, 2018. The partnership is required to pay interest only monthly. The outstanding principal balance of this note, together with all accrued and unpaid interest, shall be due and payable in full on May 20, 2020. The outstanding balance on the note as of December 31, 2018 is \$4,739,073.

Promissory note costs of \$76,550 are shown net of the Wells Fargo note payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$0 as of December 31, 2018.

The partnership has a CGP/RHF note with DHA. The original principal balance of the note was \$771,229, which is also the balance outstanding as of December 31, 2018. The purpose of the loan is to finance the construction of 64 rental housing units. The loan matures on November 20, 2067, and carries an interest rate of 1%. Annual payments are due June 30th, which are payable only to the event the partnership has “surplus cash” as defined in the Loan Agreement.

(mm) *Vida Housing Partners II, LLLP, Promissory Notes*

The partnership has three notes payable to DHA. The original principal balance of the first note was \$17,000,000, which is also the balance outstanding as of December 31, 2018. The purpose of the note is for the construction of the 112 rental housing units. The note carries an interest rate of 1.7% plus the One-Month LIBO Rate rounded up the nearest whole multiple of .0625%. The sum is then rounded up to the nearest .01%. The interest rate is 4.08% at December 31, 2018. The partnership is required to pay interest only monthly. The outstanding principal balance of this note, together with all accrued and unpaid interest, shall be due and payable in full on May 20, 2020.

The amount of DHA HPF note is \$6,250,000. The purpose of the note is for the construction of the 112 rental housing units. The note carries an interest rate of 2.5%. Annual payments are due June 30th, which are payable only to the event the partnership has “surplus cash” as defined in the Partnership Agreement. DHA agrees to make advances to the partnership to the aggregate amount not to exceed \$6,250,000. As of December 31, 2018, DHA has advanced \$5,814,310.

The partnership has an OED note with DHA. The purpose of the note is for the construction of the 112 rental housing units. The loan matures on November 20, 2067, and carries an interest rate of 2.5%. Annual payments are due June 30th, which are payable only to the event the partnership has “surplus cash” as defined in the Partnership Agreement. DHA agrees to make advances to the partnership to the aggregate amount not to exceed \$2,400,000. As of December 31, 2018, DHA, has advanced \$380,263.

Promissory note costs of \$285,814 are shown net of the DHA notes payable and amortized over the term of the notes using the straight-line method. Total accumulated amortization related to these costs is \$0 as of December 31, 2018.

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(nn) Platte Valley Homes, Promissory Notes

The Partnership has three notes payable with DHA. The original principal balance of the first note was \$13,500,000. The purpose of the note was for the rehabilitation and construction of 68 rental housing units. The note matures on August 22, 2020, and carries an interest rate of 4.06%. Interest only payments are due during construction. The outstanding balance on the note as of December 31, 2018 is \$821,908.

The original amount of the second note was \$5,600,000. The purpose of the notes was to finance the rehabilitation and new construction of 68 rental housing units. The note matures on August 22, 2068, and carries an interest rate of 2.95%. The original amount of the third mortgage note was \$750,000. This note matures on August 22, 2068, and carries an interest rate of 1.00%. The original note amounts are also the balances outstanding as of December 31, 2018. The annual payments are payable only in the event the partnership has "surplus cash" as defined in the Loan Agreement.

Promissory note costs of \$155,021 are shown net of the DHA notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$0 at December 31, 2018.

(oo) Gateway North Housing Partners, LLLP, Promissory Note

The partnership has a note payable with Wells Fargo Bank. The original amount of the note was \$20,235,978. The purpose of the note was to finance the construction of 95 rental housing units. The note matures on September 20, 2021, and carries an interest rate of 1.45% plus the One-Month LIBO Rate rounded to the nearest whole multiple of .0625%. The sum is then rounded up to the nearest .01%. The interest rate is 3.95% at December 31, 2018. During construction, interest only in payable on the first of each month. The outstanding balance on the note as of December 31, 2018 is \$55,000.

Promissory note costs of \$48,020 are shown net of the note payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is \$0 at December 31, 2018.

(7) Compensated Absences

The compensated absence balance for the primary government as of December 31, 2018 is as follows:

Primary Government

Compensated absences at December 31, 2017	\$ 956,628
Increase during 2018	<u>302</u>
Compensated absences at December 31, 2018	<u><u>\$ 956,930</u></u>
Current portion of compensated absences at December 31, 2018	\$ 842,098
Noncurrent portion of compensated absences at December 31, 2018	<u>114,832</u>
	<u><u>\$ 956,930</u></u>

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The compensated absence balance for the discretely presented components units as of December 31, 2018 is as follows:

Compensated absences at December 31, 2017	\$ 12,403
Increase during 2018	<u>(1,230)</u>
Compensated absences at December 31, 2018	<u>\$ 11,173</u>
Current portion of compensated absences at December 31, 2018	\$ 11,173
Noncurrent portion of compensated absences at December 31, 2018	<u>-</u>
	<u>\$ 11,173</u>

(8) Employee Retirement Plan

DHA provides eligible employees with a defined contribution employee retirement plan. The plan and the contributions to it are authorized by DHA's Board of Commissioners. Under this plan, DHA makes employer regular and employer additional contributions into the pension fund for each eligible employee. A total of 10% of employee salaries is contributed by DHA toward pension. Contributions are made to and maintained by the plan administrator, ICMA-RC, which maintains an individual account for each participant. All regular full-time employees participate in the plan once they have successfully completed a six-month introductory period.

In 2018, DHA paid \$17,323,904 in total salaries. Of this amount, \$13,810,990 was covered under the plan. DHA's required and actual contributions in 2018 were:

Rate	Salary	Employer regular pension contribution	Employer additional pension contribution	Total employer contribution
10%	\$ 13,810,990	690,550	690,550	1,381,100

Upon termination, employees are fully vested in the employer's additional portion of the contributions. Employees vest in the employer's regular portion of the contributions at a rate of 20% each year as follows:

Years of participation	Vested percentage in employer regular contributions
Less than 1 year	— %
1 year	20
2 years	40
3 years	60
4 years	80
5 years	100

Employees may make voluntary after-tax contributions to the plan, not to exceed 10% of their annual compensation.

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(9) Deferred Compensation Plan

DHA offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. Employee contributions are made to and maintained by the plan administrator, ICMA-RC, which maintains an individual account for each participant. Pursuant to GASB Statement No. 32, *Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*, since DHA is not the owner or trustee of these assets, the plan assets are not reported as part of DHA's basic financial statements.

(10) Postemployment Benefits

DHA's personnel policy provides for no postemployment fringe benefits. Therefore, no expenses or accrued liabilities are reflected in the accompanying basic financial statements.

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NOTES TO BASIC FINANCIAL STATEMENTS

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(11) Risk Management

The DHA faces three major types of risk: 1) third-party liability claims, 2) property and casualty loss claims, and 3) workers' compensation claims. DHA has purchased insurance coverage to cover these risks. DHA property insurance coverage has a Total Insurable Value (TIV) of \$429,877,957 with a stop-loss limit of \$100,000,000 and with a deductible of \$10,000 per occurrence or 2% per building for wind and/or hail as of December 31, 2018. DHA participates in the Housing Authority Risk Retention Group (HARRG) to obtain stable and affordable general liability insurance coverage. General liability coverage provided is \$10,000,000 per year with a deductible of \$5,000 per occurrence. DHA also maintains a number of other insurance policies necessary and appropriate in the normal course of business including boiler and steam machinery, comprehensive automobile, workers' compensation, employee fidelity, flood, cyber, directors and officers (D&O), professional and employment liability insurance. In addition, DHA maintains appropriate insurance policies on all its instrumentalities, partnerships and component units including but not limited to directors and officers, general liability, excess liability and property. The various property policies have a total TIV of \$696,216,284 with deductibles of \$5,000 per occurrence. Total insurable limits for all coverages inclusive of the above amounts is \$1,136,094,241.

DHA has accrued and funded a liability for a self-insurance retention (SIR) on future property, liability and worker's compensation deductibles. This SIR will cover the future years' financial risks to DHA for current claims and potential claims resulting from incidents Incurred But Not Reported (IBNR). The cumulative amount through December 31, 2018 totals \$2,445,000 in current and noncurrent liabilities as shown below.

Change in the balance of claims liabilities for December 31, 2017 is as follows:

Unpaid and potential claims, beginning of year	\$ 1,587,240
Incurred claims (including net reduction in IBNRs)	2,198,435
Claim payments	<u>(1,287,950)</u>
Unpaid and potential claims, end of year	<u>\$ 2,497,725</u>

Change in the balance of claims liabilities for December 31, 2018 is as follows:

Unpaid and potential claims, beginning of year	\$ 2,497,725
Incurred claims (including net reduction in IBNRs)	484,385
Claim payments	<u>(537,110)</u>
Unpaid and potential claims, end of year	<u>\$ 2,445,000</u>
Amount included in current accrued liabilities	\$ 1,068,000
Amount included in noncurrent accrued liabilities	<u>1,377,000</u>
Total	<u>\$ 2,445,000</u>

In addition to the total accrued liabilities above, the SIR fund has a reserve of \$1,508,613 as of December 31, 2018.

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DHA's economic risk as a participant in HARRG is limited to \$84,126 of paid-in surplus contribution and \$201,253 in net equity dividends. Also, DHA's risk in Housing Authority Property Insurance, A Mutual Company, (HAPI) is limited to \$210,971 of paid-in and recapitalization surplus and \$89,758 of net equity dividends. Although the underwriting experience of HARRG and HAPI may result in increased annual premium charges and/or assessments against each participant's surplus contribution accounts, DHA's exposure to any net loss allocation is restricted to its surplus contribution account balances. In addition, Housing Authority Insurance (HAI) Group which includes HARRG and HAPI is rated "A" (excellent) with outlook of stable by AM Best for Financial Strength Rating (FSR) and "a" (excellent) with outlook of stable for Issuer Credit Rating (ICR). The financial size is IX reflecting surplus of \$250 to \$500 million.

No claims or settlements were in excess of the insurance coverage for 2018 or any of the three prior years.

(12) Litigation and Contingencies

DHA is a party to numerous pending or threatened lawsuits, under which it may be required to pay certain amounts upon final disposition of these matters. After consulting with legal counsel, DHA's management has concluded that no significant adverse effect on the December 31, 2018 basic financial statements should result upon final disposition of these proceedings.

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability. The amount, if any, of expenses, which may be disallowed by the grantor cannot be determined at this time although DHA expects such amounts, if any, to be immaterial to its basic financial statements.

For certain partnerships, DHA has guaranteed performance regarding completion of construction, repayment of construction and/or permanent loans, delivery of low-income housing tax credits, funding of operating deficits, payment of development fees, and maintaining compliance with applicable provisions of Internal Revenue Code Section 42. Failure to maintain compliance or to correct noncompliance within a specified time period could result in a default and create financial costs to DHA. There are no outstanding defaults that are probable in which the loss is estimable, which would be required to be accrued in these financial statements.

(13) TABOR Amendment

Article X, Section 20 of the Colorado Constitution (the TABOR Amendment) was added to the Colorado Constitution in 1992. It is a tax-limitation, spending-limitation, revenue-limitation, and debt-limitation amendment. By its terms, the TABOR Amendment applies to all "districts" defined to mean the "State or any local government, excluding enterprises." An enterprise is a (i) government-owned business, (ii) authorized to issue its own revenue bonds, and (iii) receiving under 10% of annual revenues in grants from all Colorado state and local governments combined. DHA meets this definition of an enterprise and, therefore, is exempt from the requirements of the TABOR Amendment.

(14) Income Taxes

DHA is a governmental entity, and therefore, DHA is not subject to federal or state income taxes.

(15) Subsequent Events

Events that occur after the date of the statement of net position but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of the subsequent events that provide evidence about conditions that existed at the date of the statement of net position are recognized

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December 31, 2018

in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the date of the statement of net position, require disclosure in the accompanying notes. Management evaluated the activity of DHA through June 24, 2019 and concluded that the following subsequent events have occurred that would require disclosure in the Notes to the Financial Statements.

In February 2019, DHA closed on the \$40.8 million financing for the Gateway North partnership that is a 95 unit new construction 4% PAB LIHTC project. DHA is providing approximately \$9.3 million in subordinate loans for this project. In relation to this project, DHA will issue \$20.2 million bonds in 2019. In March 2019, DHA closed on the \$32.5 million financing for the Gateway South partnership that is a 92 unit new construction 9% LIHTC project. DHA is providing \$11.7 million in subordinate loans for this project. The DHA subordinate loans will be provided from various HUD, State, City, DHA and other grant funds that have been awarded to DHA.

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Blended Component Units
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(16) Blended Component Units Combining Financial Schedules

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

Assets & Deferred Outflow of Resources	Denver Housing Corporation	Denver Community Ventures	Globeville Workforce Housing	Arrowhead Housing Inc.	Arrowhead Housing II Inc.	Arrowhead Housing III Inc.	Arrowhead Housing IV Inc.	Arrowhead Housing V Inc.
Current assets:								
Cash and cash equivalents	\$ 2,725,748	203,443	—	—	—	—	—	—
Investments	1,513,557	80,008	2,281	5,925	44,701	42,214	5,668	6,035
Receivables:								
Tenants	10,745	—	—	—	—	—	—	—
Interest	—	—	—	—	—	—	—	—
Intergovernmental	—	—	—	—	—	—	—	—
Other	92,656	10,150	—	—	—	—	—	—
Current portion of notes receivable	—	—	—	—	—	—	—	—
Due from other funds	—	—	—	—	—	—	—	—
Due from DCU	—	—	—	—	3,109	6,524	—	—
Inventories	—	—	—	—	—	—	—	—
Assets held for sale	—	—	—	—	—	—	—	—
Prepaid items	242	—	1,028	—	—	—	—	—
Restricted:								
Cash	—	—	—	869,227	122,833	—	108,094	—
Investments	27,276	—	—	—	—	—	—	—
Total current assets	4,370,224	293,601	3,309	875,152	170,643	48,738	113,762	6,035
Noncurrent assets:								
Noncurrent portion of notes receivable	—	—	241,145	—	—	—	—	—
Due from DCU	104,317	—	459,355	—	—	—	—	—
Deferred amount on financing	—	—	—	—	—	—	—	—
Other	—	—	200	100	100	10	1,122	100
Restricted:								
Cash	—	—	—	—	—	—	—	—
Investments	—	—	—	—	—	—	—	—
Capital assets:								
Land	3,857,246	—	—	—	—	—	—	—
Buildings	5,446,188	—	—	—	—	—	—	—
Accumulated depreciation – buildings	(2,820,717)	—	—	—	—	—	—	—
Improvements	98,485	—	—	—	—	—	—	—
Accumulated depreciation – improvements	(40,547)	—	—	—	—	—	—	—
Machinery and equipment	—	—	1,995	—	—	—	—	—
Accumulated depreciation – machinery and equipment	(415)	—	(1,631)	—	—	—	—	—
Construction in progress	17,580	—	—	—	—	—	—	—
Total capital assets	6,557,820	—	364	—	—	—	—	—
Total noncurrent assets	6,662,137	—	701,064	100	100	10	1,122	100
Total assets	11,032,361	293,601	704,373	875,252	170,743	48,748	114,884	6,135
Deferred Outflow of Resources								
Total deferred outflow of resources	—	—	—	—	—	—	—	—
Total assets and deferred outflow of resources	\$ 11,032,361	293,601	704,373	875,252	170,743	48,748	114,884	6,135

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

Assets & Deferred Outflow of Resources	Three Towers Partners	Curtis Park Housing Inc.	DLIHDC DC	Housing Development Partners Inc.	DHA Limited Partner	Westwood Housing Inc.	1099 Osage Housing Inc.	SLP Housing II Inc
Current assets:								
Cash and cash equivalents	\$	—	—	—	—	—	—	—
Investments	5,963	6,148	143,510	585,789	15,083	5,873	5,994	5,923
Receivables:								
Tenants	—	—	—	—	—	—	—	—
Interest	—	—	—	—	—	—	—	—
Intergovernmental	—	—	—	—	—	—	—	—
Other	—	—	—	42,299	—	—	—	—
Current portion of notes receivable	—	—	—	—	—	—	—	—
Due from other funds	—	—	—	—	—	—	—	—
Due from DCU	—	—	—	—	—	—	—	—
Inventories	—	—	—	—	—	—	—	—
Assets held for sale	—	—	—	—	—	—	—	—
Prepaid items	—	—	—	—	—	—	—	—
Restricted:								
Cash	—	—	—	—	—	664,575	—	—
Investments	—	—	—	—	—	—	—	—
Total current assets	5,963	6,148	143,510	628,088	15,083	670,448	5,994	5,923
Noncurrent assets:								
Noncurrent portion of notes receivable	—	—	—	—	—	—	—	—
Due from DCU	—	—	—	—	—	—	—	—
Deferred amount on financing	—	—	—	—	—	—	—	—
Other	100	126,596	275,000	8,933	110	100	10	100
Restricted:								
Cash	—	—	—	—	—	—	—	—
Investments	—	—	—	—	—	—	—	—
Capital assets:								
Land	—	—	—	—	—	—	—	—
Buildings	—	—	—	—	—	—	—	—
Accumulated depreciation – buildings	—	—	—	—	—	—	—	—
Improvements	—	—	—	—	—	—	—	—
Accumulated depreciation – improvements	—	—	—	—	—	—	—	—
Machinery and equipment	—	—	—	—	—	—	—	—
Accumulated depreciation – machinery and equipment	—	—	—	—	—	—	—	—
Construction in progress	—	—	—	—	—	—	—	—
Total capital assets	—	—	—	—	—	—	—	—
Total noncurrent assets	100	126,596	275,000	8,933	110	100	10	100
Total assets	6,063	132,744	418,510	637,021	15,193	670,548	6,004	6,023
Deferred Outflow of Resources								
Total deferred outflow of resources	—	—	—	—	—	—	—	—
Total assets and deferred outflow of resources	\$ 6,063	132,744	418,510	637,021	15,193	670,548	6,004	6,023

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
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Assets & Deferred Outflow of Resources	SLP Housing III Inc	SLP Housing IV Inc	SLP Housing VI Inc	SLP Housing VII Inc	SLP Housing VIII Inc	MVEC Housing Inc	SLR Housing Inc	CSG Housing Inc
Current assets:								
Cash and cash equivalents	\$ —	—	—	—	—	—	—	—
Investments	5,863	5,821	7,178	2,990	2,994	5,988	5,972	5,915
Receivables:								
Tenants	—	—	—	—	—	—	—	—
Interest	—	—	—	—	—	—	—	—
Intergovernmental	—	—	—	—	—	—	—	—
Other	—	—	—	—	—	—	—	—
Current portion of notes receivable	—	—	—	—	—	—	—	—
Due from other funds	—	—	—	—	—	—	—	—
Due from DCU	—	—	—	254,881	245,972	—	—	—
Inventories	—	—	—	—	—	—	—	—
Assets held for sale	—	—	—	—	—	—	—	—
Prepaid items	—	—	—	—	—	—	—	—
Restricted:								
Cash	—	—	—	—	—	—	—	—
Investments	—	—	—	—	—	—	—	—
Total current assets	<u>5,863</u>	<u>5,821</u>	<u>7,178</u>	<u>257,871</u>	<u>248,966</u>	<u>5,988</u>	<u>5,972</u>	<u>5,915</u>
Noncurrent assets:								
Noncurrent portion of notes receivable	—	—	—	—	—	—	—	—
Due from DCU	—	—	—	—	—	—	—	—
Deferred amount on financing	—	—	—	—	—	—	—	—
Other	100	100	100	100	100	100	100	90
Restricted:								
Cash	—	—	—	—	—	—	—	—
Investments	—	—	—	—	—	—	—	—
Capital assets:								
Land	—	—	—	—	—	—	—	—
Buildings	—	—	—	—	—	—	—	—
Accumulated depreciation – buildings	—	—	—	—	—	—	—	—
Improvements	—	—	—	—	—	—	—	—
Accumulated depreciation – improvements	—	—	—	—	—	—	—	—
Machinery and equipment	—	—	—	—	—	—	—	—
Accumulated depreciation – machinery and equipment	—	—	—	—	—	—	—	—
Construction in progress	—	—	—	—	—	—	—	—
Total capital assets	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Total noncurrent assets	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>90</u>
Total assets	<u>5,963</u>	<u>5,921</u>	<u>7,278</u>	<u>257,971</u>	<u>249,066</u>	<u>6,088</u>	<u>6,072</u>	<u>6,005</u>
Deferred Outflow of Resources								
Total deferred outflow of resources	—	—	—	—	—	—	—	—
Total assets and deferred outflow of resources	<u>\$ 5,963</u>	<u>5,921</u>	<u>7,278</u>	<u>257,971</u>	<u>249,066</u>	<u>6,088</u>	<u>6,072</u>	<u>6,005</u>

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

Assets & Deferred Outflow of Resources	Curtis Park Horse Barn Inc	Youth Employment Academy	Osage Café LLC	DHA Park Hill LLC	Chestnut Housing LLC	DLIHDC	1035 Osage, Inc	DHA Energy LLC
Current assets:								
Cash and cash equivalents	\$ 22,341	54,494	11,758	—	—	—	—	—
Investments	34,837	393,004	28,504	104,555	2,863	—	921	78
Receivables:								
Tenants	—	—	—	—	—	—	—	—
Interest	—	—	—	—	—	—	—	—
Intergovernmental	—	7,908	—	—	—	—	—	—
Other	4,385	34,243	4,327	51,444	—	—	—	—
Current portion of notes receivable	—	—	—	—	—	—	—	—
Due from other funds	—	—	—	—	—	—	—	—
Due from DCU	—	—	—	—	—	—	—	4,315
Inventories	—	—	2,734	—	—	—	—	—
Assets held for sale	—	—	—	—	—	—	—	—
Prepaid items	795	2,545	—	—	—	—	—	—
Restricted:								
Cash	894,630	9,499	—	—	—	—	198,000	—
Investments	23,403	—	—	—	—	—	—	—
Total current assets	<u>980,391</u>	<u>501,693</u>	<u>47,323</u>	<u>155,999</u>	<u>2,863</u>	<u>—</u>	<u>198,921</u>	<u>4,393</u>
Noncurrent assets:								
Noncurrent portion of notes receivable	—	—	—	—	—	250,000	—	—
Due from DCU	—	—	—	—	—	—	—	—
Deferred amount on financing	—	—	—	—	—	—	—	—
Other	—	1,016	—	100	10	—	—	10
Restricted:								
Cash	—	980,290	—	—	—	—	12,563,935	—
Investments	—	—	—	—	—	—	—	—
Capital assets:								
Land	—	—	—	—	—	—	—	—
Buildings	3,229,131	—	—	—	—	—	—	—
Accumulated depreciation – buildings	(821,122)	—	—	—	—	—	—	—
Improvements	25,915	—	—	—	—	—	—	—
Accumulated depreciation – improvements	(9,509)	—	—	—	—	—	—	—
Machinery and equipment	211,715	23,896	1,951	—	—	—	—	—
Accumulated depreciation – machinery and equipment	(211,715)	(10,084)	(1,875)	—	—	—	—	—
Construction in progress	—	902,612	—	—	—	—	26,933,196	—
Total capital assets	<u>2,424,415</u>	<u>916,424</u>	<u>76</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>26,933,196</u>	<u>—</u>
Total noncurrent assets	<u>2,424,415</u>	<u>1,897,730</u>	<u>76</u>	<u>100</u>	<u>10</u>	<u>250,000</u>	<u>39,497,131</u>	<u>10</u>
Total assets	<u>3,404,806</u>	<u>2,399,423</u>	<u>47,399</u>	<u>156,099</u>	<u>2,873</u>	<u>250,000</u>	<u>39,696,052</u>	<u>4,403</u>
Deferred Outflow of Resources								
Total deferred outflow of resources	—	—	—	—	—	—	—	—
Total assets and deferred outflow of resources	<u>\$ 3,404,806</u>	<u>2,399,423</u>	<u>47,399</u>	<u>156,099</u>	<u>2,873</u>	<u>250,000</u>	<u>39,696,052</u>	<u>4,403</u>

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
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Assets & Deferred Outflow of Resources	Denver Affordable Energy, Inc	DHA Vida Housing I LLC	DHA Vida Housing II LLC	Vida Commercial Partners	DHA Vida, LLC	SVED	Platte Valley Housing, LLC	Total
Current assets:								
Cash and cash equivalents	\$ —	—	—	—	—	—	—	3,017,784
Investments	52,696	—	—	—	—	11,004	2,400	3,148,255
Receivables:								—
Tenants	—	—	—	—	—	—	—	10,745
Interest	—	—	—	—	—	161,565	—	161,565
Intergovernmental	—	—	—	—	—	—	—	7,908
Other	—	—	—	11,416	—	50,761	—	301,681
Current portion of notes receivable	—	—	—	—	—	1,792,000	—	1,792,000
Due from other funds	—	—	—	18,252	—	—	—	18,252
Due from DCU	18,493	—	—	—	—	—	—	533,294
Inventories	—	—	—	—	—	—	—	2,734
Assets held for sale	—	—	—	—	—	—	—	—
Prepaid items	364,500	—	—	—	—	—	—	369,110
Restricted:								—
Cash	—	—	—	73,000	—	—	—	2,939,858
Investments	—	—	—	—	—	—	—	50,679
Total current assets	<u>435,689</u>	<u>—</u>	<u>—</u>	<u>102,668</u>	<u>—</u>	<u>2,015,330</u>	<u>2,400</u>	<u>12,353,865</u>
Noncurrent assets:								
Noncurrent portion of notes receivable	—	—	—	—	—	—	—	491,145
Due from DCU	—	—	—	—	—	—	—	563,672
Deferred amount on financing	—	—	—	—	—	—	—	—
Other	990	100	100	—	4,943,501	—	100	5,359,298
Restricted:								
Cash	—	—	—	6,374,758	—	—	—	19,918,983
Investments	—	—	—	—	—	—	—	—
Capital assets:								
Land	—	—	—	—	—	—	—	3,857,246
Buildings	—	—	—	—	—	—	—	8,675,319
Accumulated depreciation – buildings	—	—	—	—	—	—	—	(3,641,839)
Improvements	—	—	—	—	—	—	—	124,400
Accumulated depreciation – improvements	—	—	—	—	—	—	—	(50,056)
Machinery and equipment	—	—	—	—	—	—	—	239,557
Accumulated depreciation – machinery and equipment	—	—	—	—	—	—	—	(225,720)
Construction in progress	—	—	—	6,404,899	—	—	—	34,258,287
Total capital assets	<u>—</u>	<u>—</u>	<u>—</u>	<u>6,404,899</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>43,237,194</u>
Total noncurrent assets	<u>990</u>	<u>100</u>	<u>100</u>	<u>12,779,657</u>	<u>4,943,501</u>	<u>—</u>	<u>100</u>	<u>69,570,292</u>
Total assets	<u>436,679</u>	<u>100</u>	<u>100</u>	<u>12,882,325</u>	<u>4,943,501</u>	<u>2,015,330</u>	<u>2,500</u>	<u>81,924,157</u>
Deferred Outflow of Resources								
Total deferred outflow of resources	—	—	—	—	—	—	—	—
Total assets and deferred outflow of resources	<u>\$ 436,679</u>	<u>100</u>	<u>100</u>	<u>12,882,325</u>	<u>4,943,501</u>	<u>2,015,330</u>	<u>2,500</u>	<u>81,924,157</u>

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

Liabilities, Deferred Inflow of Resources & Net Position	Denver Housing Corporation	Denver Community Ventures	Globeville Workforce Housing	Arrowhead Housing Inc.	Arrowhead Housing II Inc.	Arrowhead Housing III Inc.	Arrowhead Housing IV Inc.	Arrowhead Housing V Inc.
Current liabilities:								
Accounts payable	\$ 33,038	3,821	10	—	—	—	—	—
Current portion of compensated absences payable	—	—	—	—	—	—	—	—
Accrued liabilities	12,466	2,494	835	—	—	—	—	—
Unearned Revenue	117,875	25,341	—	—	—	—	—	—
Intergovernmental payables	—	—	—	—	—	—	—	—
Accrued interest payable	—	—	—	—	—	—	—	—
Current portion of long-term debt	—	—	—	—	—	—	—	—
Due to other funds	—	—	—	—	—	—	—	—
	<u>163,379</u>	<u>31,656</u>	<u>845</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Current liabilities payable from restricted assets:								
Accrued interest payable	—	—	—	—	—	—	—	—
Current portion of long-term debt	—	—	—	—	—	—	—	—
Family Self Sufficiency escrow	—	—	—	—	—	—	—	—
Tenant security deposits	27,276	—	—	—	—	—	—	—
Escrow held for others	—	—	—	—	—	—	—	—
Current liabilities payable from restricted assets	<u>27,276</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Total current liabilities	<u>190,655</u>	<u>31,656</u>	<u>845</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Noncurrent liabilities:								
Compensated absences payable	—	—	—	—	—	—	—	—
Due to DCU	—	—	—	—	—	—	—	—
Accrued liabilities	89	—	—	—	—	—	—	—
Unearned Revenue	2,225,456	—	—	—	—	—	—	—
Notes and bonds payable	—	—	—	—	—	—	—	—
Total noncurrent liabilities	<u>2,225,545</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Total liabilities	<u>2,416,200</u>	<u>31,656</u>	<u>845</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Deferred inflow of resources	—	—	—	—	—	—	—	—
Net position:								
Investment in capital assets	6,557,820	—	364	—	—	—	—	—
Restricted	—	—	—	—	—	—	—	—
Operating Reserve Fund	—	—	—	351,309	—	—	—	—
ACC Reserve	—	—	—	517,918	122,833	—	108,094	—
Master Payment Fund	—	—	—	—	—	—	—	—
Replacement Reserve	—	—	—	—	—	—	—	—
Debt Service Reserve	—	—	—	—	—	—	—	—
Interest Reserve Fund	—	—	—	—	—	—	—	—
Escrow Fund	—	—	—	—	—	—	—	—
Other	—	—	—	—	—	—	—	—
Unrestricted	<u>2,058,341</u>	<u>261,945</u>	<u>703,164</u>	<u>6,025</u>	<u>47,910</u>	<u>48,748</u>	<u>6,790</u>	<u>6,135</u>
Total net position	<u>8,616,161</u>	<u>261,945</u>	<u>703,528</u>	<u>875,252</u>	<u>170,743</u>	<u>48,748</u>	<u>114,884</u>	<u>6,135</u>
Total liabilities, deferred inflow of resources and net position	<u>\$ 11,032,361</u>	<u>293,601</u>	<u>704,373</u>	<u>875,252</u>	<u>170,743</u>	<u>48,748</u>	<u>114,884</u>	<u>6,135</u>

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
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Blended Component Units
December 31, 2018

Liabilities, Deferred Inflow of Resources & Net Position	Three Towers Partners	Curtis Park Housing Inc.	DLIHDC DC	Denver Housing Development Partners Inc.	DHA Limited Partner	Westwood Housing Inc.	1099 Osage Housing Inc.	SLP Housing II Inc
Current liabilities:								
Accounts payable	\$	—	—	—	—	—	—	—
Current portion of compensated absences payable		—	—	—	—	—	—	—
Accrued liabilities		—	—	373	—	—	—	—
Unearned Revenue		—	—	125,125	—	—	—	—
Intergovernmental payables		—	—	—	—	—	—	—
Accrued interest payable		—	—	—	—	—	—	—
Current portion of long-term debt		—	—	—	—	—	—	—
Due to other funds		—	—	—	—	—	—	—
		—	—	125,498	—	—	—	—
Current liabilities payable from restricted assets:								
Accrued interest payable		—	—	—	—	—	—	—
Current portion of long-term debt		—	—	—	—	—	—	—
Family Self Sufficiency escrow		—	—	—	—	—	—	—
Tenant security deposits		—	—	—	—	—	—	—
Escrow held for others		—	—	—	—	—	—	—
Current liabilities payable from restricted assets		—	—	—	—	—	—	—
Total current liabilities		—	—	125,498	—	—	—	—
Noncurrent liabilities:								
Compensated absences payable		—	—	—	—	—	—	—
Due to DCU		—	—	—	—	—	—	—
Accrued liabilities		—	—	—	—	—	—	—
Unearned Revenue		—	—	—	—	—	—	—
Notes and bonds payable		—	250,000	—	—	—	—	—
Total noncurrent liabilities		—	250,000	—	—	—	—	—
Total liabilities		—	250,000	125,498	—	—	—	—
Deferred inflow of resources		—	—	—	—	—	—	—
Net position:								
Investment in capital assets		—	—	—	—	—	—	—
Restricted		—	—	—	—	—	—	—
Operating Reserve Fund		—	—	—	—	—	—	—
ACC Reserve		—	—	—	—	664,575	—	—
Master Payment Fund		—	—	—	—	—	—	—
Replacement Reserve		—	—	—	—	—	—	—
Debt Service Reserve		—	—	—	—	—	—	—
Interest Reserve Fund		—	—	—	—	—	—	—
Escrow Fund		—	—	—	—	—	—	—
Other		—	—	—	—	—	—	—
Unrestricted		6,063	132,744	168,510	511,523	15,193	5,973	6,023
Total net position		6,063	132,744	168,510	511,523	15,193	670,548	6,023
Total liabilities, deferred inflow of resources and net position	\$	6,063	132,744	418,510	637,021	15,193	670,548	6,023

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

Liabilities, Deferred Inflow of Resources & Net Position	SLP Housing III Inc	SLP Housing IV Inc	SLP Housing VI Inc	SLP Housing VII Inc	SLP Housing VIII Inc	MVEC Housing Inc	SLR Housing	CSG Housing Inc
Current liabilities:								
Accounts payable	\$ —	—	—	—	—	—	—	—
Current portion of compensated absences payable	—	—	—	—	—	—	—	—
Accrued liabilities	—	—	—	—	—	—	—	—
Unearned Revenue	—	—	—	—	—	—	—	—
Intergovernmental payables	—	—	—	—	—	—	—	—
Accrued interest payable	—	—	—	—	—	—	—	—
Current portion of long-term debt	—	—	—	—	—	—	—	—
Due to other funds	—	—	—	—	—	—	—	—
	—	—	—	—	—	—	—	—
Current liabilities payable from restricted assets:								
Accrued interest payable	—	—	—	—	—	—	—	—
Current portion of long-term debt	—	—	—	—	—	—	—	—
Family Self Sufficiency escrow	—	—	—	—	—	—	—	—
Tenant security deposits	—	—	—	—	—	—	—	—
Escrow held for others	—	—	—	—	—	—	—	—
	—	—	—	—	—	—	—	—
Current liabilities payable from restricted assets	—	—	—	—	—	—	—	—
Total current liabilities	—	—	—	—	—	—	—	—
Noncurrent liabilities:								
Compensated absences payable	—	—	—	—	—	—	—	—
Due to DCU	—	—	—	—	—	—	—	—
Accrued liabilities	—	—	—	—	—	—	—	—
Unearned Revenue	—	—	—	—	—	—	—	—
Notes and bonds payable	—	—	—	—	—	—	—	—
	—	—	—	—	—	—	—	—
Total noncurrent liabilities	—	—	—	—	—	—	—	—
Total liabilities	—	—	—	—	—	—	—	—
Deferred inflow of resources	—	—	—	—	—	—	—	—
Net position:								
Investment in capital assets	—	—	—	—	—	—	—	—
Restricted	—	—	—	—	—	—	—	—
Operating Reserve Fund	—	—	—	—	—	—	—	—
ACC Reserve	—	—	—	—	—	—	—	—
Master Payment Fund	—	—	—	—	—	—	—	—
Replacement Reserve	—	—	—	—	—	—	—	—
Debt Service Reserve	—	—	—	—	—	—	—	—
Interest Reserve Fund	—	—	—	—	—	—	—	—
Escrow Fund	—	—	—	—	—	—	—	—
Other	—	—	—	—	—	—	—	—
Unrestricted	5,963	5,921	7,278	257,971	249,066	6,088	6,072	6,005
Total net position	5,963	5,921	7,278	257,971	249,066	6,088	6,072	6,005
Total liabilities, deferred inflow of resources and net position	\$ 5,963	5,921	7,278	257,971	249,066	6,088	6,072	6,005

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

Liabilities, Deferred Inflow of Resources & Net Position	Curtis Park Horse Barn Inc	Youth Employment Academy	Osage Café LLC	DHA Park Hill LLC	DHA Chestnut Housing LLC	DLIHDC	1035 Osage Inc.	DHA Energy LLC
Current liabilities:								
Accounts payable	\$ 214	2,407	1,949	—	—	—	3,055,147	—
Current portion of compensated absences payable	—	—	—	—	—	—	—	—
Accrued liabilities	—	2,228	2,438	—	—	—	1,037,798	—
Unearned Revenue	—	—	—	—	—	—	—	—
Intergovernmental payables	—	—	—	—	—	—	—	—
Accrued interest payable	—	—	—	—	—	—	—	—
Current portion of long-term debt	1,660,000	—	—	—	—	—	—	—
Due to other funds	—	124,335	80,291	—	—	—	12,719	—
	<u>1,660,214</u>	<u>128,970</u>	<u>84,678</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>4,105,664</u>	<u>—</u>
Current liabilities payable from restricted assets:								
Accrued interest payable	—	—	—	—	—	—	—	—
Current portion of long-term debt	—	—	—	—	—	—	—	—
Family Self Sufficiency escrow	—	—	—	—	—	—	—	—
Tenant security deposits	23,403	—	—	—	—	—	—	—
Escrow held for others	—	—	—	—	—	—	—	—
Current liabilities payable from restricted assets	<u>23,403</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Total current liabilities	<u>1,683,617</u>	<u>128,970</u>	<u>84,678</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>4,105,664</u>	<u>—</u>
Noncurrent liabilities:								
Compensated absences payable	—	—	—	—	—	—	—	—
Due to DCU	—	—	—	—	—	—	—	—
Accrued liabilities	28,412	—	—	—	—	—	—	—
Unearned Revenue	—	—	—	—	—	—	—	—
Notes and bonds payable	1,460,559	1,862,000	—	—	—	250,000	29,698,000	—
Total noncurrent liabilities	<u>1,488,971</u>	<u>1,862,000</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>250,000</u>	<u>29,698,000</u>	<u>—</u>
Total liabilities	<u>3,172,588</u>	<u>1,990,970</u>	<u>84,678</u>	<u>—</u>	<u>—</u>	<u>250,000</u>	<u>33,803,664</u>	<u>—</u>
Deferred inflow of resources	—	—	—	—	—	—	—	—
Net position:								
Investment in capital assets	(696,144)	(128,198)	76	—	—	—	3,879,069	—
Restricted	—	—	—	—	—	—	—	—
Operating Reserve Fund	24,625	62,937	—	—	—	—	1,189,688	—
ACC Reserve	—	—	—	—	—	—	—	—
Master Payment Fund	—	109,474	—	—	—	—	4,928,374	—
Replacement Reserve	22,603	—	—	—	—	—	—	—
Debt Service Reserve	847,402	—	—	—	—	—	—	—
Interest Reserve Fund	—	—	—	—	—	—	—	—
Escrow Fund	—	—	—	—	—	—	—	—
Other	—	—	—	—	—	—	—	—
Unrestricted	<u>33,732</u>	<u>364,240</u>	<u>(37,355)</u>	<u>156,099</u>	<u>2,873</u>	<u>—</u>	<u>(4,104,743)</u>	<u>4,403</u>
Total net position	<u>232,218</u>	<u>408,453</u>	<u>(37,279)</u>	<u>156,099</u>	<u>2,873</u>	<u>—</u>	<u>5,892,388</u>	<u>4,403</u>
Total liabilities, deferred inflow of resources and net position	<u>\$ 3,404,806</u>	<u>2,399,423</u>	<u>47,399</u>	<u>156,099</u>	<u>2,873</u>	<u>250,000</u>	<u>39,696,052</u>	<u>4,403</u>

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

Liabilities, Deferred Inflow of Resources & Net Position	DHA Vida Housing I LLC	DHA Vida Housing II LLC	Vida Commercial Partners	DHA Vida, LLC	SVED	Platte Valley Housing, LLC	Total
Current liabilities:							
Accounts payable	\$	—	481,899	—	—	—	3,578,485
Current portion of compensated absences payable		—	—	—	—	—	—
Accrued liabilities		—	182,036	—	1,178	—	1,241,846
Unearned Revenue		—	—	—	—	—	268,341
Intergovernmental payables		—	—	—	—	—	—
Accrued interest payable		—	—	—	—	—	25,347
Current portion of long-term debt		—	—	—	—	—	1,660,000
Due to other funds		—	324,517	—	527,236	—	1,069,098
		—	988,452	—	528,414	—	7,843,117
Current liabilities payable from restricted assets:							
Accrued interest payable		—	—	—	—	—	—
Current portion of long-term debt		—	—	—	—	—	—
Family Self Sufficiency escrow		—	—	—	—	—	—
Tenant security deposits		—	—	—	—	—	50,679
Escrow held for others		—	—	—	—	—	—
Current liabilities payable from restricted assets		—	—	—	—	—	50,679
Total current liabilities		—	988,452	—	528,414	—	7,893,796
Noncurrent liabilities:							
Compensated absences payable		—	—	—	—	—	—
Due to DCU		—	—	—	—	—	—
Accrued liabilities		—	—	—	—	—	28,501
Unearned Revenue		—	—	—	—	—	2,225,456
Notes and bonds payable		—	11,550,000	—	1,936,000	—	47,506,559
Total noncurrent liabilities		—	11,550,000	—	1,936,000	—	49,760,516
Total liabilities		—	12,538,452	—	2,464,414	—	57,654,312
Deferred inflow of resources		—	—	—	—	—	—
Net position:							
Investment in capital assets		—	871,490	—	—	—	10,484,477
Restricted		—	—	—	—	—	—
Operating Reserve Fund		—	431,167	—	—	—	2,059,726
ACC Reserve		—	—	—	—	—	1,413,420
Master Payment Fund		—	—	—	—	—	5,037,848
Replacement Reserve		—	—	—	—	—	22,603
Debt Service Reserve		—	—	—	—	—	847,402
Interest Reserve Fund		—	—	—	—	—	—
Escrow Fund		—	—	—	—	—	—
Other		—	—	—	—	—	—
Unrestricted		100	(958,784)	4,943,501	(449,084)	2,500	4,404,369
Total net position		100	343,873	4,943,501	(449,084)	2,500	24,269,845
Total liabilities, deferred inflow of resources and net position	\$	100	12,882,325	4,943,501	2,015,330	2,500	81,924,157

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

	Denver Housing Corporation	Denver Community Ventures	Globeville Workforce Housing	Arrowhead Housing Inc.	Arrowhead Housing II Inc.	Arrowhead Housing III Inc.	Arrowhead Housing IV Inc.	Arrowhead Housing V Inc.
Operating revenues:								
Rental revenues	\$ 433,470	—	—	—	—	—	—	—
Nondwelling revenue	—	—	—	—	—	—	—	—
Intergovernmental	724,029	—	—	—	—	—	—	—
Property Management fee revenue	—	—	—	—	7,771	6,524	—	—
Other revenues	134,963	255,291	61,925	—	—	—	—	—
Charges for services	—	—	—	—	—	—	—	—
Total operating revenues	1,292,462	255,291	61,925	—	7,771	6,524	—	—
Operating expenses:								
Administrative	124,815	13,181	5,526	—	—	—	—	—
Management fees	72,250	—	619	—	—	—	—	—
Tenant services	250	154,061	—	—	—	—	—	—
Utilities	90,370	—	29,371	—	—	—	—	—
Ordinary maintenance	544,082	11	26,981	—	—	—	—	—
General	91,449	1,532	2,282	2,271	2,270	1,635	1,870	1,532
Nonroutine maintenance	71,578	—	560	—	—	—	—	—
Depreciation	270,342	—	399	—	—	—	—	—
Housing assistance payments	—	—	—	—	—	—	—	—
Cost of sales and services	—	—	—	—	—	—	—	—
Other operating expenses	—	—	—	—	—	—	—	—
Total operating expenses	1,265,136	168,785	65,738	2,271	2,270	1,635	1,870	1,532
Operating income (loss)	27,326	86,506	(3,813)	(2,271)	5,501	4,889	(1,870)	(1,532)
Nonoperating revenues (expenses):								
Intergovernmental	—	—	—	—	—	—	—	—
Interest revenue	24,955	882	—	534	506	354	97	82
Net increase (decrease) in the fair value of investments	1,880	(41)	89	4	(7)	18	4	4
Interest expense	—	—	(502)	—	—	—	—	—
Amortization Expense	—	—	—	—	—	—	—	—
Extraordinary items, net gain/loss	—	—	—	—	—	—	—	—
Loss on assets held for sale	—	—	—	—	—	—	—	—
Acquisition of entity gain (loss)	—	—	—	—	—	—	—	—
Gain (loss) on disposition of assets	8,255	—	—	—	—	—	—	—
Nonoperating revenues (expenses), net	35,090	841	(413)	538	499	372	101	86
Income (loss) before other revenues, expenses, gains, losses, and transfers	62,416	87,347	(4,226)	(1,733)	6,000	5,261	(1,769)	(1,446)
Transfers in (out)	—	—	3,000	2,600	2,600	1,950	2,200	1,850
Equity transfer	—	—	—	—	—	—	—	—
Capital grants - Capital Fund	—	—	—	—	—	—	—	—
Capital grants - other than Capital Fund	—	—	—	—	—	—	—	—
Capital contributions from general and limited partners	—	—	—	—	—	—	—	—
Change in net position	62,416	87,347	(1,226)	867	8,600	7,211	431	404
Net position, January 1	\$ 8,553,745	174,598	704,754	874,385	162,143	41,537	114,453	5,731
Net position, End of Period	\$ 8,616,161	261,945	703,528	875,252	170,743	48,748	114,884	6,135

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

	Three Towers Partners	Curtis Park Housing Inc.	DLIHDC DC	Denver Housing Development Partners Inc.	DHA Limited Partner	Westwood Housing Inc.	1099 Osage Housing Inc.	SLP Housing II Inc
Operating revenues:								
Rental revenues	\$ —	—	—	—	—	—	—	—
Nondwelling revenue	—	—	—	—	—	—	—	—
Intergovernmental	—	—	—	—	—	—	—	—
Property Management fee revenue	—	—	—	—	—	—	—	—
Other revenues	—	32	9,421	326,929	1,891	—	—	—
Charges for services	—	—	—	—	—	—	—	—
Total operating revenues	—	32	9,421	326,929	1,891	—	—	—
Operating expenses:								
Administrative	—	—	17	75,455	—	—	—	—
Management fees	—	—	565	19,616	—	—	—	—
Tenant services	—	—	—	—	—	—	—	—
Utilities	—	—	—	—	—	—	—	—
Ordinary maintenance	—	—	—	—	—	—	—	—
General	2,415	2,264	4,654	2,272	—	1,400	1,623	1,430
Nonroutine maintenance	—	—	—	—	—	—	—	—
Depreciation	—	—	—	—	—	—	—	—
Housing assistance payments	—	—	—	—	—	—	—	—
Cost of sales and services	—	—	—	—	—	—	—	—
Other operating expenses	—	—	—	—	—	—	—	—
Total operating expenses	2,415	2,264	5,236	97,343	—	1,400	1,623	1,430
Operating income (loss)	(2,415)	(2,232)	4,185	229,586	1,891	(1,400)	(1,623)	(1,430)
Nonoperating revenues (expenses):								
Intergovernmental	—	—	—	—	—	—	—	—
Interest revenue	75	172	2,256	8,930	219	431	81	80
Net increase (decrease) in the fair value of investments	4	4	102	(405)	7	4	4	4
Interest expense	—	—	—	—	—	—	—	—
Amortization Expense	—	—	—	—	—	—	—	—
Extraordinary items, net gain/loss	—	—	—	—	—	—	—	—
Loss on assets held for sale	—	—	—	—	—	—	—	—
Acquisition of entity gain (loss)	—	—	—	—	—	—	—	—
Gain (loss) on disposition of assets	—	—	—	—	—	—	—	—
Nonoperating revenues (expenses), net	79	176	2,358	8,525	226	435	85	84
Income (loss) before other revenues, expenses, gains, losses, and transfers	(2,336)	(2,056)	6,543	238,111	2,117	(965)	(1,538)	(1,346)
Transfers in (out)	2,750	2,600	—	—	—	1,700	1,950	1,800
Equity transfer	—	—	—	—	—	—	—	—
Capital grants - Capital Fund	—	—	—	—	—	—	—	—
Capital grants - other than Capital Fund	—	—	—	—	—	—	—	—
Capital contributions from general and limited partners	—	—	—	—	—	—	—	—
Change in net position	414	544	6,543	238,111	2,117	735	412	454
Net position, January 1	\$ 5,649	132,200	161,967	273,412	13,076	669,813	5,592	5,569
Net position, End of Period	\$ 6,063	132,744	168,510	511,523	15,193	670,548	6,004	6,023

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
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	SLP Housing III Inc	SLP Housing IV Inc	SLP Housing VI Inc	SLP Housing VII Inc	SLP Housing VIII Inc	MVEC Housing Inc	SLR Housing Inc	CSG Housing Inc
Operating revenues:								
Rental revenues	\$ —	—	—	—	—	—	—	—
Nondwelling revenue	—	—	—	—	—	—	—	—
Intergovernmental	—	—	—	—	—	—	—	—
Property Management fee revenue	—	—	—	—	—	—	—	—
Other revenues	—	—	—	—	—	—	—	—
Charges for services	—	—	—	—	—	—	—	—
Total operating revenues	—	—	—	—	—	—	—	—
Operating expenses:								
Administrative	—	—	—	—	—	—	—	—
Management fees	—	—	—	—	—	—	—	—
Tenant services	—	—	—	—	—	—	—	—
Utilities	—	—	—	—	—	—	—	—
Ordinary maintenance	—	—	—	—	—	—	—	—
General	1,318	1,472	1,816	1,817	1,816	2,154	1,456	1,635
Nonroutine maintenance	—	—	—	—	—	—	—	—
Depreciation	—	—	—	—	—	—	—	—
Housing assistance payments	—	—	—	—	—	—	—	—
Cost of sales and services	—	—	—	—	—	—	—	—
Other operating expenses	—	—	—	—	—	—	—	—
Total operating expenses	1,318	1,472	1,816	1,817	1,816	2,154	1,456	1,635
Operating income (loss)	(1,318)	(1,472)	(1,816)	(1,817)	(1,816)	(2,154)	(1,456)	(1,635)
Nonoperating revenues (expenses):								
Intergovernmental	—	—	—	—	—	—	—	—
Interest revenue	80	79	98	32	33	77	81	79
Net increase (decrease) in the fair value of investments	4	4	5	2	2	4	4	4
Interest expense	—	—	—	—	—	—	—	—
Amortization Expense	—	—	—	—	—	—	—	—
Extraordinary items, net gain/loss	—	—	—	—	—	—	—	—
Loss on assets held for sale	—	—	—	—	—	—	—	—
Acquisition of entity gain (loss)	—	—	—	—	—	—	—	—
Gain (loss) on disposition of assets	—	—	—	—	—	—	—	—
Nonoperating revenues (expenses), net	84	83	103	34	35	81	85	83
Income (loss) before other revenues, expenses, gains, losses, and transfers	(1,234)	(1,389)	(1,713)	(1,783)	(1,781)	(2,073)	(1,371)	(1,552)
Transfers in (out)	1,650	1,800	2,150	257,031	248,125	2,500	1,800	2,000
Equity transfer	—	—	—	—	—	—	—	—
Capital grants - Capital Fund	—	—	—	—	—	—	—	—
Capital grants - other than Capital Fund	—	—	—	—	—	—	—	—
Capital contributions from general and limited partners	—	—	—	—	—	—	—	—
Change in net position	416	411	437	255,248	246,344	427	429	448
Net position, January 1	\$ 5,547	5,510	6,841	2,723	2,722	5,661	5,643	5,557
Net position, End of Period	\$ 5,963	5,921	7,278	257,971	249,066	6,088	6,072	6,005

See accompanying notes to basic financial statements.

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Blended Component Units
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	Curtis Park Horse Barn Inc	Youth Employment Academy	Osage Café LLC	DHA Park Hill LLC	DHA Chestnut Housing LLC	DLIHDC	1035 Osage Inc.	DHA Energy LLC
Operating revenues:								
Rental revenues	\$ —	—	—	—	—	—	—	—
Nondwelling revenue	262,614	—	750	—	—	—	—	—
Intergovernmental	—	—	—	—	—	—	—	—
Property Management fee revenue	—	—	—	—	—	—	—	—
Other revenues	167	557,025	165,825	—	30,900	—	—	4,315
Charges for services	—	—	—	—	—	—	—	—
Total operating revenues	262,781	557,025	166,575	—	30,900	—	—	4,315
Operating expenses:								
Administrative	2,944	139,476	17,809	—	—	—	44,500	178
Management fees	14,203	9,500	—	—	—	—	153,500	—
Tenant services	—	203,565	209,178	—	—	—	—	—
Utilities	—	741	5,204	—	—	—	—	—
Ordinary maintenance	16,397	—	569	—	—	—	—	—
General	36,376	8,037	4,301	—	30,900	—	—	—
Nonroutine maintenance	52,000	—	—	—	—	—	—	—
Depreciation	170,694	4,771	314	—	—	—	—	—
Housing assistance payments	—	—	—	—	—	—	—	—
Cost of sales and services	—	—	—	—	—	—	—	—
Other operating expenses	—	—	—	—	—	—	—	—
Total operating expenses	292,614	366,090	237,375	—	30,900	—	198,000	178
Operating income (loss)	(29,833)	190,935	(70,800)	—	—	—	(198,000)	4,137
Nonoperating revenues (expenses):								
Intergovernmental	—	—	—	—	—	—	—	—
Interest revenue	2,949	2,687	(1,013)	1,592	45	—	—	(880)
Net increase (decrease) in the fair value of investments	(159)	262	(191)	78	2	—	—	(2,057)
Interest expense	(46,063)	—	—	—	—	—	—	—
Amortization Expense	—	(12,500)	—	—	—	—	—	—
Extraordinary items, net gain/loss	—	—	—	—	—	—	—	—
Loss on assets held for sale	—	—	—	—	—	—	—	—
Acquisition of entity gain (loss)	—	—	—	—	—	—	—	—
Gain (loss) on disposition of assets	—	—	—	—	—	—	—	—
Nonoperating revenues (expenses), net	(43,273)	(9,551)	(1,204)	1,670	47	—	—	(2,937)
Income (loss) before other revenues, expenses, gains, losses, and transfers	(73,106)	181,384	(72,004)	1,670	47	—	(198,000)	1,200
Transfers in (out)	—	(42,004)	72,003	—	—	—	—	2,500
Equity transfer	—	—	—	—	—	—	—	—
Capital grants - Capital Fund	—	—	—	—	—	—	—	—
Capital grants - other than Capital Fund	—	—	—	—	—	—	—	—
Capital contributions from general and limited partners	—	—	—	—	—	—	—	—
Change in net position	(73,106)	139,380	(1)	1,670	47	—	(198,000)	3,700
Net position, January 1	\$ 305,324	269,073	(37,278)	154,429	2,826	—	6,090,388	703
Net position, End of Period	\$ 232,218	408,453	(37,279)	156,099	2,873	—	5,892,388	4,403

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

	Denver Affordable Energy, Inc	DHA Vida Housing I	DHA Vida Housing II	Vida Commercial Partners	DHA Vida, LLC	SVED	Platte Valley Housing, LLC	Total
Operating revenues:								
Rental revenues	\$ —	—	—	—	—	—	—	433,470
Nondwelling revenue	—	—	—	—	—	—	—	263,364
Intergovernmental	—	—	—	—	—	—	—	724,029
Property Management fee revenue	—	—	—	—	—	—	—	14,295
Other revenues	18,493	—	—	—	—	—	—	1,567,177
Charges for services	—	—	—	—	—	—	—	—
Total operating revenues	18,493	—	—	—	—	—	—	3,002,335
Operating expenses:								
Administrative	—	—	—	54,350	—	54,800	—	533,051
Management fees	—	—	—	60,000	—	—	—	330,253
Tenant services	—	—	—	—	—	—	—	567,054
Utilities	—	—	—	—	—	—	—	125,686
Ordinary maintenance	—	—	—	—	—	—	—	588,040
General	1,855	—	—	—	50,964	—	—	266,816
Nonroutine maintenance	—	—	—	—	—	—	—	124,138
Depreciation	—	—	—	—	—	—	—	446,520
Housing assistance payments	—	—	—	—	—	—	—	—
Cost of sales and services	—	—	—	—	—	—	—	—
Other operating expenses	—	—	—	—	—	—	—	—
Total operating expenses	1,855	—	—	114,350	50,964	54,800	—	2,981,558
Operating income (loss)	16,638	—	—	(114,350)	(50,964)	(54,800)	—	20,777
Nonoperating revenues (expenses):								
Intergovernmental	—	—	—	—	—	—	—	—
Interest revenue	762	—	—	—	—	161,565	—	207,920
Net increase (decrease) in the fair value of investments	(125)	—	—	—	—	—	—	(486)
Interest expense	(25,347)	—	—	—	—	(74,194)	—	(146,106)
Amortization Expense	(46,587)	—	—	—	—	—	—	(59,087)
Extraordinary items, net gain/loss	—	—	—	—	—	—	—	—
Loss on assets held for sale	—	—	—	—	—	—	—	—
Acquisition of entity gain (loss)	—	—	—	—	—	—	—	—
Gain (loss) on disposition of assets	—	—	—	—	—	—	—	8,255
Nonoperating revenues (expenses), net	(71,297)	—	—	—	—	87,371	—	10,496
Income (loss) before other revenues, expenses, gains, losses, and transfers	(54,659)	—	—	(114,350)	(50,964)	32,571	—	31,273
Transfers in (out)	—	—	—	—	—	—	2,500	577,055
Equity transfer	—	—	—	—	—	—	—	—
Capital grants - Capital Fund	—	—	—	—	—	—	—	—
Capital grants - other than Capital Fund	—	—	—	—	—	—	—	—
Capital contributions from general and limited partners	—	—	—	—	—	—	—	—
Change in net position	(54,659)	—	—	(114,350)	(50,964)	32,571	2,500	608,328
Net position, January 1	\$ (34,009)	100	100	458,223	4,994,465	(481,655)	—	23,661,517
Net position, End of Period	\$ (88,668)	100	100	343,873	4,943,501	(449,084)	2,500	24,269,845

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

	Denver Housing Corporation	Denver Community Ventures	Globeville Workforce Housing	Arrowhead Housing Inc.	Arrowhead Housing II Inc.	Arrowhead Housing III Inc.	Arrowhead Housing IV Inc.	Arrowhead Housing V Inc.
Cash flows from operating activities:								
Receipts from HUD	\$ 724,029	—	—	—	—	—	—	—
Receipts from tenants and others	365,157	238,462	64,915	—	7,771	6,524	—	—
Payments to employees	(244,075)	1,062	—	—	—	—	—	—
Payments to vendors and suppliers	(787,394)	(165,464)	(67,692)	(2,271)	10,754	10,294	(1,870)	(1,532)
Net cash provided by (used in) operating activities	57,717	74,060	(2,777)	(2,271)	18,525	16,818	(1,870)	(1,532)
Cash flows from noncapital financing activities:								
Intergovernmental operating subsidy and grants	—	—	—	—	—	—	—	—
Advances between funds	—	—	—	—	—	—	—	—
Transfers in (out)	—	—	3,000	2,600	2,600	1,950	2,200	1,850
Net cash provided by (used in) noncapital financing activities	—	—	3,000	2,600	2,600	1,950	2,200	1,850
Cash flows from capital and related financing activities:								
Issuance of note payable	—	—	—	—	—	—	—	—
Principal payments on debt	—	—	—	—	—	—	—	—
Interest payments	—	—	(502)	—	—	—	—	—
Other financing and project development costs	—	—	—	—	—	—	—	—
Capital grants	—	—	—	—	—	—	—	—
Acquisition and construction of capital assets	(286,019)	—	—	—	—	—	—	—
Proceeds from capital contributions	—	—	—	—	—	—	—	—
Proceeds from sale of assets	10,848	—	—	—	—	—	—	—
Net cash provided by (used in) capital and related financing activities	(275,171)	—	(502)	—	—	—	—	—
Cash flows from investing activities:								
Issuance of notes receivable	—	—	—	—	—	—	—	—
Receipt of payments on notes receivable	—	—	—	—	—	—	—	—
Short-term loan	—	—	—	—	—	—	—	—
Proceeds from sales and maturities of investments	3,677,520	14,287	409	217	6	—	201	226
Purchase of investments	(3,484,282)	(80,899)	(130)	(622)	(21,611)	(19,122)	(605)	(626)
Investment in partnership	—	—	—	—	—	—	—	—
Purchase of partnership interest	—	—	—	—	—	—	—	—
Interest received	24,955	882	—	534	506	354	97	82
Net cash provided by (used in) investing activities	218,193	(65,730)	279	129	(21,099)	(18,768)	(307)	(318)
Net increase (decrease) in cash and cash equivalents	739	8,330	—	458	26	—	23	—
Cash and cash equivalents, January 1	2,725,009	195,113	—	868,769	122,807	—	108,071	—
Cash and cash equivalents, December 31	\$ 2,725,748	203,443	—	869,227	122,833	—	108,094	—

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

	Denver Housing Corporation	Denver Community Ventures	Globeville Workforce Housing	Arrowhead Housing Inc.	Arrowhead Housing II Inc.	Arrowhead Housing III Inc.	Arrowhead Housing IV Inc.	Arrowhead Housing V Inc.
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:								
Operating income (loss)	\$ 27,326	86,506	(3,813)	(2,271)	5,501	4,889	(1,870)	(1,532)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:								
Depreciation and amortization	270,342	—	399	—	—	—	—	—
Changes in operating assets and liabilities:								
Accounts receivable								
Tenants	(4,301)	—	—	—	—	—	—	—
Intergovernmental	—	—	—	—	—	—	—	—
Other	(84,749)	(1,350)	2,990	—	—	—	—	—
Due from other funds	—	—	—	—	—	—	—	—
Due from DCU	(15,976)	—	—	—	13,024	11,929	—	—
Inventories	—	—	—	—	—	—	—	—
Prepaid items	(242)	—	(102)	—	—	—	—	—
Accounts payable	(19,408)	3,321	(2,804)	—	—	—	—	—
Compensated absences payable	—	—	—	—	—	—	—	—
Accrued liabilities	(1,839)	1,062	553	—	—	—	—	—
Unearned Revenue	(112,529)	(15,479)	—	—	—	—	—	—
Due to other funds	—	—	—	—	—	—	—	—
Family Self Sufficiency escrow	—	—	—	—	—	—	—	—
Tenant security deposits	(907)	—	—	—	—	—	—	—
Escrow held for others	—	—	—	—	—	—	—	—
Net cash provided by (used in) operating activities	<u>\$ 57,717</u>	<u>74,060</u>	<u>(2,777)</u>	<u>(2,271)</u>	<u>18,525</u>	<u>16,818</u>	<u>(1,870)</u>	<u>(1,532)</u>
Noncash investing, capital, and financing activities:								
Increase (decrease) in fairvalue of investments	1,880	(41)	89	4	(7)	18	4	4

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

	Three Towers Partners	Curtis Park Housing Inc.	DLIHDC DC	Denver Housing Development Partners Inc.	DHA Limited Partner	Westwood Housing Inc.	1099 Osage Housing Inc.	SL Housing II Inc
Cash flows from operating activities:								
Receipts from HUD	\$ —	—	—	—	—	—	—	—
Receipts from tenants and others	—	32	9,421	462,362	1,891	—	—	—
Payments to employees	—	—	—	(14,120)	—	—	—	—
Payments to vendors and suppliers	(2,415)	(2,264)	(5,236)	(87,810)	—	(1,839,936)	(1,623)	(1,430)
Net cash provided by (used in) operating activities	(2,415)	(2,232)	4,185	360,432	1,891	(1,839,936)	(1,623)	(1,430)
Cash flows from noncapital financing activities:								
Intergovernmental operating subsidy and grants	—	—	—	—	—	—	—	—
Advances between funds	—	—	—	—	—	—	—	—
Transfers in (out)	2,750	2,600	—	—	—	1,700	1,950	1,800
Net cash provided by (used in) noncapital financing activities	2,750	2,600	—	—	—	1,700	1,950	1,800
Cash flows from capital and related financing activities:								
Issuance of note payable	—	—	—	—	—	—	—	—
Principal payments on debt	—	—	—	—	—	—	—	—
Interest payments	—	—	—	—	—	—	—	—
Other financing and project development costs	—	—	—	—	—	—	—	—
Capital grants	—	—	—	—	—	—	—	—
Acquisition and construction of capital assets	—	—	—	—	—	1,838,536	—	—
Proceeds from capital contributions	—	—	—	—	—	—	—	—
Proceeds from sale of assets	—	—	—	—	—	—	—	—
Net cash provided by (used in) capital and related financing activities	—	—	—	—	—	1,838,536	—	—
Cash flows from investing activities:								
Issuance of notes receivable	—	—	—	—	—	—	—	—
Receipt of payments on notes receivable	—	—	—	—	—	—	—	—
Short-term loan	—	—	—	—	—	—	—	—
Proceeds from sales and maturities of investments	217	178	6,797	406	123	223	220	199
Purchase of investments	(627)	(717)	(13,238)	(369,608)	(2,233)	(603)	(628)	(649)
Investment in partnership	—	(1)	—	(160)	—	—	—	—
Purchase of partnership interest	—	—	—	—	—	—	—	—
Interest received	75	172	2,256	8,930	219	431	81	80
Net cash provided by (used in) investing activities	(335)	(368)	(4,185)	(360,432)	(1,891)	51	(327)	(370)
Net increase (decrease) in cash and cash equivalents	—	—	—	—	—	351	—	—
Cash and cash equivalents, January 1	—	—	—	—	—	664,224	—	—
Cash and cash equivalents, December 31	\$ —	—	—	—	—	664,575	—	—

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

	Three Towers Partners	Curtis Park Housing Inc.	DLIHDC DC	Denver Housing Development Partners Inc.	DHA Limited Partner	Westwood Housing Inc.	1099 Osage Housing Inc.	SL Housing II Inc
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:								
Operating income (loss)	\$ (2,415)	(2,232)	4,185	229,586	1,891	(1,400)	(1,623)	(1,430)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:								
Depreciation and amortization	—	—	—	—	—	—	—	—
Changes in operating assets and liabilities:								
Accounts receivable								
Tenants	—	—	—	—	—	—	—	—
Intergovernmental	—	—	—	—	—	—	—	—
Other	—	—	—	10,308	—	—	—	—
Due from other funds	—	—	—	—	—	—	—	—
Due from DCU	—	—	—	—	—	—	—	—
Inventories	—	—	—	—	—	—	—	—
Prepaid items	—	—	—	—	—	—	—	—
Accounts payable	—	—	—	(4,533)	—	(615,700)	—	—
Compensated absences payable	—	—	—	—	—	—	—	—
Accrued liabilities	—	—	—	(54)	—	(1,222,836)	—	—
Unearned Revenue	—	—	—	125,125	—	—	—	—
Due to other funds	—	—	—	—	—	—	—	—
Family Self Sufficiency escrow	—	—	—	—	—	—	—	—
Tenant security deposits	—	—	—	—	—	—	—	—
Escrow held for others	—	—	—	—	—	—	—	—
Net cash provided by (used in) operating activities	\$ (2,415)	(2,232)	4,185	360,432	1,891	(1,839,936)	(1,623)	(1,430)
Noncash investing, capital, and financing activities:								
Increase (decrease) in fairvalue of investments	4	4	102	(405)	7	4	4	4

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

	SL Housing III Inc	SL Housing IV Inc	SLP Housing VI Inc	SLP Housing VII Inc	SLP Housing VIII Inc	MVEC Housing Inc.	SLR Housing Inc	CSG Housing Inc
Cash flows from operating activities:								
Receipts from HUD	\$ —	—	—	—	—	—	—	—
Receipts from tenants and others	—	—	—	—	—	—	—	—
Payments to employees	—	—	—	—	—	—	—	—
Payments to vendors and suppliers	(1,318)	(1,472)	(1,816)	(256,698)	(247,788)	(2,154)	(1,456)	(1,635)
Net cash provided by (used in) operating activities	(1,318)	(1,472)	(1,816)	(256,698)	(247,788)	(2,154)	(1,456)	(1,635)
Cash flows from noncapital financing activities:								
Intergovernmental operating subsidy and grants	—	—	—	—	—	—	—	—
Advances between funds	—	—	—	—	—	—	—	—
Transfers in (out)	1,650	1,800	2,150	257,031	248,125	2,500	1,800	2,000
Net cash provided by (used in) noncapital financing activities	1,650	1,800	2,150	257,031	248,125	2,500	1,800	2,000
Cash flows from capital and related financing activities:								
Issuance of note payable	—	—	—	—	—	—	—	—
Principal payments on debt	—	—	—	—	—	—	—	—
Interest payments	—	—	—	—	—	—	—	—
Other financing and project development costs	—	—	—	—	—	—	—	—
Capital grants	—	—	—	—	—	—	—	—
Acquisition and construction of capital assets	—	—	—	—	—	—	—	—
Proceeds from capital contributions	—	—	—	—	—	—	—	—
Proceeds from sale of assets	—	—	—	—	—	—	—	—
Net cash provided by (used in) capital and related financing activities	—	—	—	—	—	—	—	—
Cash flows from investing activities:								
Issuance of notes receivable	—	—	—	—	—	—	—	—
Receipt of payments on notes receivable	—	—	—	—	—	—	—	—
Short-term loan	—	—	—	—	—	—	—	—
Proceeds from sales and maturities of investments	210	210	286	68	43	214	224	200
Purchase of investments	(622)	(617)	(718)	(434)	(413)	(637)	(649)	(644)
Investment in partnership	—	—	—	1	—	—	—	—
Purchase of partnership interest	—	—	—	—	—	—	—	—
Interest received	80	79	98	32	33	77	81	79
Net cash provided by (used in) investing activities	(332)	(328)	(334)	(333)	(337)	(346)	(344)	(365)
Net increase (decrease) in cash and cash equivalents	—	—	—	—	—	—	—	—
Cash and cash equivalents, January 1	—	—	—	—	—	—	—	—
Cash and cash equivalents, December 31	\$ —	—	—	—	—	—	—	—

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

	SL Housing III Inc	SL Housing IV Inc	SLP Housing VI Inc	SLP Housing VII Inc	SLP Housing VIII Inc	MVEC Housing Inc.	SLR Housing Inc	CSG Housing Inc
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:								
Operating income (loss)	\$ (1,318)	(1,472)	(1,816)	(1,817)	(1,816)	(2,154)	(1,456)	(1,635)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:								
Depreciation and amortization	—	—	—	—	—	—	—	—
Changes in operating assets and liabilities:								
Accounts receivable								
Tenants	—	—	—	—	—	—	—	—
Intergovernmental	—	—	—	—	—	—	—	—
Other	—	—	—	—	—	—	—	—
Due from other funds	—	—	—	—	—	—	—	—
Due from DCU	—	—	—	(254,881)	(245,972)	—	—	—
Inventories	—	—	—	—	—	—	—	—
Prepaid items	—	—	—	—	—	—	—	—
Accounts payable	—	—	—	—	—	—	—	—
Compensated absences payable	—	—	—	—	—	—	—	—
Accrued liabilities	—	—	—	—	—	—	—	—
Unearned Revenue	—	—	—	—	—	—	—	—
Due to other funds	—	—	—	—	—	—	—	—
Family Self Sufficiency escrow	—	—	—	—	—	—	—	—
Tenant security deposits	—	—	—	—	—	—	—	—
Escrow held for others	—	—	—	—	—	—	—	—
Net cash provided by (used in) operating activities	\$ (1,318)	(1,472)	(1,816)	(256,698)	(247,788)	(2,154)	(1,456)	(1,635)
Noncash investing, capital, and financing activities:								
Increase (decrease) in fairvalue of investments	4	4	5	2	2	4	4	4

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

	Curtis Park Horse Barn Inc	Youth Employment Academy	Osage Café LLC	DHA Park Hill LLC	DHA Chestnut LLC	DLIHDC	1035 Osage Inc.	DHA Energy LLC
Cash flows from operating activities:								
Receipts from HUD	\$ —	(7,908)	—	—	—	—	—	—
Receipts from tenants and others	262,530	536,757	163,666	1,700	—	—	15	4,315
Payments to employees	—	(169,058)	(125,763)	—	—	—	—	—
Payments to vendors and suppliers	(174,000)	(68,588)	(72,180)	—	—	—	(402,309)	(4,493)
Net cash provided by (used in) operating activities	88,530	291,203	(34,277)	1,700	—	—	(402,294)	(178)
Cash flows from noncapital financing activities:								
Intergovernmental operating subsidy and grants	—	—	—	—	—	—	—	—
Advances between funds	—	—	—	—	—	—	—	—
Transfers in (out)	—	(42,004)	72,003	—	—	—	—	2,500
Net cash provided by (used in) noncapital financing activities	—	(42,004)	72,003	—	—	—	—	2,500
Cash flows from capital and related financing activities:								
Issuance of note payable	—	—	—	—	—	—	—	—
Principal payments on debt	—	—	—	—	—	—	—	—
Interest payments	(46,064)	—	—	—	—	—	—	—
Other financing and project development costs	—	1	—	—	—	—	—	—
Capital grants	—	—	—	—	—	—	—	—
Acquisition and construction of capital assets	—	(861,758)	—	—	—	—	(18,558,302)	—
Proceeds from capital contributions	—	—	—	—	—	—	—	—
Proceeds from sale of assets	—	—	—	—	—	—	—	—
Net cash provided by (used in) capital and related financing activities	(46,064)	(861,757)	—	—	—	—	(18,558,302)	—
Cash flows from investing activities:								
Issuance of notes receivable	—	—	—	—	—	—	—	—
Receipt of payments on notes receivable	—	—	—	—	—	—	—	—
Short-term loan	—	—	—	—	—	—	—	—
Proceeds from sales and maturities of investments	726	466,361	238,270	11,643	166	—	18,933	3,164
Purchase of investments	(32,815)	(715,927)	(266,965)	(14,935)	(211)	—	—	(4,606)
Investment in partnership	—	—	—	—	—	—	—	—
Purchase of partnership interest	—	—	—	—	—	—	—	—
Interest received	2,949	2,687	(1,013)	1,592	45	—	—	(880)
Net cash provided by (used in) investing activities	(29,140)	(246,879)	(29,708)	(1,700)	—	—	18,933	(2,322)
Net increase (decrease) in cash and cash equivalents	13,326	(859,437)	8,018	—	—	—	(18,941,663)	—
Cash and cash equivalents, January 1	903,645	1,903,720	3,740	—	—	—	31,703,598	—
Cash and cash equivalents, December 31	\$ 916,971	1,044,283	11,758	—	—	—	12,761,935	—

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

	Curtis Park Horse Barn Inc	Youth Employment Academy	Osage Café LLC	DHA Park Hill LLC	DHA Chestnut LLC	DLIHDC	1035 Osage Inc.	DHA Energy LLC
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:								
Operating income (loss)	\$ (29,833)	190,935	(70,800)	—	—	—	(198,000)	4,137
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:								
Depreciation and amortization	170,694	4,771	314	—	—	—	—	—
Changes in operating assets and liabilities:								
Accounts receivable								
Tenants	—	—	—	—	—	—	—	—
Intergovernmental	—	(7,908)	—	—	—	—	—	—
Other	(251)	(20,268)	(2,909)	1,700	—	—	15	—
Due from other funds	—	—	—	—	—	—	—	—
Due from DCU	—	—	—	—	—	—	—	(4,315)
Inventories	—	—	2,770	—	—	—	—	—
Prepaid items	(795)	(1,206)	610	—	—	—	—	—
Accounts payable	(847)	364	(1,202)	—	—	—	—	—
Compensated absences payable	—	—	—	—	—	—	—	—
Accrued liabilities	4,562	180	27	—	—	—	(160,516)	—
Unearned Revenue	—	—	—	—	—	—	—	—
Due to other funds	(55,000)	124,335	36,913	—	—	—	(43,793)	—
Family Self Sufficiency escrow	—	—	—	—	—	—	—	—
Tenant security deposits	—	—	—	—	—	—	—	—
Escrow held for others	—	—	—	—	—	—	—	—
Net cash provided by (used in) operating activities	<u>\$ 88,530</u>	<u>291,203</u>	<u>(34,277)</u>	<u>1,700</u>	<u>—</u>	<u>—</u>	<u>(402,294)</u>	<u>(178)</u>
Noncash investing, capital, and financing activities:								
Increase (decrease) in fairvalue of investments	(159)	262	(191)	78	2	—	—	(2,057)

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

	Denver Affordable Energy, Inc	DHA Vida Housing I	DHA Vida Housing II	Vida Commercial Partners	DHA Vida, LLC	SVED	SVED	Total
Cash flows from operating activities:								
Receipts from HUD	\$ —	—	—	—	—	—	—	716,121
Receipts from tenants and others	18,493	—	—	(11,416)	—	(50,448)	—	2,082,147
Payments to employees	—	—	—	—	—	(52,053)	—	(604,007)
Payments to vendors and suppliers	26,239	—	—	(426,216)	(50,964)	464,699	—	(4,168,038)
Net cash provided by (used in) operating activities	44,732	—	—	(437,632)	(50,964)	362,198	—	(1,973,777)
Cash flows from noncapital financing activities:								
Intergovernmental operating subsidy and grants	—	—	—	—	—	—	—	—
Advances between funds	—	—	—	—	—	—	—	—
Transfers in (out)	—	—	—	—	—	—	2,500	577,055
Net cash provided by (used in) noncapital financing activities	—	—	—	—	—	—	2,500	577,055
Cash flows from capital and related financing activities:								
Issuance of note payable	—	—	—	—	—	—	—	—
Principal payments on debt	—	—	—	—	—	—	—	—
Interest payments	—	—	—	—	—	(74,194)	—	(120,760)
Other financing and project development costs	—	—	—	—	—	—	—	1
Capital grants	—	—	—	—	—	—	—	—
Acquisition and construction of capital assets	—	—	—	(3,275,813)	—	—	—	(21,143,356)
Proceeds from capital contributions	—	—	—	—	—	—	—	—
Proceeds from sale of assets	—	—	—	—	—	—	—	10,848
Net cash provided by (used in) capital and related financing activities	—	—	—	(3,275,813)	—	(74,194)	—	(21,253,267)
Cash flows from investing activities:								
Issuance of notes receivable	—	—	—	—	—	(327,000)	—	(327,000)
Receipt of payments on notes receivable	—	—	—	—	—	—	—	—
Short-term loan	—	—	—	—	—	—	—	—
Proceeds from sales and maturities of investments	5,665	—	—	165,577	330,754	479,014	(2,400)	5,420,557
Purchase of investments	(4,572)	—	—	(36,504)	(330,754)	(490,018)	—	(5,898,241)
Investment in partnership	(46,587)	—	—	—	50,964	—	(100)	4,117
Purchase of partnership interest	—	—	—	—	—	—	—	—
Interest received	762	—	—	—	—	—	—	46,355
Net cash provided by (used in) investing activities	(44,732)	—	—	129,073	50,964	(338,004)	(2,500)	(754,212)
Net increase (decrease) in cash and cash equivalents	—	—	—	(3,584,372)	—	(50,000)	—	(23,404,201)
Cash and cash equivalents, January 1	—	—	—	10,032,130	—	50,000	—	49,280,826
Cash and cash equivalents, December 31	\$ —	—	—	6,447,758	—	—	—	25,876,625

Housing Authority of the City and County of Denver
NOTES TO BASIC FINANCIAL STATEMENTS
Blended Component Units
December 31, 2018

	Denver Affordable Energy, Inc	DHA Vida Housing I	DHA Vida Housing II	Vida Commercial Partners	DHA Vida, LLC	SVED	SVED	Total
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:								
Operating income (loss)	\$ 16,638	—	—	(114,350)	(50,964)	(54,800)	—	20,777
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:								
Depreciation and amortization	—	—	—	—	—	—	—	446,520
Changes in operating assets and liabilities:								
Accounts receivable								
Tenants	—	—	—	—	—	—	—	(4,301)
Intergovernmental	—	—	—	—	—	—	—	(7,908)
Other	—	—	—	(11,416)	—	(50,448)	—	(156,378)
Due from other funds	—	—	—	(18,252)	—	—	—	(18,252)
Due from DCU	(18,493)	—	—	—	—	—	—	(514,684)
Inventories	—	—	—	—	—	—	—	2,770
Prepaid items	46,587	—	—	—	—	—	—	44,852
Accounts payable	—	—	—	(36,315)	—	—	—	(677,124)
Compensated absences payable	—	—	—	—	—	—	—	—
Accrued liabilities	—	—	—	(4,448)	—	198	—	(1,383,111)
Unearned Revenue	—	—	—	—	—	—	—	(2,883)
Due to other funds	—	—	—	(252,851)	—	467,248	—	276,852
Family Self Sufficiency escrow	—	—	—	—	—	—	—	—
Tenant security deposits	—	—	—	—	—	—	—	(907)
Escrow held for others	—	—	—	—	—	—	—	—
Net cash provided by (used in) operating activities	\$ 44,732	—	—	(437,632)	(50,964)	362,198	—	(1,973,777)
Noncash investing, capital, and financing activities:								
Increase (decrease) in fairvalue of investments	(125)	—	—	—	—	—	—	(486)

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government
December 31, 2018

Assets & Deferred Outflow of Resources	General administrative	Low rent	Denver housing program	Component Units	Section 8	Grants	Internal services	Combining entries	Total
Current assets:									
Cash and cash equivalents	\$ 3,775,980	907,708	1,390,323	3,017,784	150	—	200	—	9,092,145
Investments	1,517,496	18,180,131	16,456,813	3,148,255	1,982,755	237,547	2,000	—	41,524,997
Receivables:									
Tenants	—	234,982	4,001	10,745	—	—	—	—	249,728
Interest	130,268	69,782	228,980	161,565	—	—	—	(25,347)	565,248
Intergovernmental	—	1,255,605	312,602	7,908	51,705	41,339	—	—	1,669,159
Discretely presented component units	31,433	15,061	850,383	533,294	—	—	—	—	1,430,171
Other	164,930	922,542	866,868	301,681	—	16,624	13,105	—	2,285,750
Current portion of notes receivable	—	8,500,000	161,075	1,792,000	—	—	—	—	10,453,075
Due from other funds	2,072,926	988,018	1,083,472	18,252	—	—	2,402,965	(6,565,633)	—
Inventories	8,198	—	—	2,734	—	—	65,195	—	76,127
Prepaid items	54,334	48,734	354	369,110	378	—	13,362	—	486,272
Restricted:									
Cash	—	12,615,629	3,805,525	2,939,858	—	—	—	—	19,361,012
Investments	—	3,410,698	770,301	50,679	555,035	—	—	—	4,786,713
Total current assets	<u>7,755,565</u>	<u>47,148,890</u>	<u>25,930,697</u>	<u>12,353,865</u>	<u>2,590,023</u>	<u>295,510</u>	<u>2,496,827</u>	<u>(6,590,980)</u>	<u>91,980,397</u>
Noncurrent assets:									
Noncurrent portion of notes receivable	—	147,401,976	113,128,673	491,145	—	3,380,000	—	(3,535,559)	260,866,235
Due from DCU	—	42,734	3,780,967	563,672	—	—	—	—	4,387,373
Deferred amount on financing	—	—	—	—	—	—	—	—	—
Other	—	—	527,430	5,359,298	—	—	—	(4,943,501)	943,227
Restricted:									
Cash	—	—	—	19,918,983	—	—	—	—	19,918,983
Investments	—	—	—	—	—	—	—	—	—
Capital assets:									
Land	—	18,637,062	27,961,991	3,857,246	—	—	—	—	50,456,299
Buildings	—	202,410,202	8,544,484	8,675,319	—	—	—	—	219,630,005
Accumulated depreciation – buildings	—	(154,488,997)	(4,333,496)	(3,641,839)	—	—	—	—	(162,464,332)
Improvements	—	28,755,143	2,112,348	124,400	—	—	—	—	30,991,891
Accumulated depreciation – improvements	—	(21,559,018)	(652,660)	(50,056)	—	—	—	—	(22,261,734)
Machinery and equipment	407,665	1,267,757	28,037	239,557	200,731	—	384,743	—	2,528,490
Accumulated depreciation – machinery and equipment	(399,800)	(1,242,268)	(7,165)	(225,720)	(192,667)	—	(375,426)	—	(2,443,046)
Construction in progress	—	4,444,576	547,476	34,258,287	—	—	—	—	39,250,339
Total capital assets	<u>7,865</u>	<u>78,224,457</u>	<u>34,201,015</u>	<u>43,237,194</u>	<u>8,064</u>	<u>—</u>	<u>9,317</u>	<u>—</u>	<u>155,687,912</u>
Total noncurrent assets	<u>7,865</u>	<u>225,669,167</u>	<u>151,638,085</u>	<u>69,570,292</u>	<u>8,064</u>	<u>3,380,000</u>	<u>9,317</u>	<u>(8,479,060)</u>	<u>441,803,730</u>
Total assets	<u>7,763,430</u>	<u>272,818,057</u>	<u>177,568,782</u>	<u>81,924,157</u>	<u>2,598,087</u>	<u>3,675,510</u>	<u>2,506,144</u>	<u>(15,070,040)</u>	<u>533,784,127</u>
Deferred Outflow of Resources									
Total deferred outflow of resources	—	—	—	—	—	—	—	—	—
Total assets and deferred outflow of resources	<u>\$ 7,763,430</u>	<u>272,818,057</u>	<u>177,568,782</u>	<u>81,924,157</u>	<u>2,598,087</u>	<u>3,675,510</u>	<u>2,506,144</u>	<u>(15,070,040)</u>	<u>533,784,127</u>

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government
December 31, 2018

Liabilities, Deferred Inflow of Resources & Net Position	General administrative	Low rent	Denver housing program	Component Units	Section 8	Grants	Internal services	Combining entries	Total
Current liabilities:									
Accounts payable	\$ 1,343,332	1,126,165	293,096	3,578,485	46,159	5,137	14,424	—	6,406,798
Current portion of compensated absences payable	842,098	—	—	—	—	—	—	—	842,098
Accrued liabilities	207,450	812,635	1,062,102	1,241,846	44,252	15,099	43,249	—	3,426,633
Unearned revenue	—	695,090	784,977	268,341	—	248,791	—	—	1,997,199
Intergovernmental payables	—	—	—	—	90,705	—	—	—	90,705
Accrued interest payable	—	51,911	206,520	25,347	—	—	—	(25,347)	258,431
Current portion of long-term debt	—	1,754,294	307,537	1,660,000	—	—	—	—	3,721,831
Due to other funds	88,433	4,909,219	261,252	1,069,098	—	237,631	—	(6,565,633)	—
Due to DCU	—	103,016	1,061,658	—	—	—	—	—	1,164,674
	<u>2,481,313</u>	<u>9,452,330</u>	<u>3,977,142</u>	<u>7,843,117</u>	<u>181,116</u>	<u>506,658</u>	<u>57,673</u>	<u>(6,590,980)</u>	<u>17,908,369</u>
Current liabilities payable from restricted assets:									
Accrued interest payable	—	—	—	—	—	—	—	—	—
HAP Payable	—	—	—	—	—	—	—	—	—
Current portion of long-term debt	—	385,000	90,000	—	—	—	—	—	475,000
Family Self Sufficiency escrow	—	119,731	—	—	266,980	—	—	—	386,711
Tenant security deposits	—	274,477	19,055	50,679	—	—	—	—	344,211
Escrow held for others	—	—	—	—	—	—	—	—	—
Current liabilities payable from restricted assets	<u>—</u>	<u>779,208</u>	<u>109,055</u>	<u>50,679</u>	<u>266,980</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>1,205,922</u>
Total current liabilities	<u>2,481,313</u>	<u>10,231,538</u>	<u>4,086,197</u>	<u>7,893,796</u>	<u>448,096</u>	<u>506,658</u>	<u>57,673</u>	<u>(6,590,980)</u>	<u>19,114,291</u>
Noncurrent liabilities:									
Compensated absences payable	114,832	—	—	—	—	—	—	—	114,832
Due to DCU	—	—	695,235	—	—	—	—	—	695,235
Accrued liabilities	—	8,396	1,377,137	28,501	—	—	—	—	1,414,034
Unearned Revenue	—	556,836	5,161,643	2,225,456	—	—	—	(4,943,501)	3,000,434
Notes and bonds payable	—	23,804,277	73,323,487	47,506,559	—	—	—	(3,535,559)	141,098,764
Family Self Sufficiency escrow	—	295,003	—	—	279,459	—	—	—	574,462
Total noncurrent liabilities	<u>114,832</u>	<u>24,664,512</u>	<u>80,557,502</u>	<u>49,760,516</u>	<u>279,459</u>	<u>—</u>	<u>—</u>	<u>(8,479,060)</u>	<u>146,897,761</u>
Total liabilities	<u>2,596,145</u>	<u>34,896,050</u>	<u>84,643,699</u>	<u>57,654,312</u>	<u>727,555</u>	<u>506,658</u>	<u>57,673</u>	<u>(15,070,040)</u>	<u>166,012,052</u>
Deferred inflow of resources	—	—	—	—	—	—	—	—	—
Net position:									
Investment in capital assets	7,865	52,280,886	13,023,608	10,484,477	8,064	—	9,317	—	75,814,217
Restricted	—	—	—	—	—	—	—	—	—
Operating Reserve Fund	—	—	840,437	2,059,726	—	—	—	—	2,900,163
ACC Reserve	—	1,012,115	1,265,432	1,413,420	—	—	—	—	3,690,967
Master Payment Fund	—	—	84,736	5,037,848	—	—	—	—	5,122,584
Replacement Reserve Fund	—	662,637	493,433	22,603	—	—	—	—	1,178,673
Debt Service Reserve Fund	—	115	490,289	847,402	—	—	—	—	1,337,806
Interest Reserve Fund	—	—	597,304	—	—	—	—	—	597,304
Escrow Fund	—	—	16,056	—	—	—	—	—	16,056
Disposition Proceeds	—	10,940,761	—	—	—	—	—	—	10,940,761
Redemption Bond Fund	—	—	17,834	—	—	—	—	—	17,834
Other	—	2,721,488	751,250	—	8,596	—	—	—	3,481,334
Unrestricted	<u>5,159,420</u>	<u>170,304,005</u>	<u>75,344,704</u>	<u>4,404,369</u>	<u>1,853,872</u>	<u>3,168,852</u>	<u>2,439,154</u>	<u>—</u>	<u>262,674,376</u>
Total net position	<u>5,167,285</u>	<u>237,922,007</u>	<u>92,925,083</u>	<u>24,269,845</u>	<u>1,870,532</u>	<u>3,168,852</u>	<u>2,448,471</u>	<u>—</u>	<u>367,772,075</u>
Total liabilities, deferred inflow of resources and net position	<u>\$ 7,763,430</u>	<u>272,818,057</u>	<u>177,568,782</u>	<u>81,924,157</u>	<u>2,598,087</u>	<u>3,675,510</u>	<u>2,506,144</u>	<u>(15,070,040)</u>	<u>533,784,127</u>

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government
December 31, 2018

	General administrative	Low rent	Denver housing program	Component Units	Section 8	Grants	Internal services	Combining entries	Total
Operating revenues:									
Rental revenues	\$ —	10,505,412	201,084	433,470	—	—	—	—	11,139,966
Nondwelling revenue	—	365,758	293,017	263,364	—	—	—	—	922,139
Intergovernmental	—	21,583,100	568,130	724,029	76,303,736	1,390,074	—	—	100,569,069
Property Management fee revenue	6,256,619	—	269,075	14,295	—	—	—	(4,381,123)	2,158,866
Other revenues	946,544	718,272	1,704,432	1,567,177	70,455	187,760	—	(1,072,676)	4,121,964
Charges for services	91,549	—	—	—	—	—	3,247,501	(2,313,155)	1,025,895
Total operating revenues	7,294,712	33,172,542	3,035,738	3,002,335	76,374,191	1,577,834	3,247,501	(7,766,954)	119,937,899
Operating expenses:									
Administrative	8,089,993	4,232,448	2,044,618	533,051	2,718,420	123,102	42,358	(380,728)	17,403,262
Management fees	—	3,635,996	162,288	330,253	1,145,266	—	—	(5,067,589)	206,214
Tenant services	396,459	1,153,271	164,736	567,054	—	1,679,234	—	(126,659)	3,834,095
Utilities	—	4,789,304	60,260	125,686	—	—	—	—	4,975,250
Ordinary maintenance	48,508	8,833,371	307,598	588,040	—	—	—	(1,890,222)	7,887,295
General	110,055	1,551,503	195,738	266,816	70,261	—	246	(50,964)	2,143,655
Nonroutine maintenance	—	2,732,959	123,518	124,138	—	—	—	(35,993)	2,944,622
Depreciation	22,841	6,123,327	412,346	446,520	10,682	—	17,772	—	7,033,488
Housing assistance payments	—	—	—	—	72,599,326	—	—	—	72,599,326
Cost of sales and services	—	—	—	—	—	—	3,210,464	(214,799)	2,995,665
Other operating expenses	—	3,553,615	93,027	—	—	—	—	—	3,646,642
Total operating expenses	8,667,856	36,605,794	3,564,129	2,981,558	76,543,955	1,802,336	3,270,840	(7,766,954)	125,669,514
Operating income (loss)	(1,373,144)	(3,433,252)	(528,391)	20,777	(169,764)	(224,502)	(23,339)	—	(5,731,615)
Nonoperating revenues (expenses):									
Intergovernmental	—	—	—	—	—	—	—	—	—
Interest revenue	94,284	2,252,551	3,022,833	207,920	31,011	1,914	(6)	(57,251)	5,553,256
Net increase (decrease) in the fair value of investments	6,162	22,945	1,336	(486)	1,955	—	—	—	31,912
Interest expense	—	(1,011,423)	(3,715,757)	(146,106)	—	—	—	57,251	(4,816,035)
Financing expense	—	—	—	—	—	—	—	—	—
Amortization expense	—	—	(20,857)	(59,087)	—	—	—	—	(79,944)
Extraordinary items, net gain/loss	—	—	—	—	—	—	—	—	—
Loss on assets held for sale	—	—	—	—	—	—	—	—	—
Acquisition of entity gain (loss)	—	—	—	—	—	—	—	—	—
Gain (loss) on disposition of assets	—	8,982,237	6,627,340	8,255	—	—	114,414	—	15,732,246
Nonoperating revenues (expenses), net	100,446	10,246,310	5,914,895	10,496	32,966	1,914	114,408	—	16,421,435
Income (loss) before other revenues, expenses, gains, losses, and transfers	(1,272,698)	6,813,058	5,386,504	31,273	(136,798)	(222,588)	91,069	—	10,689,820
Transfers in (out)	(556,790)	(2,030,976)	2,010,711	577,055	—	—	—	—	—
Equity transfer	—	—	—	—	—	—	—	—	—
Capital grants - Capital Fund	—	3,135,152	—	—	—	—	—	—	3,135,152
Capital grants - other than Capital Fund	—	1,830,307	2,580,000	—	—	—	—	—	4,410,307
Capital contributions from general and limited partners	—	—	—	—	—	—	—	—	—
Changes in net position	(1,829,488)	9,747,541	9,977,215	608,328	(136,798)	(222,588)	91,069	—	18,235,279
Net position, January 1	6,996,773	228,174,466	82,947,868	23,661,517	2,007,330	3,391,440	2,357,402	—	349,536,796
Net position, End of Period	\$ 5,167,285	237,922,007	92,925,083	24,269,845	1,870,532	3,168,852	2,448,471	—	367,772,075

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government
December 31, 2018

	General administrative	Low rent	Denver housing program	Component Units	Section 8	Grants	Internal services	Combining entries	Total
Cash flows from operating activities:									
Receipts from HUD	\$ —	20,714,440	764,289	716,121	76,270,398	1,475,165	—	—	99,940,413
Receipts from tenants and others	8,275,882	11,922,581	2,511,996	2,082,147	161,627	257,828	3,242,406	(7,715,990)	20,738,477
Payments to employees	(6,709,590)	(7,285,333)	(1,541,309)	(604,007)	(2,056,140)	(1,000,909)	(159,719)	—	(19,357,007)
Payments to vendors and suppliers	(1,350,717)	(22,614,319)	4,447,365	(2,329,502)	(74,415,816)	(701,464)	(3,197,180)	7,766,954	(92,394,679)
Net cash provided by (used in) operating activities	215,575	2,737,369	6,182,341	(135,241)	(39,931)	30,620	(114,493)	50,964	8,927,204
Cash flows from noncapital financing activities:									
Intergovernmental nonoperating subsidy and grants	—	—	—	—	—	—	—	—	—
Advances between funds	—	—	—	—	—	—	—	—	—
Transfers in (out)	(556,790)	(2,030,976)	2,010,711	577,055	—	—	—	—	—
Net cash provided by (used in) noncapital financing activities	(556,790)	(2,030,976)	2,010,711	577,055	—	—	—	—	—
Cash flows from capital and related financing activities:									
Issuance of note payable	—	—	20,530,016	—	—	—	—	—	20,530,016
Principal payments on debt	—	(3,338,166)	(14,000,055)	—	—	—	—	—	(17,338,221)
Interest payments	—	(1,016,602)	(3,611,716)	(120,760)	—	—	—	31,904	(4,717,174)
Other financing and project development costs	—	—	—	1	—	—	—	—	1
Capital grants	—	4,965,459	2,580,000	—	—	—	—	—	7,545,459
Extraordinary items	—	—	—	—	—	—	—	—	—
Acquisition and construction of capital assets	—	(3,148,640)	(1,691,806)	(22,981,892)	—	—	—	—	(27,822,338)
Proceeds from capital contributions	—	—	—	—	—	—	—	—	—
Proceeds from sale of assets	—	17,768,970	10,316,610	10,848	—	—	116,499	—	28,212,927
Net cash provided by (used in) capital and related financing activities	—	15,231,021	14,123,049	(23,091,803)	—	—	116,499	31,904	6,410,670
Cash flows from investing activities:									
Issuance of notes receivable	—	(15,666,646)	(25,476,979)	(327,000)	—	—	—	—	(41,470,625)
Receipt of payments on notes receivable	—	1,030,060	3,424,482	—	—	—	—	—	4,454,542
Short-term loan	—	—	—	—	—	—	—	—	—
Proceeds from sales and maturities of investments	38,215,584	24,625,668	21,539,188	5,420,557	(150,600)	539,297	—	(59,000,000)	31,189,694
Purchase of investments	(36,633,215)	(26,758,480)	(25,327,784)	(5,898,241)	159,170	(571,831)	(2,000)	59,000,000	(36,032,381)
Investment in partnership	—	—	(79,665)	4,117	—	—	—	(50,964)	(126,512)
Purchase of partnership interest	—	—	—	—	—	—	—	—	—
Interest received	49,529	2,182,769	2,864,069	46,355	31,011	1,914	(6)	(31,904)	5,143,737
Net cash provided by (used in) investing activities	1,631,898	(14,586,629)	(23,056,689)	(754,212)	39,581	(30,620)	(2,006)	(82,868)	(36,841,545)
Net increase (decrease) in cash and cash equivalents	1,290,683	1,350,785	(740,588)	(23,404,201)	(350)	—	—	—	(21,503,671)
Cash and cash equivalents, January 1	2,485,297	12,172,552	5,936,436	49,280,826	500	—	200	—	69,875,811
Cash and cash equivalents, December 31	\$ 3,775,980	13,523,337	5,195,848	25,876,625	150	—	200	—	48,372,140

Housing Authority of the City and County of Denver
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	General administrative	Low rent	Denver housing program	Component Units	Section 8	Grants	Internal services	Combining entries	Total
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:									
Operating income (loss)	\$ (1,373,144)	(3,433,252)	(528,391)	20,777	(169,764)	(224,502)	(23,339)		(5,731,615)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:									
Depreciation	22,841	6,123,327	412,346	446,520	10,682	—	17,772		7,033,488
Changes in operating assets and liabilities:									
Accounts receivable									
Tenants	—	23,378	5,488	(4,301)	—	—	—	—	24,565
Intergovernmental	—	(868,660)	196,159	(7,908)	(51,705)	85,091	—	—	(647,023)
Other	981,170	43,290	(347,418)	(156,378)	91,172	(1,370)	(5,095)	—	605,371
Due from other funds	(357,586)	(988,018)	15,396	(18,252)	—	—	(143,658)	1,492,118	—
Due from DCU	(10,121)	151,304	5,981,555	(514,684)	—	—	—	—	5,608,054
Inventories	(2,220)	—	—	2,770	—	—	19,411	—	19,961
Prepaid items	(41,583)	(13,470)	(354)	44,852	(378)	—	13,967	—	3,034
Accounts payable	958,884	173,991	188,999	(61,424)	(8,896)	(9,972)	(4,283)	—	1,237,299
Compensated absences payable	302	—	—	—	—	—	—	—	302
Accrued liabilities	24,790	(94,014)	(15,669)	(160,275)	9,974	(269)	10,732	—	(224,731)
Unearned Revenue	—	442,361	388,852	(2,883)	—	71,439	—	50,964	950,733
Intergovernmental payable	—	—	—	—	18,367	—	—	—	18,367
Due to other funds	12,242	1,236,569	(143,748)	276,852	—	110,203	—	(1,492,118)	—
Due to DCU	—	43,009	28,661	—	—	—	—	—	71,670
Family Self Sufficiency escrow	—	(93,706)	—	—	60,617	—	—	—	(33,089)
Tenant security deposits	—	(8,740)	465	(907)	—	—	—	—	(9,182)
Escrow held for others	—	—	—	—	—	—	—	—	—
Net cash provided by (used in) operating activities	\$ <u>215,575</u>	<u>2,737,369</u>	<u>6,182,341</u>	<u>(135,241)</u>	<u>(39,931)</u>	<u>30,620</u>	<u>(114,493)</u>	<u>50,964</u>	<u>8,927,204</u>
Noncash investing, capital, and financing activities:									
Increase (decrease) in fairvalue of investments	6,162	22,945	1,336	(486)	1,955	—	—	—	31,912

See accompanying independent auditors' report.

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government – Grants
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Assets & Deferred Outflow of Resources	Service coordinator grant	Housing Counseling grant	Resident opportunity and support services	CDBG	Colorado Health Foundation grant	CSBG	Kresge Sun Valley Community Connectors	Jobs Plus	Colorado Access Care	Total
Current assets:										
Cash and cash equivalents	\$	—	—	—	—	—	—	—	—	—
Investments	—	—	—	11,443	72,233	—	153,871	—	—	237,547
Receivables:										
Tenants	—	—	—	—	—	—	—	—	—	—
Interest	—	—	—	—	—	—	—	—	—	—
Intergovernmental	—	—	—	25,206	—	16,133	—	—	—	41,339
Other	6,989	8,025	—	1,610	—	—	—	—	—	16,624
Current portion of notes receivable	—	—	—	—	—	—	—	—	—	—
Due from other funds	—	—	—	—	—	—	—	—	—	—
Due from DCU	—	—	—	—	—	—	—	—	—	—
Inventories	—	—	—	—	—	—	—	—	—	—
Assets held for sale	—	—	—	—	—	—	—	—	—	—
Prepaid items	—	—	—	—	—	—	—	—	—	—
Restricted:										
Cash	—	—	—	—	—	—	—	—	—	—
Investments	—	—	—	—	—	—	—	—	—	—
Total current assets	6,989	8,025	—	38,259	72,233	16,133	153,871	—	—	295,510
Noncurrent assets:										
Noncurrent portion of notes receivable	—	—	—	3,380,000	—	—	—	—	—	3,380,000
Other	—	—	—	—	—	—	—	—	—	—
Restricted:										
Cash	—	—	—	—	—	—	—	—	—	—
Investments	—	—	—	—	—	—	—	—	—	—
Capital assets:										
Land	—	—	—	—	—	—	—	—	—	—
Buildings	—	—	—	—	—	—	—	—	—	—
Accumulated depreciation – buildings	—	—	—	—	—	—	—	—	—	—
Improvements	—	—	—	—	—	—	—	—	—	—
Accumulated depreciation – improvements	—	—	—	—	—	—	—	—	—	—
Machinery and equipment	—	—	—	—	—	—	—	—	—	—
Accumulated depreciation – machinery and equipment	—	—	—	—	—	—	—	—	—	—
Construction in progress	—	—	—	—	—	—	—	—	—	—
Total capital assets	—	—	—	—	—	—	—	—	—	—
Total noncurrent assets	—	—	—	3,380,000	—	—	—	—	—	3,380,000
Total assets	6,989	8,025	—	3,418,259	72,233	16,133	153,871	—	—	3,675,510
Deferred Outflow of Resources										
Total deferred outflow of resources	—	—	—	—	—	—	—	—	—	—
Total assets and deferred outflow of resources	\$ 6,989	8,025	—	3,418,259	72,233	16,133	153,871	—	—	3,675,510

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government – Grants
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Liabilities, Deferred Inflow of Resources & Net Position	Service coordinator grant	Housing Counseling grant	Resident opportunity and support services	CDBG	Colorado Health Foundation grant	CSBG	Kresge Sun Valley Community Connectors	Jobs Plus	Colorado Access Care	Total
Current liabilities:										
Accounts payable	\$ —	—	—	114	—	1,184	115	3,724	—	5,137
Current portion of compensated absences payable	—	—	—	—	—	—	—	—	—	—
Accrued liabilities	2,111	130	—	3,577	—	3,220	2,139	3,922	—	15,099
Unearned revenue	—	—	—	—	77,200	—	171,591	—	—	248,791
Intergovernmental payables	—	—	—	—	—	—	—	—	—	—
Accrued interest payable	—	—	—	—	—	—	—	—	—	—
Current portion of long-term debt	—	—	—	—	—	—	—	—	—	—
Due to other funds	4,878	7,895	—	32,696	—	53,871	—	138,291	—	237,631
	<u>6,989</u>	<u>8,025</u>	<u>—</u>	<u>36,387</u>	<u>77,200</u>	<u>58,275</u>	<u>173,845</u>	<u>145,937</u>	<u>—</u>	<u>506,658</u>
Current liabilities payable from restricted assets:										
Accrued interest payable	—	—	—	—	—	—	—	—	—	—
Current portion of long-term debt	—	—	—	—	—	—	—	—	—	—
Family Self Sufficiency escrow	—	—	—	—	—	—	—	—	—	—
Tenant security deposits	—	—	—	—	—	—	—	—	—	—
Escrow held for others	—	—	—	—	—	—	—	—	—	—
Current liabilities payable from restricted assets	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Total Current liabilities	<u>6,989</u>	<u>8,025</u>	<u>—</u>	<u>36,387</u>	<u>77,200</u>	<u>58,275</u>	<u>173,845</u>	<u>145,937</u>	<u>—</u>	<u>506,658</u>
Noncurrent liabilities:										
Compensated absences payable	—	—	—	—	—	—	—	—	—	—
Notes and bonds payable	—	—	—	—	—	—	—	—	—	—
Total noncurrent liabilities	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Total liabilities	<u>6,989</u>	<u>8,025</u>	<u>—</u>	<u>36,387</u>	<u>77,200</u>	<u>58,275</u>	<u>173,845</u>	<u>145,937</u>	<u>—</u>	<u>506,658</u>
Deferred inflow of resources	—	—	—	—	—	—	—	—	—	—
Net position:										
Invested in capital assets	—	—	—	—	—	—	—	—	—	—
Restricted	—	—	—	—	—	—	—	—	—	—
Unrestricted	—	—	—	3,381,872	(4,967)	(42,142)	(19,974)	(145,937)	—	3,168,852
Total net position	<u>—</u>	<u>—</u>	<u>—</u>	<u>3,381,872</u>	<u>(4,967)</u>	<u>(42,142)</u>	<u>(19,974)</u>	<u>(145,937)</u>	<u>—</u>	<u>3,168,852</u>
Total liabilities, deferred inflow of resources and net position	<u>\$ 6,989</u>	<u>8,025</u>	<u>—</u>	<u>3,418,259</u>	<u>72,233</u>	<u>16,133</u>	<u>153,871</u>	<u>—</u>	<u>—</u>	<u>3,675,510</u>

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government – Grants
December 31, 2018

	Service coordinator grant	Housing Counseling grant	Resident opportunity and support services	CDBG	Colorado Health Foundation grant	CSBG	Kresge Sun Valley Community Connectors	Jobs Plus	Colorado Access Care	Total
Operating revenues:										
Rental revenues	\$ —	—	—	—	—	—	—	—	—	—
Nondwelling revenue	—	—	—	—	—	—	—	—	—	—
Intergovernmental	96,434	42,427	288,442	98,109	—	104,711	—	740,229	19,722	1,390,074
Property Management fee revenue	—	—	—	—	—	—	—	—	—	—
Other revenues	—	—	—	—	53,619	—	134,141	—	—	187,760
Charges for services	—	—	—	—	—	—	—	—	—	—
Total operating revenues	96,434	42,427	288,442	98,109	53,619	104,711	134,141	740,229	19,722	1,577,834
Operating expenses:										
Administrative	3,014	14,427	—	1,932	3,082	8,000	12,109	79,307	1,231	123,102
Management fees	—	—	—	—	—	—	—	—	—	—
Tenant services	93,420	28,000	288,442	105,745	55,768	138,853	143,656	806,859	18,491	1,679,234
Utilities	—	—	—	—	—	—	—	—	—	—
Ordinary maintenance	—	—	—	—	—	—	—	—	—	—
General	—	—	—	—	—	—	—	—	—	—
Nonroutine maintenance	—	—	—	—	—	—	—	—	—	—
Depreciation	—	—	—	—	—	—	—	—	—	—
Housing assistance payments	—	—	—	—	—	—	—	—	—	—
Cost of sales and services	—	—	—	—	—	—	—	—	—	—
Other operating expenses	—	—	—	—	—	—	—	—	—	—
Total operating expenses	96,434	42,427	288,442	107,677	58,850	146,853	155,765	886,166	19,722	1,802,336
Operating income (loss)	—	—	—	(9,568)	(5,231)	(42,142)	(21,624)	(145,937)	—	(224,502)
Nonoperating revenues (expenses):										
Intergovernmental	—	—	—	—	—	—	—	—	—	—
Interest revenue	—	—	—	—	264	—	1,650	—	—	1,914
Net increase (decrease) in the fair value of investments	—	—	—	—	—	—	—	—	—	—
Interest expense	—	—	—	—	—	—	—	—	—	—
Loss on assets held for sale	—	—	—	—	—	—	—	—	—	—
Gain (loss) on disposition of assets	—	—	—	—	—	—	—	—	—	—
Nonoperating revenues (expenses), net	—	—	—	—	264	—	1,650	—	—	1,914
Income (loss) before other revenues, expenses, gains, losses, and transfers	—	—	—	(9,568)	(4,967)	(42,142)	(19,974)	(145,937)	—	(222,588)
Transfers in (out)	—	—	—	—	—	—	—	—	—	—
Equity Transfer	—	—	—	—	—	—	—	—	—	—
Capital grants - Capital Fund	—	—	—	—	—	—	—	—	—	—
Capital grants - other than Capital Fund	—	—	—	—	—	—	—	—	—	—
Capital contributions from general and limited partners	—	—	—	—	—	—	—	—	—	—
Changes in net position	—	—	—	(9,568)	(4,967)	(42,142)	(19,974)	(145,937)	—	(222,588)
Net position, January 1	\$ —	—	—	3,391,440	—	—	—	—	—	3,391,440
Net position, December 31	\$ —	—	—	3,381,872	(4,967)	(42,142)	(19,974)	(145,937)	—	3,168,852

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government – Grants
December 31, 2018

	Service coordinator grant	Housing Counseling grant	Resident opportunity and support services	CDBG	Colorado Health Foundation grant	CSBG	Kresge Sun Valley Community Connectors	Jobs Plus	Colorado Access Care	Total
Cash flows from operating activities:										
Receipts from HUD	\$ 105,730	42,427	303,075	91,043	—	145,425	—	767,743	19,722	1,475,165
Receipts from tenants and others	(6,989)	5,640	—	(671)	129,198	—	130,000	—	650	257,828
Payments to employees	(93,881)	(34,361)	(293,169)	(101,836)	(53,749)	(111,482)	(70,861)	(223,102)	(18,468)	(1,000,909)
Payments to vendors and suppliers	(4,860)	(20,240)	(9,906)	11,734	(6,020)	(33,943)	(91,684)	(544,641)	(1,904)	(701,464)
Net cash provided by (used in) operating activities	—	(6,534)	—	270	69,429	—	(32,545)	—	—	30,620
Cash flows from noncapital financing activities:										
Intergovernmental operating subsidy and grants	—	—	—	—	—	—	—	—	—	—
Advances between funds	—	—	—	—	—	—	—	—	—	—
Transfers in (out)	—	—	—	—	—	—	—	—	—	—
Net cash provided by (used in) noncapital financing activities	—	—	—	—	—	—	—	—	—	—
Cash flows from capital and related financing activities:										
Issuance of note payable	—	—	—	—	—	—	—	—	—	—
Principal payments on debt	—	—	—	—	—	—	—	—	—	—
Interest payments	—	—	—	—	—	—	—	—	—	—
Capital grants	—	—	—	—	—	—	—	—	—	—
Acquisition and construction of capital assets	—	—	—	—	—	—	—	—	—	—
Proceeds from capital contributions	—	—	—	—	—	—	—	—	—	—
Proceeds from sale of assets	—	—	—	—	—	—	—	—	—	—
Net cash provided by (used in) capital and related financing activities	—	—	—	—	—	—	—	—	—	—
Cash flows from investing activities:										
Issuance of notes receivable	—	—	—	—	—	—	—	—	—	—
Receipt of payments on notes receivable	—	—	—	—	—	—	—	—	—	—
Short-term loan	—	—	—	—	—	—	—	—	—	—
Proceeds from sales and maturities of investments	—	73,451	19,361	74,420	80,211	97,379	68,095	110,795	15,585	539,297
Purchase of investments	—	(66,917)	(19,361)	(74,690)	(149,904)	(97,379)	(37,200)	(110,795)	(15,585)	(571,831)
Investment in partnership	—	—	—	—	—	—	—	—	—	—
Purchase of partnership interest	—	—	—	—	—	—	—	—	—	—
Interest received	—	—	—	—	264	—	1,650	—	—	1,914
Net cash provided by (used in) investing activities	—	6,534	—	(270)	(69,429)	—	32,545	—	—	(30,620)
Net increase (decrease) in cash and cash equivalents	—	—	—	—	—	—	—	—	—	—
Cash and cash equivalents, January 1	—	—	—	—	—	—	—	—	—	—
Cash and cash equivalents, December 31	\$ —	—	—	—	—	—	—	—	—	—

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government – Grants
December 31, 2018

	Service coordinator grant	Housing Counseling grant	Resident opportunity and support services	CDBG	Colorado Health Foundation grant	CSBG	Kresge Sun Valley Community Connectors	Jobs Plus	Colorado Access Care	Total
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:										
Operating income (loss)	\$ —	—	—	(9,568)	(5,231)	(42,142)	(21,624)	(145,937)	—	(224,502)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:										
Depreciation and amortization	—	—	—	—	—	—	—	—	—	—
Changes in operating assets and liabilities:										
Accounts receivable										
Tenants	—	—	—	—	—	—	—	—	—	—
Intergovernmental	9,296	—	14,633	(7,066)	—	40,714	—	27,514	—	85,091
Other	(6,989)	5,640	—	(671)	—	—	—	—	650	(1,370)
Due from other funds	—	—	—	—	—	—	—	—	—	—
Due from DCU	—	—	—	—	—	—	—	—	—	—
Inventories	—	—	—	—	—	—	—	—	—	—
Prepaid items	—	—	—	—	—	—	—	—	—	—
Accounts payable	(1,285)	—	—	114	—	1,084	(7,609)	(2,214)	(62)	(9,972)
Compensated absences payable	—	—	—	—	—	—	—	—	—	—
Accrued liabilities	485	(99)	(4,727)	2,397	(920)	1,609	829	157	—	(269)
Intergovernmental payable	—	—	—	—	—	—	—	—	—	—
Due to other funds	(1,507)	(12,075)	(9,906)	15,064	—	(1,265)	—	120,480	(588)	110,203
Unearned Revenue	—	—	—	—	75,580	—	(4,141)	—	—	71,439
Family Self Sufficiency escrow	—	—	—	—	—	—	—	—	—	—
Tenant security deposits	—	—	—	—	—	—	—	—	—	—
Escrow held for others	—	—	—	—	—	—	—	—	—	—
Net cash provided by (used in) operating activities	\$ —	(6,534)	—	270	69,429	—	(32,545)	—	—	30,620
Noncash investing, capital, and financing activities:										
Increase (decrease) in fairvalue of investments	—	—	—	—	—	—	—	—	—	—

See accompanying notes to basic financial statements.

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER

NOTES TO COMBINING FINANCIAL SCHEDULES

Year ended December 31, 2018

The following are descriptions of the columns in the Combining Financial Schedules:

General Administrative - Used to account for certain administrative costs not allocated to other areas.

Low Rent - Used to account for the administration, operation, maintenance, improvement, and construction of DHA's low-income public housing units under declaration of trust with HUD.

Denver Housing Program - Used to account for the administration, operation, maintenance, improvement, and construction of DHA's independently owned low-income housing units.

Section 8 - Used to account for Housing Assistance Payments made to landlords on behalf of eligible low-income clients.

Internal Services - Used to account for goods and services provided to the other areas on a cost-reimbursement basis.

Grants

Service Coordinator Grant - Used to account for supportive or medical services provided to disabled and/or elderly residents that allow them to continue to live independently.

Housing Counseling Grant - Used to provide homeownership counseling to potential home buyers.

Resident Opportunity and Support Services - Used to account for activities that help residents work toward self-sufficiency such as employment, career building, life skills, homeownership, and money management.

CDBG Grant - Used to account for Community Development Block Grant activities as identified in the contractual agreement including but not limited to development, construction, infrastructure, housing and other eligible costs as defined by the federal government.

Colorado Health Foundation Grant - Used to account for the implementation of the Healthy Development Measurement Tool as part of the redevelopment of the South Lincoln/Mariposa Redevelopment project in an effort to improve the health and well-being of the residents of the site through changes to the built environment and programming.

CSBG Grant – Used to account for Community Services Block Grant Funds. The grant will provide services that address the objective of employment, specifically providing job skills and removing barriers to long term or sustainable employment.

Kresge Sun Valley Community Connectors – Used to account for community connector programs in the Sun Valley neighborhood. Targeted activities include healthy living, incorporate multicultural values, community development, and revitalization efforts,

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER

NOTES TO COMBINING FINANCIAL SCHEDULES

Year ended December 31, 2018

Jobs Plus – Used to account for employment related activities and support services.

Colorado Access Care – Used to account for a Care Management Coordinator grant.

STATISTICAL SECTION

Financial Trends

Revenue Capacity

Debt Capacity

Demographic and Economic Information

Operating Information

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**HOUSING AUTHORITY OF THE CITY AND COUNTY OF
DENVER**

STATISTICAL SECTION

Year ended December 31, 2018

This part of DHA's CAFR presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information say about the DHA's overall financial health.

Contents	Tables
Financial Trends	1 - 2
<i>These schedules contain trend information to help the reader understand how DHA's financial performance and well-being have changed overtime.</i>	
Revenue Capacity	3
<i>These schedules contain information to help the reader assess DHA's most significant revenue sources.</i>	
Debt Capacity	4
<i>These schedules present information to help the reader assess the affordability of DHA's current levels of outstanding debt and ability to issue additional debt in the future.</i>	
Demographic and Economic Information	5 - 6
<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which DHA's financial activities take place.</i>	
Operating Information	7 - 10
<i>These schedules contain data to help the reader understand how the information in DHA's financial report relates to the services DHA provides and the activities it performs.</i>	

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

Table 1

HOUSING AUTHORITY OF THE CITY AND
COUNTY OF DENVER

Net Position
Last Ten Fiscal Years
(Unaudited)

Fiscal year	Invested in capital assets	Restricted	Unrestricted	Total
2009	243,028,773	14,660,467	34,895,360	292,584,600
2010	122,582,870	13,390,611	137,774,324	273,747,805
2011	127,934,399	27,474,554	138,155,198	293,564,151
2012	103,496,423	27,251,676	180,751,209	311,499,308
2013	94,748,261	18,694,271	206,238,937	319,681,469
2014	71,783,654	13,361,850	245,907,506	331,053,010
2015	84,648,215	18,889,788	233,613,117	337,151,120
2016	78,916,242	17,976,093	238,118,892	335,011,227
2017	92,700,653	28,304,401	228,531,742	349,536,796
2018	75,814,217	29,283,482	262,674,376	367,772,075

Source: Previous years' CAFR and current year financial statements.

Table 2

HOUSING AUTHORITY OF THE CITY AND
COUNTY OF DENVER
Revenues, Expenses, and Changes in Net Position
Last Ten Fiscal Years
(Unaudited)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Operating revenue:										
Rental revenue	\$ 12,910,836	9,716,663	9,368,384	9,165,664	8,935,658	8,861,833	9,656,259	10,341,104	10,847,836	12,062,105
Intergovernmental	56,941,923	81,736,794	86,843,711	83,855,671	79,506,566	83,468,787	84,706,103	96,039,758	95,327,521	100,569,069
Property management fee revenue	1,701,894	4,559,215	6,629,310	5,875,609	9,551,648	7,104,568	4,861,500	2,880,261	6,312,775	2,158,866
Other revenues	2,707,340	2,765,199	4,065,115	4,770,730	4,734,667	7,516,635	4,305,261	5,178,792	8,295,357	4,121,964
Charges for services	—	240,614	—	—	—	—	—	—	—	1,025,895
Total operating revenue	74,261,993	99,018,485	106,906,520	103,667,674	102,728,539	106,951,823	103,529,123	114,439,915	120,783,489	119,937,899
Operating expenses:										
Administrative	15,076,107	15,737,461	14,501,523	14,709,431	14,437,755	14,627,797	15,385,058	15,456,815	15,893,431	21,443,571
Utilities	6,034,343	5,789,825	5,750,809	5,474,782	5,259,573	5,094,373	4,634,553	4,591,705	4,785,624	4,975,250
Ordinary maintenance	7,798,568	7,611,346	7,453,330	7,677,140	6,545,659	6,532,125	6,959,783	7,148,564	7,969,966	10,831,917
General expenses	2,299,028	1,789,203	1,777,847	1,503,600	1,553,962	1,878,464	1,708,444	1,740,278	2,587,075	2,143,655
Depreciation	15,278,934	10,633,846	10,812,957	10,262,287	10,008,669	9,971,622	9,086,723	8,657,874	7,839,977	7,033,488
Housing assistance payments	49,811,669	53,180,049	54,031,436	56,106,857	57,326,754	58,072,049	59,391,064	68,019,911	71,400,380	72,599,326
Other operating expenses	4,123,356	6,006,467	8,521,829	8,480,615	9,750,608	10,124,262	12,412,002	12,436,060	10,115,581	6,642,307
Total operating expenses	100,422,005	100,748,197	102,849,731	104,214,712	104,882,980	106,300,692	109,577,627	118,051,207	120,592,034	125,669,514
Operating loss	(26,160,012)	(1,729,712)	4,056,789	(547,038)	(2,154,441)	651,131	(6,048,504)	(3,611,292)	191,455	(5,731,615)
Nonoperating revenue and expenses:										
Intergovernmental	18,438,635	-	-	-	-	-	-	-	-	-
Interest revenue	747,513	1,519,323	2,560,798	1,189,578	656,128	1,435,392	2,958,399	1,655,002	2,073,358	5,553,256
Net increase (decrease) in the fair value of investments	(65,237)	(16,912)	(4,213)	(5,276)	(7,652)	8,295	(60,869)	16,394	(75,284)	31,912
Interest expense	(4,725,797)	(2,048,240)	(2,909,722)	(1,352,344)	(1,139,674)	(2,258,217)	(2,585,537)	(2,352,121)	(3,024,675)	(4,816,035)
Financing expense	-	-	-	-	-	-	-	-	(525,741)	-
Amortization expense	(104,201)	(50,645)	(50,645)	(232,023)	(36,128)	(10,760)	-	(10,760)	(32,672)	(79,944)
Other expense	-	-	-	-	(7,905)	(47,430)	(169,301)	-	-	-
Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	705,835	-
Loss on assets held for sale	-	-	-	-	-	-	-	-	-	-
Acquisition of entity gain (loss)	-	-	-	-	-	-	-	143,557	-	-
Gain (loss) on disposition of assets	(155,548)	2,229,265	(5,132,151)	3,706,284	683,568	5,467,486	3,601,671	(1,088,684)	10,147,529	15,732,246
Nonoperating revenues – net	14,135,365	1,632,791	(5,535,933)	3,306,219	148,337	4,594,766	3,744,363	(1,636,612)	9,268,350	16,421,435
Net gain (loss)	(12,024,647)	(96,921)	(1,479,144)	2,759,181	(2,006,104)	5,245,897	(2,304,141)	(5,247,904)	9,459,805	10,689,820
Transfers	-	-	-	-	(530,081)	-	-	-	-	-
Capital contributions	33,465,403	23,476,097	21,295,490	15,175,976	10,718,346	6,125,644	8,402,251	3,108,011	5,065,764	7,545,459
Change in net position	21,440,756	23,379,176	19,816,346	17,935,157	8,182,161	11,371,541	6,098,110	(2,139,893)	14,525,569	18,235,279
Net position at beginning of year	271,143,844	250,368,629	273,747,805	293,564,151	311,499,308	319,681,469	331,053,010	337,151,120	335,011,227	349,536,796
Net position at end of year	\$ 292,584,600	273,747,805	293,564,151	311,499,308	319,681,469	331,053,010	337,151,120	335,011,227	349,536,796	367,772,075

Source: Previous years' CAFR and current year financial statements.

HOUSING AUTHORITY OF THE CITY AND
COUNTY OF DENVER

Debt Service Coverage
Last Ten Years
(Unaudited)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Revenues	\$ 121,862,761	124,127,373	122,666,076	122,149,869	113,579,173	117,672,233	115,675,745	115,911,314	135,117,603	143,904,793
Expenses (excluding depreciation)	85,143,071	90,114,351	92,036,774	93,952,425	94,874,311	96,329,070	100,490,904	109,393,333	112,752,057	118,636,026
Revenue available for debt service	\$ 36,719,690	34,013,022	30,629,302	28,197,444	18,704,862	21,343,163	15,184,841	6,517,981	22,365,546	25,268,767
Debt service requirements:										
Principal	\$ 21,471,074	2,385,683	2,218,073	1,552,874	1,640,087	4,244,319	1,982,942	2,132,331	6,216,933	4,196,831
Interest	2,350,149	1,674,062	1,271,114	1,342,573	1,342,040	2,035,362	1,981,033	2,088,457	3,240,380	3,391,907
Total	\$ 23,821,223	4,059,745	3,489,187	2,895,447	2,982,127	6,279,681	3,963,975	4,220,788	9,457,313	7,588,738
Debt service coverage	1.54	8.38	8.78	9.74	6.27	3.40	3.83	1.54	2.36	3.33

Source: Previous years' CAFR and current year financial statements.

HOUSING AUTHORITY OF THE CITY AND
COUNTY OF DENVER

Ratio of Debt to Capital Assets
Last Ten Fiscal Years
(Unaudited)

Fiscal year	Notes payable	Bonds payable	Line of credit	Total debt	Capital assets	Ratio of total debt to capital assets	% of Personal income	Total outstanding debt per capita
2009	44,010,708	22,160,000	450,000	66,620,708	309,649,481	21.5	0.21	109
2010	15,660,304	20,810,000	6,210,000	42,680,304	165,263,174	25.8	0.14	71
2011	15,128,151	13,525,000	—	28,653,151	156,587,550	18.3	0.08	46
2012	34,392,025	6,270,000	2,680,187	43,342,212	146,838,635	29.5	0.12	68
2013	35,896,149	6,075,000	12,913,579	54,884,728	149,632,989	36.7	0.15	85
2014	37,031,473	18,330,000	12,514,281	67,875,754	139,659,408	48.6	0.16	102
2015	35,112,720	18,105,000	3,395,104	56,612,824	128,501,039	44.1	0.12	83
2016	33,547,006	23,019,364	8,155,104	64,721,474	125,628,352	51.5	0.14	93
2017	95,092,435	21,025,366	25,985,999	142,103,800	145,663,363	97.6	n/a	205
2018	92,088,688	36,696,908	16,509,999	145,295,595	155,687,912	93.3	n/a	n/a

Note: Total debt amount includes short-term portion due within one year.

Source: DHA and City and County of Denver CAFRs for the related year.

HOUSING AUTHORITY OF THE CITY AND
COUNTY OF DENVER
Resident Demographics: Population Statistics
Last Ten Fiscal Years
(Unaudited)

Public Housing and Non-HUD Housing Programs				
Fiscal year	Number of minors (ages 0-18)	Number of adults (ages 19-61)	Number of elderly (age 62+)	Total number of residents
2009	4,732	3,853	1,485	10,070
2010	4,564	3,970	1,565	10,099
2011	4,564	3,855	1,526	9,945
2012	4,311	3,855	1,526	9,692
2013	4,316	3,738	1,536	9,590
2014	4,322	3,752	1,544	9,618
2015	4,358	3,725	1,610	9,693
2016	4,467	3,817	1,688	9,972
2017	4,478	3,765	1,781	10,024
2018	4,324	3,607	1,774	9,705

Section 8 Program				
Fiscal year	Number of minors (ages 0-18)	Number of adults (ages 19-61)	Number of elderly (age 62+)	Total number of residents
2009	8,093	6,401	1,254	15,748
2010	7,754	6,385	1,292	15,431
2011	7,788	6,606	1,320	15,714
2012	7,904	6,862	1,398	16,164
2013	7,910	6,932	1,410	16,252
2014	8,045	7,027	1,561	16,633
2015	7,702	6,787	1,515	16,004
2016	7,745	6,799	1,557	16,101
2017	7,293	6,597	1,644	15,534
2018	7,055	6,271	1,653	14,979

Source: DHA budget documents for the related year.

Table 6

HOUSING AUTHORITY OF THE CITY AND
COUNTY OF DENVER
Other Demographics/Statistics (1)
(Unaudited)

Year	Denver population	Personal income (expressed in millions)	Per capita personal income	School enrollment	DHA residents (1)	Denver unemployment rate
2009	610,345 (3)	31,512	51,630	78,352	25,711	8.3
2010	600,158 (3)	n/a	n/a	79,423	25,698	8.9
2011	619,285 (3)	n/a	n/a	81,870 (4)	25,659	9.2
2012	634,265 (3)	n/a	n/a	84,424 (4)	25,749	7.3
2013	649,495 (3)	50,313 (3)	33,251 (3)	87,398 (4)	25,864	6.0
2014	649,495 (3)	51,800 (3)	34,423 (3)	81,438 (5)	26,290	4.0 (6)
2015	663,862 (3)	n/a	n/a	87,398 (4)	25,757	5.0 (6)
2016	693,060 (3)	56,258 (3)	36,616 (3)	92,331 (7)	26,073	2.7 (6)
2017	704,621 (3)	60,098 (3)	38,991 (3)	92,984 (7)	25,558	3.0 (6)
2018	716,492 (3)	n/a	n/a	93,356 (7)	24,684	3.5 (6)

1. Includes all DHA housing programs.

2. Estimated by Denver Regional Council of Governments.

3. Estimated by U.S. Census Bureau. State & County QuickFacts. (2017). <https://www.census.gov/quickfacts/fact/table/denvercountycolorado,US/PST045216>

4. Denver Public Schools Facts Sheet. (October

5. Denver Public Schools. (2015) Indeed. <http://www.indeed.com/cmp/Denver-Public-Schools>

6. Department of Numbers, Bureau of Labor Statistics. (February 2016). <http://www.deptofnumbers.com/unemployment/colorado/denver/>

7. Denver Public Schools Facts & Figures (October 2016) www.dpsk12.org/about-dps/facts-figures/#1473890264817-1aa2ce27-4615

Source: DHA budget documents for the related year.

HOUSING AUTHORITY OF THE CITY AND
COUNTY OF DENVER
Number of DHA Dwelling Rental Units
December 31, 2017
(Unaudited)

Fiscal year	Low rent housing	Section 8 program	Globeville units	*Bean Towers & Park Ave	*Mariposa Units	Mountain View Units	CSG Units	DHC	DHP	Total
2009	3,882	5,756	62	184	—	—	—	568	109	10,561
2010	3,916	5,909	62	243	—	—	—	568	57	10,755
2011	3,920	6,091	62	243	—	—	—	568	57	10,941
2012	4,067	6,388	62	302	—	—	—	568	57	11,444
2013	3,825	6,572	62	302	—	253	—	315	57	11,386
2014	3,981	6,690	62	302	120	253	216	99	57	11,780
2015	3,904	6,849	62	302	178	253	220	99	57	11,924
2016	3,937	6,872	62	302	239	253	220	99	57	12,041
2017	3,951	6,923	62	302	291	253	220	99	57	12,158
2018	3,921	6,942	62	302	288	253	220	99	57	12,144

Source: DHA comprehensive operating budget document.

*Excludes public housing units which are included in low rent housing.

HOUSING AUTHORITY OF THE CITY AND
COUNTY OF DENVER
Property Characteristics and Unit Composition
(Includes Nondwelling Units)
December 31, 2018
(Unaudited)

Name of development	Address	Number of units	Year built or acquired
Public Housing Units:			
Columbine Homes	201 S. Yuma	200	1953
Westridge Homes	3537 W. 13th Ave.	200	1952
Quigg Newton Homes	4407 Mariposa St.	380	1952
Sun Valley Homes/Annex	990 Alcott Way	275	1952
The Villages at Curtis Park	1107 27th Street	135	2002
South Lincoln Homes (Demolished)	1000 Navajo Street	—	1954
Westwood Homes	3401 W. Kentucky	192	1953
Walsh Manor	1790 W. Mosier Pl.	89	1963
Walsh Manor Annex	1775 W. Mosier Pl.	100	1971
A. B. Hirschfeld Towers	333 W. Ellsworth	209	1967
Barney Lancelot Ford Heights	2024 Clarkson St.	81	1968
John R. Mulroy Apts.	3550 W. 13th Ave.	50	1969
Thomas F. Connole Apartments	1710 Williams St.	100	1971
North Lincoln – Midrise/Row Type	1425 Mariposa St.	206	1995
Thomas W. Bean LP (ACC units only)	2350 Cleveland Pl.	160	2005
Benedict Park Ave 1B (ACC units only)	2300-2380 Court St &	30	2006
Benedict Park Ave 3B (ACC units only)	2301-2381 Cleveland	30	2008
Benedict Park Ave 4B (ACC units only)	2301-2381 Cleveland	30	2009
Benedict Park Ave 5B (ACC units only)	2301-2381 Cleveland	30	2011
Tapiz at Mariposa	1099 Osage	100	2012
Dispersed East	Scattered Sites	360	1890 – 1988
Dispersed West	Scattered Sites	358	1890 – 1985
Dispersed South	Scattered Sites	272	1911 – 1986
South Lowell	4725 S. Lowell Blvd.	96	1973/2013
Mariposa Phase II	933-943,989,1011 Navajo St.	29	2013
Mariposa Phase III	933-943,989,1011 Navajo St.	31	2014
Mariposa Phase IV	1295 W. 10th Aveue	19	2015
Mariposa Phase VI	1295 W. 10th Aveue	36	2016
Mariposa Phase VII	1295 W. 10th Aveue	14	2017
Total Public Housing units		3,812	
Denver Housing Corporation (DHC):			
Pacific Place	2020 S Vallejo St.	25	1979
Dispersed New Const. & Rehab	Various	74	1904 – 1979
Total DHC/DHCRPs		99	
Denver Housing Program (DHP):			
*Lincoln Park 57	Various	57	1981 – 1982
Total DHP		57	
Globeville:			
351 East 51st Avenue	351 East 51st Avenue	41	2004
351 East 51st Avenue	351 East 51st Avenue	21	2005
Total Globeville		62	
Mountain View Redevelopment LLLP:			
Mountain View	1212 S Federal	154	1979
Eliot Cottages	1222 S Federal	100	1979
Total Mountain View		254	
CSG Redevelopment Partners			
Syracuse Plaza	4333 S Syracuse	100	1979
Casa Loma	3850 Alcott St.	87	1980
Goldsmith Village	4343 S Syracuse	35	1979
Total Mountain View		222	
Bean Towers LP (tax credit only units)	2350 Cleveland Pl.	29	2005
Villages at Curtis Park	1107 27th Street	188	2002 - 2005
Benedict Park Place Block 1B (tax credit and market rate only)	305 Park Avenue West	94	2007
Benedict Park Place Block 3B (tax credit and market rate only)	305 Park Avenue West	61	2008
Benedict Park Place Block 4B (tax credit and market rate only)	305 Park Avenue West	59	2009
Benedict Park Place Block 5B (tax credit and market rate only)	305 Park Avenue West	59	2009
Mariposa Partners II LLLP (tax credit and market rate only)	933-943,989,1011 Navajo St.	64	2013
Mariposa Partners III LLLP (tax credit and market rate only)	1295 W. 10th Avenue	56	2014
Mariposa Partners IV LLLP (tax credit and market rate only)	1295 W. 10th Avenue	58	2014
Mariposa Partners VI LLLP (tax credit and market rate only)	1295 W. 10th Avenue	58	2016
Mariposa Partners VII LLLP (tax credit and market rate only)	1295 W. 10th Avenue	31	2017
Mariposa Partners VIII LLLP (tax credit and market rate only)	1295 W. 10th Avenue	21	2017
Total units		5,284	

Source: DHA comprehensive operating budget document.

HOUSING AUTHORITY OF THE CITY AND
COUNTY OF DENVER
Staff Headcount by Division
Last Ten Fiscal Years
(Unaudited)

Fiscal year	Executive		Finance/Administration		Housing Management		Housing Choice Vouchers/ Section 8		Total	
	Regular	Temporary	Regular	Temporary	Regular	Temporary	Regular	Temporary	Regular	Temporary
2009	20	3	20	—	165	36	32	41	237	80
2010	23	1	21	—	164	28	34	36	242	65
2011	27	36	23	1	166	29	31	1	247	67
2012	26	32	23	2	166	32	34	1	249	67
2013	34	35	23	2	168	34	35	1	260	72
2014	34	42	25	—	167	33	32	1	258	76
2015	30	45	30	—	167	37	30	1	257	83
2016	31	45	30	—	168	36	30	1	259	82
2017	31	41	30	—	168	36	30	1	259	78
2018	35	47	31	—	167	38	30	1	263	86

Note: Various divisional restructurings occurred during the last ten years, accounting for the significant variances of employee counts between divisions.

Source: DHA's operating budget documents for the related fiscal year.

Table 10

HOUSING AUTHORITY OF THE CITY AND
COUNTY OF DENVER
Principal Employers for the City and County of Denver
Current Year and Nine Years Ago ⁽¹⁾
(Unaudited)

	2017			2008		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Denver Public School District #1	12,387	1	2.8%	9,672	3	2.6%
City and County of Denver	11,190	2	2.6%	10,598	1	2.9%
State of Colorado Central Payroll	10,548	3	2.4%	9,082	4	2.5%
Denver Health & Hospital Authority	6,842	4	1.6%	4,305	7	1.2%
United Airlines, Inc.	6,000	5	1.4%	5,473	5	1.5%
CHC Payroll Agent, Inc. (HCA Health One)	4,303	6	1.0%			
U. S. D. A. National Finance Center	4,240	7	1.0%	9,942	2	2.7%
University of Denver	4,009	8	0.9%			
University of Colorado Central	3,399	9	0.8%	5,087	6	1.4%
U.S. Postal Service	3,225	10	0.7%	3,750	9	1.0%
Qwest Corporation				4,050	8	1.1%
Frontier Airlines				3,433	10	0.9%
Total	66,143		15.2%	65,392		17.8%

Source: City and County of Denver CAFR, FY 12/31/2018

(1) Current year data is unavailable at the time of the preparation of the CAFR.

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SINGLE AUDIT SECTION

Independent Auditor's Reports

Schedule of Expenditures and Federal Awards

Schedule of Findings and Questioned Costs

Status of Prior Year Findings

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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*

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*

Independent Auditor's Report

To Management and the Board of Commissioners
Housing Authority of the City and County of Denver

We have audited, 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, the financial statements of the business-type activities and the aggregate discretely presented component units of Housing Authority of the City and County of Denver (the "Authority") as of and for the year ended December 31, 2018 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 24, 2019. The financial statements of the discretely presented component units, with the exception of CSG Redevelopment Partners, LLLP, were not audited in accordance with *Government Auditing Standards*.

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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Authority'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*.

To Management and the Board of Commissioners
Housing Authority of the City and County of Denver

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 Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Plante & Moran, PLLC

June 24, 2019

Report on Compliance for Each Major Federal
Program and Report on Internal Control Over
Compliance Required by the Uniform Guidance

Report on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance Required
by the Uniform Guidance

Independent Auditor's Report

To the Board of Commissioners
Housing Authority of the City and County of Denver

Report on Compliance for Each Major Federal Program

We have audited Housing Authority of the City and County of Denver's (the "Authority") compliance with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Compliance Supplement that could have a direct and material effect on each of the Authority's major federal programs for the year ended December 31, 2018. 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 (the "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 the major federal programs for the year ended December 31, 2018.

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.

To the Board of Commissioners
Housing Authority of the City and County of Denver

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

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

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.

Plante & Moran, PLLC

June 24, 2019

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER
SCHEDULE OF EXPENDITURES OF FEDERAL AWARD
Year ended December 31, 2018

	CFDA Number	Pass-through Grantor's Number	Federal Expenditures	Total Amount Provided to Subrecipients
U.S. Department of Housing and Urban Development:				
Section 8 housing choice voucher program	14.871		\$ 75,462,883	\$ —
Section 8 project-based cluster:				
Lower income housing assistance program	14.856		511,309	—
Section 8 moderate rehabilitation	14.249		558,098	—
Section 8 New Construction/Substantial Rehabilitation	14.182		<u>1,200,377</u>	<u>—</u>
Total Section 8 project-based cluster			<u>2,269,784</u>	<u>—</u>
CNI Grant	14.889		3,731,626	—
Multifamily housing service coordinators	14.191		96,434	—
FSS Service Coordinator	14.896		288,442	—
Low rent subsidy	14.850		18,028,668	—
Public housing capital fund	14.872		4,788,268	—
Jobs Plus	14.895		740,229	—
U.S. Department of Housing and Urban Development:				
Passed through from the City and County of Denver:				
Community Development Block Grant cluster	14.218	201841996	20,000	—
		201839955	<u>78,109</u>	<u>—</u>
Total Community Development Block Grant Cluster			98,109	—
Passed through from Colorado Housing Finance Authority:				
Housing Counseling Grant	14.169	HC170841003	32,492	—
Total Housing Counseling Grant				
Total U.S. Department of Housing and Urban Development			<u>105,536,935</u>	<u>—</u>
U.S. Department of Health and Human Services				
Passed through from the City and County of Denver:				
Community Services Block Grant	93.569	201839780	104,711	—
Total federal expenditures			<u>\$ 105,641,646</u>	<u>\$ —</u>

See accompanying notes to schedule of expenditures of federal awards.

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year ended December 31, 2018

(1) Basis of Presentation

The accompanying schedule of expenditures of federal awards (the “Schedule”) includes the federal grant activity of the Housing Authority of the City and County of Denver (Denver Housing Authority) under programs of the federal government for the year ended December 31, 2018. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Because the Schedule presents only a selected portion of the operations of Denver Housing Authority, it is not intended to and does not present the financial position, changes in net assets or cash flows as of December 31, 2018.

(2) Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the same basis of accounting as the basic financial statements. Such expenditures are recognized following, as applicable, either the cost principles in OMB Circular A-87 or the cost principles contained in Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements* for Federal Awards, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

Denver Housing Authority has not elected to use the 10-percent de minimus indirect cost rate to recover indirect costs as allowed under the Uniform Guidance.

(3) Reconciliation from Statement of Revenues, Expenses, and Changes in Net Position to the Schedules of Expenditures of Federal Awards

Operating intergovernmental revenues	\$	100,569,069
Capital Funds - Capital Fund		3,135,152
Capital Funds - Other		4,410,307
		108,114,528
City of Denver		(2,580,000)
Use of HCV reserves		228,557
Denver's Road Home		(91,782)
Colorado Access Care		(29,657)
	\$	105,641,646

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS
 Year ended December 31, 2018

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? _____ Yes X No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? _____ Yes X None reported

Noncompliance material to financial statements noted? _____ Yes X No

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? _____ Yes X No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? _____ Yes X None reported

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

Any audit findings disclosed that are required to be reported in accordance with Section 2 CFR 200.516 (a)? _____ Yes X No

Identification of major programs:

CFDA Numbers	Name of Federal Program or Cluster
14.889	Choice Neighborhood Initiative Grant
14.871	Section 8 Housing Choice Voucher Program

Dollar threshold used to distinguish between type A and type B programs: \$3,000,000

Auditee qualified as low-risk auditee? X Yes _____ No

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
(CONTINUED)

Year ended December 31, 2018

Section II - Financial Statement Audit Findings

None

Section III - Federal Program Audit Findings

None

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER
HUD FUNDED CAPITAL PROGRAMS OPEN AND CLOSE OUT ACTIVITY SCHEDULES
Year ended December 31, 2018

December 31, 2018 Closed Projects

Year Proj No.	Capital Grant Program	Replacement Housing
	FFY 2015 CO06P001501-15	Factor Grant (1st Increment) FFY 2016 CO01R001501-16
2015	61,750	
2016	2,394,655	
2017	1,989,364	
2018	274,660	21,229
Total	4,720,429	21,229
Approved Funding	4,720,429	21,229

December 31, 2018 Open Projects

Year Proj No.	Capital Grant Program	Capital Grant Program	Capital Grant Program	HOPE VI South	Choice Neighborhood
	FFY 2016 CO01P001501-16	FFY 2017 CO01P001501-17	FFY 2018 CO01P001501-18	Lincoln Park Homes CO06URD0011110	Initiative Grant Sun Valley Homes CO8A001CNG116
2011				808,959	
2012				7,886,616	
2013				4,472,317	
2014				2,549,348	
2015				4,871,619	
2016				1,411,141	
2017	2,626,577	-	-	-	490,739
2018	2,193,143	2,245,002	54,234	-	3,731,626
Total	4,819,720	2,245,002	54,234	22,000,000	4,222,365
Approved Funding	4,933,863	4,817,855	7,546,818	22,000,000	30,000,000

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER

HUD FUNDED CAPITAL PROGRAMS CLOSE OUT SCHEDULES

Year ended December 31, 2018

**Actual Modernization
Cost Certificate**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 03/31/2020)

Capital Fund Program (CFP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3900. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Public Housing Authority (PHA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

PHA Name: Housing Authority of the City & County of Denver	Modernization Project Number: CO01R00150116
---	--

The PHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Funds Approved	\$ 21,229.00
B. Funds Disbursed	\$ 21,229.00
C. Funds Expended (Actual Modernization Cost)	\$ 21,229.00
D. Amount to be Recaptured (A-C)	\$ 0.00
E. Excess of Funds Disbursed (B-C)	\$ 0.00

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work;
5. That the time in which such liens could be filed has expired; and
6. That for any years in which the grantee is subject to the audit requirements of the Single Audit Act, 31 U.S.C. § 7501 et seq., as amended, the grantee has or will perform an audit in compliance with said requirements.
7. Please mark one:

- A. This grant will be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.
- B. This grant will not be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name & Title of Authorized Signatory (type or print clearly):

Ismael Guerrero, Executive Director

Signature of Executive Director (or Authorized Designee):

X 

Date:
10/26/2018

For HUD Use Only

The Cost Certificate is approved for audit (if box 7A is marked):

Approved for Audit (Director, Office of Public Housing)

X

Date:

The costs shown above agree with HUD verified costs (if box 7A or 7B is marked):

Approved: (Director, Office of Public Housing)

X

Date:

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER
HUD FUNDED CAPITAL PROGRAMS CLOSE OUT SCHEDULES
 Year ended December 31, 2018

**Actual Modernization
 Cost Certificate**

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 01/31/2017)

Capital Fund Program (CFP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

PHA Name: Housing Authority of the City & County of Denver	Modernization Project Number: CO06P00150115
---	--

The PHA hereby certifies to the Department of Housing and Urban Development as follows:

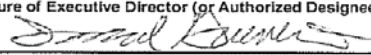
1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Funds Approved	\$ 4,720,429.00
B. Funds Disbursed	\$ 4,720,429.00
C. Funds Expended (Actual Modernization Cost)	\$ 4,720,429.00
D. Amount to be Recaptured (A-C)	\$ 0.00
E. Excess of Funds Disbursed (B-C)	\$ 0.00

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work;
5. That the time in which such liens could be filed has expired; and
6. That for any years in which the grantee is subject to the audit requirements of the Single Audit Act, 31 U.S.C. § 7501 et seq., as amended, the grantee has or will perform an audit in compliance with said requirements.
7. Please mark one:
 - A. This grant will be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.
 - B. This grant will not be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
 Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name & Title of Authorized Signatory (type or print clearly):
 Isamel Guerrero, Executive Director

Signature of Executive Director (or Authorized Designee): X 	Date: 12/26/18
--	-------------------

For HUD Use Only

The Cost Certificate is approved for audit (if box 7A is marked): Approved for Audit (Director, Office of Public Housing) X	Date:
---	-------

The costs shown above agree with HUD verified costs (if box 7A or 7B is marked): Approved: (Director, Office of Public Housing) X	Date:
---	-------

form HUD-53001 (10/96)
 ref Handbooks 7485.1 & 3

HUD FINANCIAL DATA SCHEDULE (FDS)
(As required by HUD Uniform Financial Reporting Standards § 24 CFR, Part 5)

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Housing Authority of the City and County of Denver

FINANCIAL DATA SCHEDULE
Year ended December 31, 2018

Line item #	Account description	Public Housing and Capital Fund	Central Office Cost Center	Section 8 mod rehab CO001 MR0004	Section 8 mod rehab SRO	Housing choice vouchers	Disaster housing assistance program	CNI
111	Cash – unrestricted	\$ 907,708	3,776,180	—	—	150	—	—
113	Cash – other restricted	12,615,631	—	—	—	—	—	—
114	Cash – tenant security deposits	—	—	—	—	—	—	—
100	Total cash	13,523,339	3,776,180	—	—	150	—	—
122	Accounts receivable – HUD other projects	317,618	—	—	—	51,705	—	937,985
124	Accounts receivable – other government	—	—	—	—	—	—	—
125	Accounts receivable – miscellaneous	863,814	178,036	—	—	—	—	—
125	Accounts receivable – miscellaneous -partners	15,061	31,433	—	—	—	—	—
126	Accounts receivable – tenants – dwelling rents	234,982	—	—	—	—	—	—
127	Notes, loans, and mortgages receivable – current	8,500,000	—	—	—	—	—	—
128	Fraud recovery	127,308	—	—	—	28,466	—	—
128.1	Allowance for doubtful accounts – fraud	(68,583)	—	—	—	(28,466)	—	—
129	Accrued interest receivable	69,782	130,268	—	—	—	—	—
120	Total receivables, net of allowances for doubtful accounts	10,059,982	339,737	—	—	51,705	—	937,985
131	Investments – unrestricted	18,180,131	1,519,496	59,151	23,424	1,798,709	101,471	—
132	Investments restricted	2,721,486	—	—	—	—	—	—
135	Investments – rest. for payment of currant liab	689,212	—	—	—	551,594	3,441	—
142	Prepaid expenses and other assets	48,734	67,696	—	—	378	—	—
143	Inventories	—	80,102	—	—	—	—	—
143.1	Allowance for obsolete inventories	—	(6,709)	—	—	—	—	—
144	Interprogram due from	988,018	4,475,891	—	—	—	—	—
145	Assets Held for Sale	—	—	—	—	—	—	—
150	Total current assets	46,210,902	10,252,393	59,151	23,424	2,402,536	104,912	937,985
161	Land	18,637,062	—	—	—	—	—	—
162	Buildings	202,410,202	—	—	—	—	—	—
163	Furniture, equipment, and machinery – dwellings	130,956	—	—	—	—	—	—
164	Furniture, equipment, and machinery – administration	1,136,801	792,408	—	—	200,731	—	—
165	Leasehold improvements	28,755,143	—	—	—	—	—	—
166	Accumulated depreciation	(177,290,283)	(775,226)	—	—	(192,667)	—	—
167	Construction in progress	2,576,481	—	—	—	—	—	1,868,095
160	Total fixed assets, net of accumulated depreciation	76,356,362	17,182	—	—	8,064	—	1,868,095
171	Notes - Partnership	147,161,127	—	—	—	—	—	—
171	Notes - Joint Venture	—	—	—	—	—	—	—
171	Notes - Other	234,620	—	—	—	—	—	—
171	Notes, loans, and mortgages receivable – noncurrent	6,229	—	—	—	—	—	—
174	Other assets	42,734	—	—	—	—	—	—
175	Undistributed debits	—	—	—	—	—	—	—
176	Investments in joint ventures	—	—	—	—	—	—	—
180	Total noncurrent assets	223,801,072	17,182	—	—	8,064	—	1,868,095
190	Total assets	270,011,974	10,269,575	59,151	23,424	2,410,600	104,912	2,806,080
200	Deferred outflow of resources	—	—	—	—	—	—	—
290	Total assets & deferred outflow of resources	270,011,974	10,269,575	59,151	23,424	2,410,600	104,912	2,806,080
312	Accounts payable <= 90 days	1,037,924	1,344,216	—	—	46,159	—	88,240
321	Accrued wage/payroll taxes payable	135,518	201,439	—	—	44,252	—	—
322	Accrued compensated absences – current portion	—	842,098	—	—	—	—	—
325	Accrued interest payable	51,909	—	—	—	—	—	—
331	Accounts payable – HUD PHA programs	—	—	59,008	23,101	5,155	3,441	—
341	Tenant security deposits	274,477	—	—	—	—	—	—
342	Unearned revenues	695,091	—	—	—	—	—	—
343	Current portion of long-term debt	2,139,294	—	—	—	—	—	—
345	Other current liabilities	144,158	—	—	—	266,980	—	—
346	Accrued liabilities – other	687,442	62,800	—	—	—	—	68,267
347	Interprogram due to	4,127,741	88,433	—	—	—	—	781,478
310	Total current liabilities	9,293,554	2,538,986	59,008	23,101	362,546	3,441	937,985
351	Long-term debt, net of current	23,804,277	—	—	—	—	—	—
353	Noncurrent liabilities – other	860,235	—	—	—	279,459	—	—
354	Accrued compensated absences – noncurrent	—	114,832	—	—	—	—	—
350	Total noncurrent liabilities	24,664,512	114,832	—	—	279,459	—	—
300	Total liabilities	33,958,066	2,653,818	59,008	23,101	642,005	3,441	937,985
400	Deferred inflow of resources	—	—	—	—	—	—	—
508.4	Net investment in capital assets	50,412,791	17,182	—	—	8,064	—	1,868,095
511.4	Restricted net position	15,337,117	—	—	—	5,155	3,441	—
512.4	Unrestricted net position	170,304,000	7,598,574	143	323	1,755,376	98,030	—
513	Total equity/net position	236,053,908	7,615,756	143	323	1,768,595	101,471	1,868,095
600	Total liabilities, deferred inflow of resources and equity/net position	\$ 270,011,974	10,269,574	59,151	23,424	2,410,600	104,912	2,806,080

Note: FDS submission to HUD is by AMP and the total for the program is reported here.

Note: This is a summarized version of the FDS that was submitted to HUD.

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver

FINANCIAL DATA SCHEDULE

Year ended December 31, 2018

Line item #	Account description	HOME	CDBG	N/C S/R Section 8	Multifamily housing service coordinators	Housing Counseling	State/Local Grants	FSS Service Coordinator Grant
111	Cash – unrestricted	\$ —	—	2,725,748	—	—	—	—
113	Cash – other restricted	—	—	194,817	—	—	—	—
114	Cash – tenant security deposits	—	—	—	—	—	—	—
100	Total cash	—	—	2,920,565	—	—	—	—
122	Accounts receivable – HUD other projects	—	—	—	—	—	—	—
124	Accounts receivable – other government	—	25,206	—	—	—	—	—
125	Accounts receivable – miscellaneous	—	1,610	89,587	6,989	—	8,025	—
125	Accounts receivable – miscellaneous -partners	—	—	—	—	—	—	—
126	Accounts receivable – tenants – dwelling rents	—	—	14,746	—	—	—	—
127	Notes, loans, and mortgages receivable – current	—	—	—	—	—	—	—
128	Fraud recovery	—	—	20,068	—	—	—	—
128.1	Allowance for doubtful accounts – fraud	—	—	(13,829)	—	—	—	—
129	Accrued interest receivable	—	—	—	—	—	—	—
120	Total receivables, net of allowances for doubtful accounts	—	26,816	110,572	6,989	—	8,025	—
131	Investments – unrestricted	129,829	11,443	1,895,918	—	—	226,104	—
132	Investments restricted	112,433	—	—	—	—	—	—
135	Investments – rest. for payment of currant liab	—	—	42,498	—	—	—	—
142	Prepaid expenses and other assets	—	—	270	—	—	—	—
143	Inventories	—	—	—	—	—	—	—
143.1	Allowance for obsolete inventories	—	—	—	—	—	—	—
144	Interprogram due from	—	—	—	—	—	—	—
145	Assets Held for Sale	—	—	—	—	—	—	—
150	Total current assets	242,262	38,259	4,969,823	6,989	—	234,129	—
161	Land	—	—	4,628,451	—	—	—	—
162	Buildings	—	—	10,343,794	—	—	—	—
163	Furniture, equipment, and machinery – dwellings	—	—	—	—	—	—	—
164	Furniture, equipment, and machinery – administration	—	—	5,049	—	—	—	—
165	Leasehold improvements	—	—	218,405	—	—	—	—
166	Accumulated depreciation	—	—	(5,802,123)	—	—	—	—
167	Construction in progress	—	—	17,580	—	—	—	—
160	Total fixed assets, net of accumulated depreciation	—	—	9,411,156	—	—	—	—
171	Notes - Partnership	8,396,500	3,380,000	—	—	—	—	—
171	Notes - Joint Venture	—	—	—	—	—	—	—
171	Notes - Other	—	—	—	—	—	—	—
171	Notes, loans, and mortgages receivable – noncurrent	—	—	—	—	—	—	—
174	Other assets	—	—	104,317	—	—	—	—
175	Undistributed debits	—	—	—	—	—	—	—
176	Investments in joint ventures	—	—	—	—	—	—	—
180	Total noncurrent assets	8,396,500	3,380,000	9,515,473	—	—	—	—
190	Total assets	8,638,762	3,418,259	14,485,296	6,989	—	234,129	—
200	Deferred outflow of resources	—	—	—	—	—	—	—
290	Total assets & deferred outflow of resources	8,638,762	3,418,259	14,485,296	6,989	—	234,129	—
312	Accounts payable <= 90 days	—	114	130,672	—	—	115	—
321	Accrued wage/payroll taxes payable	—	3,577	7,268	2,111	—	2,269	—
322	Accrued compensated absences – current portion	—	—	—	—	—	—	—
325	Accrued interest payable	—	—	774	—	—	—	—
331	Accounts payable – HUD PHA programs	—	—	—	—	—	—	—
341	Tenant security deposits	—	—	42,498	—	—	—	—
342	Unearned revenues	—	—	120,034	—	—	248,791	—
343	Current portion of long-term debt	—	—	116,706	—	—	—	—
345	Other current liabilities	—	—	—	—	—	—	—
346	Accrued liabilities – other	—	—	10,070	—	—	—	—
347	Interprogram due to	—	32,696	—	4,878	—	7,895	—
310	Total current liabilities	—	36,387	428,022	6,989	—	259,070	—
351	Long-term debt, net of current	—	—	1,415,166	—	—	—	—
353	Noncurrent liabilities – other	—	—	2,225,682	—	—	—	—
354	Accrued compensated absences – noncurrent	—	—	—	—	—	—	—
350	Total noncurrent liabilities	—	—	3,640,848	—	—	—	—
300	Total liabilities	—	36,387	4,068,870	6,989	—	259,070	—
400	Deferred inflow of resources	—	—	—	—	—	—	—
508.4	Net investment in capital assets	—	—	7,879,284	—	—	—	—
511.4	Restricted net position	112,433	—	194,817	—	—	—	—
512.4	Unrestricted net position	8,526,329	3,381,872	2,342,325	—	—	(24,941)	—
513	Total equity/net position	8,638,762	3,381,872	10,416,426	—	—	(24,941)	—
600	Total liabilities, deferred inflow of resources and equity/net position	\$ 8,638,762	3,418,259	14,485,296	6,989	—	234,129	—

Note: FDS submission to HUD is by AMP and the total for the program is reported here.

Note: This is a summarized version of the FDS that was submitted to HUD.

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver

FINANCIAL DATA SCHEDULE

Year ended December 31, 2018

Line item #	Account description	Community Services Block Grant	Jobs Plus	Business activities	Blended Component units	Discrete Component units	Elimination	Total
111	Cash – unrestricted	\$ —	—	1,390,323	292,036	1,874,523	—	10,966,668
113	Cash – other restricted	—	—	3,610,707	22,858,840	22,487,785	—	61,767,780
114	Cash – tenant security deposits	—	—	—	—	234,028	—	234,028
100	Total cash	—	—	5,001,030	23,150,876	24,596,336	—	72,968,476
122	Accounts receivable – HUD other projects	—	—	—	—	1,433	—	1,308,741
124	Accounts receivable – other government	16,133	—	312,602	7,910	—	—	361,851
125	Accounts receivable – miscellaneous	—	—	863,698	209,027	384,404	—	2,605,190
125	Accounts receivable – miscellaneous -partners	—	—	850,383	533,294	1,164,674	—	2,594,845
126	Accounts receivable – tenants – dwelling rents	—	—	—	—	129,507	—	379,235
127	Notes, loans, and mortgages receivable – current	—	—	161,075	1,792,000	—	—	10,453,075
128	Fraud recovery	—	—	—	—	86,735	—	262,577
128.1	Allowance for doubtful accounts – fraud	—	—	—	—	(57,441)	—	(168,319)
129	Accrued interest receivable	—	—	228,980	161,565	20,271	(25,347)	585,519
120	Total receivables, net of allowances for doubtful accounts	16,133	—	2,416,738	2,703,796	1,729,583	(25,347)	18,382,714
131	Investments – unrestricted	—	—	15,944,624	1,634,697	3,844,771	—	45,369,768
132	Investments restricted	—	—	638,813	—	—	—	3,472,732
135	Investments – rest. for payment of currant liab	—	—	3,833	23,403	365,008	—	1,678,989
142	Prepaid expenses and other assets	—	—	325	368,869	391,737	—	878,009
143	Inventories	—	—	—	2,734	—	—	82,836
143.1	Allowance for obsolete inventories	—	—	—	—	—	—	(6,709)
144	Interprogram due from	—	—	1,083,472	18,252	—	(6,565,633)	—
145	Assets Held for Sale	—	—	—	—	—	—	—
150	Total current assets	16,133	—	25,088,835	27,902,627	30,927,435	(6,590,980)	142,826,815
161	Land	—	—	27,190,786	—	679,946	—	51,136,245
162	Buildings	—	—	3,646,878	3,229,131	386,265,980	—	605,895,985
163	Furniture, equipment, and machinery – dwellings	—	—	—	—	3,201,995	—	3,332,951
164	Furniture, equipment, and machinery – administration	—	—	22,988	239,557	1,407,982	—	3,805,516
165	Leasehold improvements	—	—	1,992,428	25,915	18,947,330	—	49,939,221
166	Accumulated depreciation	—	—	(2,052,877)	(1,055,936)	(101,950,104)	—	(289,119,216)
167	Construction in progress	—	—	547,476	34,240,707	42,475,676	—	81,726,015
160	Total fixed assets, net of accumulated depreciati	—	—	31,347,679	36,679,374	351,028,805	—	506,716,717
171	Notes - Partnership	—	—	71,434,029	—	—	(3,035,559)	227,336,097
171	Notes - Joint Venture	—	—	—	—	—	—	—
171	Notes - Other	—	—	2,849,119	491,145	—	(500,000)	3,074,884
171	Notes, loans, and mortgages receivable – noncurrent	—	—	30,449,025	—	—	—	30,455,254
174	Other assets	—	—	4,013,300	5,403,872	5,028,577	(4,943,501)	9,649,299
175	Undistributed debits	—	—	—	—	—	—	—
176	Investments in joint ventures	—	—	295,097	414,781	—	—	709,878
180	Total noncurrent assets	—	—	140,388,249	42,989,172	356,057,382	(8,479,060)	777,942,129
190	Total assets	16,133	—	165,477,084	70,891,799	386,984,817	(15,070,040)	920,768,944
200	Deferred outflow of resources	—	—	—	—	—	—	—
290	Total assets & deferred outflow of resources	16,133	—	165,477,084	70,891,799	386,984,817	(15,070,040)	920,768,944
312	Accounts payable <= 90 days	1,184	3,724	195,461	3,545,149	8,064,860	—	14,457,818
321	Accrued wage/payroll taxes payable	3,220	3,922	30,931	9,011	55,008	—	498,526
322	Accrued compensated absences – current portion	—	—	—	—	11,173	—	853,271
325	Accrued interest payable	—	—	205,746	25,347	416,578	(25,347)	675,007
331	Accounts payable – HUD PHA programs	—	—	—	—	—	—	90,705
341	Tenant security deposits	—	—	3,833	23,400	464,797	—	809,005
342	Unearned revenues	—	—	782,819	150,466	177,593	—	2,174,794
343	Current portion of long-term debt	—	—	280,830	1,660,000	850,535	—	5,047,365
345	Other current liabilities	—	—	1,061,658	—	1,511,786	—	2,984,582
346	Accrued liabilities – other	—	—	1,026,299	1,220,669	1,452,196	—	4,527,743
347	Interprogram due to	53,871	138,291	261,252	1,069,098	—	(6,565,633)	—
310	Total current liabilities	58,275	145,937	3,848,829	7,703,140	13,004,526	(6,590,980)	32,118,816
351	Long-term debt, net of current	—	—	71,908,321	47,506,559	266,049,701	(3,535,559)	407,148,465
353	Noncurrent liabilities – other	—	—	7,233,875	28,415	38,615,977	(4,943,501)	44,300,142
354	Accrued compensated absences – noncurrent	—	—	—	—	—	—	114,832
350	Total noncurrent liabilities	—	—	79,142,196	47,534,974	304,665,678	(8,479,060)	451,563,439
300	Total liabilities	58,275	145,937	82,991,025	55,238,114	317,670,204	(15,070,040)	483,682,255
400	Deferred inflow of resources	—	—	—	—	—	—	—
508.4	Net investment in capital assets	—	—	11,702,145	3,926,657	94,924,659	—	170,738,877
511.4	Restricted net position	—	—	4,249,520	9,380,999	11,707,445	—	40,990,927
512.4	Unrestricted net position	(42,142)	(145,937)	66,534,397	2,346,027	(37,317,491)	—	225,356,885
513	Total equity/net position	(42,142)	(145,937)	82,486,062	15,653,683	69,314,613	—	437,086,689
600	Total liabilities, deferred inflow of resources and equity/net position	\$ 16,133	—	165,477,087	70,891,797	386,984,817	(15,070,040)	920,768,944

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See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver

FINANCIAL DATA SCHEDULE

Year ended December 31, 2018

Line item #	Account description	Public Housing and Capital Fund	Central Office Cost Center	Section 8 mod rehab CO001 MR0004	Section 8 mod rehab SRO	Housing choice vouchers	Disaster housing assistance program	CNI
70300	Net tenant rental revenue	\$ 10,505,411	—	—	—	—	—	—
70400	Tenant revenue – other	339,145	155	—	—	—	—	—
70500	Total tenant revenue	10,844,556	155	—	—	—	—	—
70600	HUD PHA grants	19,681,784	—	511,309	558,098	75,234,329	—	1,901,319
70600	Audit Costs	—	—	—	—	—	—	—
70610	Capital grants	3,135,152	—	—	—	—	—	1,830,307
70700	Fee revenue	—	—	—	—	—	—	—
70710	Management Fee	—	4,750,620	—	—	—	—	—
70720	Asset Management Fee	—	449,280	—	—	—	—	—
70730	Bookkeeping Fee	—	768,894	—	—	—	—	—
70740	Front line service fee	—	2,621,238	—	—	—	—	—
70750	Other Fees	—	975,484	—	—	—	—	—
70800	Other government grants	—	—	—	—	—	—	—
71100	Housing Assistance Payment	—	—	—	—	—	—	—
71100	Administrative Fee	—	—	—	—	31,983	—	—
71100	Investment income – unrestricted	250,374	100,446	356	625	—	—	—
71200	Mortgage interest income	6,506,677	—	—	—	—	—	—
71300	Proceeds from dispositions of assets held for sale	—	—	—	—	—	—	—
71310	Cost of sale of assets	—	—	—	—	—	—	—
71400	Fraud recovery 50%	—	—	—	—	21,197	—	—
71400	Fraud recovery - admin	—	—	—	—	21,197	—	—
71400	Fraud recovery	—	—	—	—	—	—	—
71500	Other revenue	1,313,784	1,021,833	—	—	28,060	—	—
71600	Gain (loss) on sale of capital assets	9,437,238	114,414	—	—	—	—	—
72000	Housing Assistance Payment	—	—	—	—	—	—	—
72000	Administrative Fee	—	—	—	—	—	—	—
72000	Investment income – restricted	6,142	—	—	—	—	—	—
70000	Total revenue	51,175,707	10,802,364	511,665	558,723	75,336,766	—	3,731,626
91100	Administrative salaries	1,948,504	4,416,699	21,489	39,569	1,498,159	—	309,684
91200	Auditing fees	76,583	—	115	194	28,030	—	—
91300	Management fee	2,734,946	—	6,576	12,216	685,987	—	—
91310	Bookkeeping fee	248,238	—	4,110	7,635	428,742	—	—
91500	Employee benefit contributions – administrative	628,238	1,301,106	6,833	12,557	440,499	—	52,592
91600	Office expenses	662,502	825,229	1,481	2,743	173,900	—	20,980
91700	Legal expense	35,212	816,874	71	132	9,324	—	—
91800	Travel	36,648	85,182	152	282	22,337	—	2,146
91900	Other	670,230	917,483	717	1,331	424,050	—	24,033
92000	Asset management fee	394,680	—	—	—	—	—	—
92100	Tenant services – salaries	363,466	322,321	—	—	—	—	268,475
92300	Employee benefit contributions – tenant services	91,034	65,136	—	—	—	—	70,917
92400	Tenant services – other	254,702	3,005	—	—	—	—	135,440
93100	Water	924,387	—	—	—	—	—	—
93200	Electricity	1,719,994	—	—	—	—	—	—
93300	Gas	1,187,641	—	—	—	—	—	—
93600	Sewer	914,636	—	—	—	—	—	—
93800	Other utilities expense	—	—	—	—	—	—	—
94100	Ordinary maintenance and operations – labor	2,655,023	—	—	—	—	—	—
94200	Ordinary maintenance and operations – materials	1,609,363	41,991	—	—	—	—	—
94300	Ordinary maintenance and operations – contract costs	3,663,180	2,888,738	—	—	—	—	—
94500	Employee benefit contributions – ordinary maint.	843,884	—	—	—	—	—	—
95200	Protective services – other contract costs	5,647	6,518	—	—	—	—	—
96100	Insurance premiums	1,124,399	179,787	917	1,692	92,361	—	9,646
96200	Other general expenses	239,155	—	—	—	—	—	—
96210	Compensated absences	28,753	28,016	123	226	9,394	—	1,120
96300	Payments in lieu of taxes	257,170	—	—	—	—	—	—
96400	Bad debt – tenant rents	(49,179)	—	—	—	—	—	—
96500	Bad debt – mortgages	4,942,696	—	—	—	—	—	—
96600	Bad debt – other	41,522	—	—	—	—	—	—
96710	Interest of mortgage (or bonds) payable	1,001,738	—	—	—	—	—	—
96730	Amortization of bond issue costs	—	—	—	—	—	—	—
96900	Total operating expenses	29,254,992	11,898,085	42,584	78,577	3,812,783	—	895,033
97000	Excess operating revenue over operating expenses	21,920,715	(1,095,721)	469,081	480,146	71,523,983	—	2,836,593
97100	Extraordinary maintenance	1,323,645	—	—	—	—	—	1,006,286
97200	Casualty losses – noncapitalized	971,917	45,295	—	—	—	—	—
97300	Housing assistance payments	—	—	469,081	480,146	71,650,100	—	—
97400	Depreciation expense	6,123,328	40,613	—	—	10,682	—	—
97800	Dwelling units rent expense	337,886	—	—	—	—	—	—
90000	Total expenses	38,011,768	11,983,993	511,665	558,723	75,473,565	—	1,901,319
10010	Operating transfers in	1,867,547	64,035	—	—	—	—	—
10020	Operating transfers out	(3,864,823)	(620,825)	—	—	—	—	—
10040	Operating transfers from/to component unit	(3,249,430)	—	—	—	—	—	—
10070	Extraordinary items, net gain/loss	—	—	—	—	—	—	—
10080	Special Items, Net Gain/Loss	—	—	—	—	—	—	—
10100	Total other financing sources (uses)	(5,246,706)	(556,790)	—	—	—	—	—
10000	Excess (deficiency) of operating revenue over (under) expenses	\$ 7,917,233	(1,738,419)	—	—	(136,799)	—	1,830,307
11020	Required annual debt principal payments	\$ 2,076,040	—	—	—	—	—	—
11030	Beginning equity	228,136,680	9,354,175	142	323	1,905,392	101,471	37,788
11040	Prior period adj, equity transfers, and corrections	—	—	—	—	—	—	—
11170	Admin fee equity	—	—	—	—	1,768,593	—	—
11180	Housing assistance payments equity	—	—	—	—	(1)	—	—
11190	Unit months available	31,034	—	624	1,056	76,095	—	—
11210	Number of unit months leased	30,185	—	549	1,017	71,635	—	—
11270	Excess cash	—	—	—	—	—	—	—

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Note: This is a summarized version of the FDS that was submitted to HUD.

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver

FINANCIAL DATA SCHEDULE

Year ended December 31, 2018

Line item #	Account description	HOME	CDBG	N/C S/R Section 8	Multifamily housing service coordinators	Housing Counseling	State/Local Grants	FSS Service Coordinator Grant
70300	Net tenant rental revenue	\$ —	—	634,554	—	—	—	—
70400	Tenant revenue – other	—	—	13,523	—	—	—	—
70500	Total tenant revenue	—	—	648,077	—	—	—	—
70600	HUD PHA grants	—	—	1,200,377	96,434	—	—	288,442
70600	Audit Costs	—	—	—	—	—	—	—
70610	Capital grants	—	—	—	—	—	—	—
70700	Fee revenue	—	—	—	—	—	—	—
70710	Management Fee	—	—	—	—	—	—	—
70720	Asset Management Fee	—	—	—	—	—	—	—
70730	Bookkeeping Fee	—	—	—	—	—	—	—
70740	Front line service fee	—	—	—	—	—	—	—
70750	Other Fees	—	—	—	—	—	—	—
70800	Other government grants	—	98,109	—	—	32,492	29,657	—
71100	Housing Assistance Payment	—	—	—	—	—	—	—
71100	Administrative Fee	—	—	—	—	—	—	—
71100	Investment income – unrestricted	—	—	33,867	—	—	1,915	—
71200	Mortgage interest income	521,487	48,260	—	—	—	—	—
71300	Proceeds from dispositions of assets held for sale	—	—	—	—	—	—	—
71310	Cost of sale of assets	—	—	—	—	—	—	—
71400	Fraud recovery 50%	—	—	—	—	—	—	—
71400	Fraud recovery - admin	—	—	—	—	—	—	—
71400	Fraud recovery	—	—	—	—	—	—	—
71500	Other revenue	—	—	334,611	—	—	187,760	—
71600	Gain (loss) on sale of capital assets	—	—	8,255	—	—	—	—
72000	Housing Assistance Payment	—	—	—	—	—	—	—
72000	Administrative Fee	—	—	449	—	—	—	—
72000	Investment income – restricted	—	—	—	—	—	—	—
70000	Total revenue	521,487	146,369	2,225,636	96,434	32,492	219,332	288,442
91100	Administrative salaries	—	1,604	89,955	786	8,200	44	—
91200	Auditing fees	—	—	5,099	—	—	—	—
91300	Management fee	—	—	108,502	—	—	—	—
91310	Bookkeeping fee	—	—	—	—	—	—	—
91500	Employee benefit contributions – administrative	—	293	34,356	143	2,007	16	—
91600	Office expenses	—	—	25,136	1,297	1,613	356	—
91700	Legal expense	—	—	31,781	—	—	—	—
91800	Travel	—	—	295	—	835	—	—
91900	Other	—	—	40,805	771	541	17,057	—
92000	Asset management fee	—	—	—	—	—	—	—
92100	Tenant services – salaries	—	83,105	—	77,855	11,843	126,816	222,714
92300	Employee benefit contributions – tenant services	—	17,650	—	14,238	2,924	22,868	61,618
92400	Tenant services – other	—	3,441	1,910	—	4,184	74,972	—
93100	Water	—	—	55,817	—	—	—	—
93200	Electricity	—	—	5,886	—	—	—	—
93300	Gas	—	—	5,511	—	—	—	—
93600	Sewer	—	—	62,787	—	—	—	—
93800	Other utilities expense	—	—	—	—	—	—	—
94100	Ordinary maintenance and operations – labor	—	—	184,914	—	—	—	—
94200	Ordinary maintenance and operations – materials	—	—	151,227	—	—	—	—
94300	Ordinary maintenance and operations – contract costs	—	—	406,015	—	—	—	—
94500	Employee benefit contributions – ordinary maint.	—	—	62,279	—	—	—	—
95200	Protective services – other contract costs	—	—	560	—	—	—	—
96100	Insurance premiums	—	1,443	113,052	1,335	293	2,117	3,893
96200	Other general expenses	—	—	—	—	—	—	—
96210	Compensated absences	—	143	1,718	9	52	27	217
96300	Payments in lieu of taxes	—	—	—	—	—	—	—
96400	Bad debt – tenant rents	—	—	3,789	—	—	—	—
96500	Bad debt – mortgages	394,369	48,261	—	—	—	—	—
96600	Bad debt – other	—	—	—	—	—	—	—
96710	Interest of mortgage (or bonds) payable	—	—	59,283	—	—	—	—
96730	Amortization of bond issue costs	—	—	—	—	—	—	—
96900	Total operating expenses	394,369	155,940	1,450,677	96,434	32,492	244,273	288,442
97000	Excess operating revenue over operating expenses	127,118	(9,571)	774,959	—	—	(24,941)	—
97100	Extraordinary maintenance	—	—	173,007	—	—	—	—
97200	Casualty losses – noncapitalized	—	—	206,338	—	—	—	—
97300	Housing assistance payments	—	—	—	—	—	—	—
97400	Depreciation expense	—	—	508,432	—	—	—	—
97800	Dwelling units rent expense	—	—	—	—	—	—	—
90000	Total expenses	394,369	155,940	2,338,454	96,434	32,492	244,273	288,442
10010	Operating transfers in	—	—	—	—	—	—	—
10020	Operating transfers out	—	—	—	—	—	—	—
10040	Operating transfers from/to component unit	—	—	—	—	—	—	—
10070	Extraordinary items, net gain/loss	—	—	—	—	—	—	—
10080	Special Items, Net Gain/Loss	—	—	—	—	—	—	—
10100	Total other financing sources (uses)	—	—	—	—	—	—	—
10000	Excess (deficiency) of operating revenue over (under) expenses	\$ 127,118	(9,571)	(112,818)	—	—	(24,941)	—
11020	Required annual debt principal payments	\$ —	—	111,901	—	—	—	—
11030	Beginning equity	8,511,644	3,391,443	10,529,243	—	—	—	—
11040	Prior period adj. equity transfers, and corrections	—	—	—	—	—	—	—
11170	Admin fee equity	—	—	—	—	—	—	—
11180	Housing assistance payments equity	—	—	—	—	—	—	—
11190	Unit months available	—	—	1,872	—	—	—	—
11210	Number of unit months leased	—	—	1,802	—	—	—	—
11270	Excess cash	—	—	—	—	—	—	—

Note: FDS submission to HUD is by AMP and the total for the program is reported here.

Note: This is a summarized version of the FDS that was submitted to HUD.

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver

FINANCIAL DATA SCHEDULE

Year ended December 31, 2018

Line item #	Account description	Community Services Block Grant	Jobs Plus	Business activities	Blended Component units	Discrete Component units	Elimination	Total
70300	Net tenant rental revenue	\$ —	—	—	—	14,382,841	—	25,522,806
70400	Tenant revenue – other	—	—	—	—	142,043	(52,305)	442,561
70500	Total tenant revenue	—	—	—	—	14,524,884	(52,305)	25,965,367
70600	HUD PHA grants	—	740,229	—	—	3,576,022	—	103,788,343
70600	Audit Costs	—	—	—	—	—	—	—
70610	Capital grants	—	—	—	—	—	—	4,965,459
70700	Fee revenue	—	—	—	—	—	—	—
70710	Management Fee	—	—	—	—	—	(3,035,969)	1,714,651
70720	Asset Management Fee	—	—	—	—	—	(397,680)	51,600
70730	Bookkeeping Fee	—	—	—	—	—	(689,330)	79,564
70740	Front line service fee	—	—	—	—	—	(1,622,199)	999,039
70750	Other Fees	—	—	—	—	—	(949,100)	26,384
70800	Other government grants	104,711	—	2,671,782	—	—	—	2,936,751
71100	Housing Assistance Payment	—	—	—	—	—	—	—
71100	Administrative Fee	—	—	—	—	—	—	31,983
71100	Investment income – unrestricted	—	—	419,212	13,063	123,882	(4,563)	939,177
71200	Mortgage interest income	—	—	2,992,425	187,825	—	(52,688)	10,203,986
71300	Proceeds from dispositions of assets held for sale	—	—	—	—	—	—	—
71310	Cost of sale of assets	—	—	—	—	—	—	—
71400	Fraud recovery 50%	—	—	—	—	—	—	21,197
71400	Fraud recovery - admin	—	—	—	—	—	—	21,197
71400	Fraud recovery	—	—	—	—	—	—	—
71500	Other revenue	—	—	2,430,944	1,717,155	6,809,914	(1,020,371)	12,823,690
71600	Gain (loss) on sale of capital assets	—	—	7,177,756	—	(2,484)	—	16,735,179
72000	Housing Assistance Payment	—	—	—	—	—	—	—
72000	Administrative Fee	—	—	—	—	—	—	—
72000	Investment income – restricted	—	—	20,179	4,374	262,150	—	293,294
70000	Total revenue	104,711	740,229	15,712,298	1,922,417	25,294,368	(7,824,205)	181,596,861
91100	Administrative salaries	—	—	1,011,971	66,957	1,146,602	—	10,560,223
91200	Auditing fees	—	—	—	71,605	151,105	—	332,731
91300	Management fee	—	—	126,036	22,341	1,103,981	(3,722,435)	1,078,150
91310	Bookkeeping fee	—	—	—	—	80,175	(689,330)	79,570
91500	Employee benefit contributions – administrative	—	—	234,499	7,154	410,421	—	3,130,714
91600	Office expenses	1,150	4,208	54,187	23,280	392,576	(69,462)	2,121,176
91700	Legal expense	—	—	154,309	61,842	53,550	(47,720)	1,115,375
91800	Travel	—	4,212	27,358	1,309	25,265	—	206,021
91900	Other	6,849	70,886	436,984	350,509	871,139	(523,702)	3,309,683
92000	Asset management fee	—	—	—	60,000	57,066	(397,680)	114,066
92100	Tenant services – salaries	97,118	185,827	113,261	222,301	—	—	2,095,102
92300	Employee benefit contributions – tenant services	14,320	33,553	28,877	59,196	—	—	482,331
92400	Tenant services – other	25,762	584,318	18,724	281,007	116,290	(126,659)	1,377,096
93100	Water	—	—	2,605	9,176	428,350	—	1,420,335
93200	Electricity	—	—	3,314	11,603	1,435,472	—	3,176,269
93300	Gas	—	—	514	2,033	385,619	—	1,581,318
93600	Sewer	—	—	14,195	12,503	590,095	—	1,594,216
93800	Other utilities expense	—	—	—	1,806	—	—	1,806
94100	Ordinary maintenance and operations – labor	—	—	—	—	1,359,174	—	4,199,111
94200	Ordinary maintenance and operations – materials	—	—	4,029	9,685	779,872	(699,434)	1,896,733
94300	Ordinary maintenance and operations – contract costs	—	—	13,419	32,869	3,765,368	(1,403,575)	9,366,014
94500	Employee benefit contributions – ordinary maint.	—	—	—	—	312,380	—	1,218,543
95200	Protective services – other contract costs	—	—	25,560	1,404	74,924	—	114,613
96100	Insurance premiums	1,654	3,162	63,596	98,689	1,336,337	—	3,034,373
96200	Other general expenses	—	—	—	55,485	629,178	(55,527)	868,291
96210	Compensated absences	—	—	5,156	343	9,615	—	84,912
96300	Payments in lieu of taxes	—	—	—	—	—	—	257,170
96400	Bad debt – tenant rents	—	—	—	—	105,219	—	59,829
96500	Bad debt – mortgages	—	—	1,263,908	31,949	—	—	6,681,183
96600	Bad debt – other	—	—	128,478	30,900	—	—	200,900
96710	Interest of mortgage (or bonds) payable	—	—	3,656,474	141,585	8,584,651	(52,688)	13,391,043
96730	Amortization of bond issue costs	—	—	20,857	59,087	109,707	—	189,651
96900	Total operating expenses	146,853	886,166	7,408,311	1,724,812	24,315,937	(7,788,212)	75,338,548
97000	Excess operating revenue over operating expenses	(42,142)	(145,937)	8,303,987	197,605	978,431	—	106,258,313
97100	Extraordinary maintenance	—	—	20,494	52,560	397,272	(35,993)	2,937,271
97200	Casualty losses – noncapitalized	—	—	1,595	—	389,401	—	1,614,546
97300	Housing assistance payments	—	—	—	—	—	—	72,599,327
97400	Depreciation expense	—	—	174,256	176,177	13,013,944	—	20,047,432
97800	Dwelling units rent expense	—	—	93,027	—	—	—	430,913
90000	Total expenses	146,853	886,166	7,697,683	1,953,549	38,116,554	(7,824,205)	172,968,037
10010	Operating transfers in	—	—	12,753,210	—	—	(14,684,792)	—
10020	Operating transfers out	—	—	(10,199,144)	—	—	14,684,792	—
10040	Operating transfers from/to component unit	—	—	(543,356)	577,056	3,215,730	—	—
10070	Extraordinary items, net gain/loss	—	—	—	—	188,879	—	188,879
10080	Special Items, Net Gain/Loss	—	—	—	—	—	—	—
10100	Total other financing sources (uses)	—	—	2,010,710	577,056	3,404,609	—	188,879
10000	Excess (deficiency) of operating revenue over (under) expenses	\$ (42,142)	(145,937)	10,025,325	545,924	(9,417,577)	—	8,817,703
11020	Required annual debt principal payments	\$ —	—	86,404	—	707,497	—	2,981,842
11030	Beginning equity	—	—	72,460,737	15,107,759	78,732,190	—	428,268,987
11040	Prior period adj. equity transfers, and corrections	—	—	—	—	—	—	—
11170	Admin fee equity	—	—	—	—	—	—	1,768,593
11180	Housing assistance payments equity	—	—	—	—	—	—	(1)
11190	Unit months available	—	—	—	—	27,663	—	138,344
11210	Number of unit months leased	—	—	—	—	27,045	—	132,233
11270	Excess cash	—	—	—	—	—	—	—

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