

HOUSING AUTHORITY OF THE CITY OF SALIDA, COLORADO
FINANCIAL STATEMENTS
DECEMBER 31, 2022

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Green & Associates LLC

Certified Public Accountants & Business Consultants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Housing Authority of the City of Salida, Colorado

Opinions

We have audited the accompanying financial statements of the Housing Authority of the City of Salida, Colorado as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Salida, Colorado's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Housing Authority of the City of Salida, Colorado as of December 31, 2022, and the respective changes in financial position and, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of the City of Salida, Colorado and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the City of Salida, Colorado's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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Certified Public Accountants & Business Consultants

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures of the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Housing Authority of the City of Salida, Colorado's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the City of Salida, Colorado's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the City of Salida, Colorado's basic financial statements. The Financial Data Schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Financial Data Schedules, are fairly stated, in all material respects, in relation to the basic financial statements as a whole



Fort Collins, CO
September 5, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Management Discussion and Analysis

As management of the Housing Authority of the City of Salida, Colorado (Authority), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended December 31, 2022.

Financial Highlights

The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$671,962.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statement. The Authority's financial statements comprise two components: 1) financial statements, and 2) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Financial Statements

The financial statements are designed to provide readers with a broad overview of the Authority's finances in a manner similar to a private-sector business.

The statement of net position presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The statement of activities presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as an underlying event giving rise to the change occurs, regardless of the time of related cash flows.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The Authority has one proprietary fund, an Enterprise Fund. The Authority uses an Enterprise Fund to account for its low-income affordable housing activities. Note 1 to the financial statements provides additional information on Authority's funds.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statement can be found beginning on page 9.

Financial Analysis

As noted, Net Position may, over time serve as a useful indicator of the Authority's financial position. The largest portion of the Authority's Net Position reflects its investment in capital assets (e.g. land improvements, building, and equipment), less any related outstanding debt used to acquire those assets. The Authority uses these capital assets to provide affordable low rent housing to its tenants and are not available for future spending.

Condensed Statement of Net Position

	2022	2021	Change
ASSETS			
Cash and cash equivalents	\$ 47,357	\$ 68,377	\$ (21,020)
Other current assets	197,088	199,234	(2,146)
Capital assets	455,583	432,559	23,024
Total Assets	<u>700,028</u>	<u>700,170</u>	<u>(142)</u>
LIABILITIES			
Current liabilities	28,066	27,887	179
Total liabilities	<u>28,066</u>	<u>27,887</u>	<u>179</u>
NET POSITION			
Net investment in capital assets	455,583	432,559	23,024
Unrestricted	216,379	239,724	(23,345)
Total Net Position	<u>\$ 671,962</u>	<u>\$ 672,283</u>	<u>\$ (321)</u>

As of the current fiscal year, as well as in the previous fiscal year, the Authority is able to report a positive balance in the Net Position. Capital assets have increased over the prior year. This is due to improvements added during year 2022 in an amount more than the depreciation incurred during 2022. Current assets have decreased due to a decrease in cash and cash equivalents. Current liabilities have fluctuated due to the normal timing of payments. The net position decreased due to expenses exceeding revenues for the year.

Change in Net Position

	2022	2021	Increase (Decrease)
Revenue:			
Operating Revenue			
Charges for Services	\$ 205,346	\$ 190,843	\$ 14,503
Grants and Contribution	247,650	147,642	100,008
Other Income	1	1,631	(1,630)
Total Revenue	<u>452,997</u>	<u>340,116</u>	<u>112,881</u>
Expenses:			
Operating Expenses	453,318	391,990	61,328
Total Expenses	<u>453,318</u>	<u>391,990</u>	<u>61,328</u>
Change in Net Position	(321)	(51,874)	51,553
Net Position-Beginning	672,283	724,157	(51,874)
Net Position-Ending	<u>\$ 671,962</u>	<u>\$ 672,283</u>	<u>\$ (321)</u>

The revenue increased in 2022 compared to the prior year due to an increase in grants and capital contributions and rental income. The expenses increased due higher maintenance and operation expenses.

Cash Flows

	2022	2021	Increase (Decrease)
Cash Flows Used by Operating Activities	\$ (180,301)	\$ (137,729)	\$ (42,572)
Cash Flows From (Used) by Non Capital Financing Activities	99,578	171,273	(71,695)
Cash Flows From (Used) by Capital and Related Financing Activities	59,696	(31,602)	91,298
Cash Flows From (Used) by Investing Activities	7	7	-
Change in Cash and Cash Equivalents	<u>(21,020)</u>	<u>1,949</u>	<u>(22,969)</u>
Cash and Cash Equivalents Beginning of Year	68,377	66,428	1,949
Cash and Cash Equivalents Ending of Year	<u>\$ 47,357</u>	<u>\$ 68,377</u>	<u>\$ (21,020)</u>

Capital Assets

The Authority's investment in capital assets as of December 31, 2022, amounts to \$455,583 (net of accumulated depreciation). This investment in capital assets included Land Improvements, Building and Equipment. The Authority's capital expenditures were \$88,376 during fiscal year 2022. No capital assets were disposed of. Additional information on the Authority's capital assets can be found in note 3 to the financial statements.

Long Term Debt

At the end of the year, the Authority did not have any outstanding debt.

Economic Factors and Next Year's Revenue

The Authority does not receive any revenue by taxes. Due to changing market conditions there have been fluctuations in vacancy rates.

Request for Information

This financial report is designed to provide an overview of the Housing Authority of the City of Salida, Colorado's finances for all interested parties. Questions concerning any of the information provided in this report, or requests for additional information should be addressed to:

Housing Authority of the City of Salida, Colorado
PO Box 887
Salida, Colorado 81201

BASIC FINANCIAL STATEMENTS

Housing Authority of the City of Salida, Colorado
Statement of Net Position
December 31, 2022

ASSETS

Current Assets

Cash and cash equivalents	\$ 31,607
Investments	189,373
Prepaid expenses	7,557
Accounts receivable- tenants, net of allowance	158
Restricted cash	15,750
Total Current Assets	244,445

Noncurrent Assets

Capital assets	
Nondepreciable	22,424
Depreciable	3,138,453
Less: accumulated depreciation	(2,705,294)
Net Capital Assets	455,583
Total Noncurrent Assets	455,583
Total Assets	700,028

LIABILITIES

Current Liabilities

Accounts payable	3,524
Accrued wages, taxes and benefits	8,792
Tenant security deposits	15,750
Total Current Liabilities	28,066
Total Liabilities	28,066

Net Position

Net investment in capital assets	455,583
Unrestricted	216,379
Total Net Position	\$ 671,962

Housing Authority of the City of Salida, Colorado
Statement of Revenues, Expenses and Changes in Net Position
December 31, 2022

Operating Revenues	
Dwelling Rental	\$ 191,564
Other	13,782
Total Operating Revenues	205,346
 Operating Expenses	
General and Administrative	134,002
Utilities	66,564
Maintenance and Operation	187,400
Depreciation	65,352
Total Operating Expenses	453,318
Operating Income (Loss)	(247,972)
 Non-Operating Revenues (Expenses)	
HUD Contributions and Grants - Operating	159,274
Interest Income	1
Total Non-Operating Revenues (Expenses)	159,275
Income Before Capital Contributions	(88,697)
Capital Contributions	88,376
Change in Net Position	(321)
Net Position, Beginning of Year	672,283
Net Position, End of Year	\$ 671,962

Housing Authority of the City of Salida, Colorado
Statement of Cash Flows
For the Year Ended December 31, 2022

Cash Flows From Operating Activities:	
Cash Received from Tenants	\$ 204,476
Cash Payments to Tenants and suppliers	(251,449)
Cash Payments to Employees	(133,328)
Net Cash (Used) For Operating Activities	(180,301)
 Cash Flows From Noncapital Financing Activities:	
HUD Contributions and Grants - Operating	159,274
Net Cash Provided by Non-Capital Financing Activities	159,274
 Cash Flows From Capital and Related Financing Activities:	
Purchase of Property, Plant and Equipment	(88,376)
Capital Contributions	88,376
Net Cash Provided (Used) by Capital and Related Financing Activities	-
 Cash Flows from Investing Activities:	
Interest Income	7
Net Cash Provided by Investing Activities	7
Net increase in Cash and Cash Equivalents	(21,020)
Cash and Cash Equivalents, Beginning	68,377
Cash and Cash Equivalents, Ending	\$ 47,357
 Detail of cash and cash equivalents:	
Cash - Unrestricted	31,607
Cash - Restricted	15,750
Total	\$ 47,357
 Reconciliation of Operating Income to Net Cash Used for Operating Activities:	
Operating (Loss)	(247,972)
Adjustments to Reconcile Operating Loss to Net Cash Used for Operating Activities:	
Depreciation and Amortization	65,352
Changes in Assets and Liabilities:	
Accounts Receivable - Tenants	(158)
Prepaid expenses	2,298
Accounts Payable	(931)
Accrued wages, taxes, and benefits	1,822
Unearned revenue	(462)
Tenant Security Deposits	(250)
Net Cash Used for Operating Activities	(180,301)

Housing Authority of the City of Salida, Colorado
Notes to Financial Statements
December 31, 2022

Note 1 Summary of Significant Accounting Policies

The Housing Authority of the City of Salida, Colorado (the Authority) was established in order to provide low-income housing. The Authority is managed by a Board of Commissioners. The financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America (US GAAP). The significant accounting policies of the Authority are described below.

Reporting Entity

In evaluating how to define the government, for financial reporting purposes, the Authority's management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in Governmental Accounting Standards Board ("GASB") Statement No. 14, "The Financial Reporting Entity" as amended by GASB No. 39. GASB pronouncements set forth the financial accountability of governmental organizations elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. Based upon the application of these criteria, no entities will be included in the Authority's reporting entity.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

Enterprise fund accounting is utilized by the Authority in accordance with accounting principles generally accepted in the United States of America.

Enterprise funds are accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recorded when incurred. Depreciation is computed and recorded as an operating expense. Expenditures for capital outlay are recognized as increases in capital assets. Retirement of bonds is recorded as a reduction of liabilities.

The Authority distinguishes *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services in connection with the Authority's principal ongoing operations. The principal operating revenues of the Authority are charges to tenants for rent. Operating expenses include the cost of providing low-income housing, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The Authority applies GASB pronouncements in the financial statements. The Authority follows the provisions of Governmental Accounting Standards Board (GASB) Statement No. 34 *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*. Statement No. 34 establishes standards for external financial reporting for all state and local governmental entities which includes a management's discussion and analysis section; a statement of net position; a statement of revenues, expenses, and changes in net position; and a statement of cash flows.

It requires the classification of net position into three components: Net investment in capital assets; restricted; and unrestricted. When both restricted and unrestricted assets are available to be used it is the Authority's policy to utilize restricted assets first.

Housing Authority of the City of Salida, Colorado
Notes to Financial Statements (Continued)
December 31, 2022

Note 1 Summary of Significant Accounting Policies (Continued)
Basis of Accounting (continued)

Proprietary Fund – The Authority’s operations are accounted for in a single enterprise fund. Enterprise funds account for those operations financed and operated in a manner similar to private business or where the Authority has decided that determination of revenues earned, costs incurred, and net income is necessary for management accountability.

Assets and Liabilities

Investments – investments are recorded at fair value, which approximates cost.

Receivables – all receivables are reported at their book value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

Capital assets - assets are stated at cost or estimated cost. The capitalization threshold for fixed assets is \$5,000. Depreciation over the estimated useful lives of the assets is computed using the straight-line method. The estimated useful lives are 10-40 years for buildings and improvements, and 3-10 years for equipment.

Cash and Cash Equivalents

For purposes of the statement of cash flows, cash equivalents are defined as investments (including restricted assets) with maturity of three months or less at date of acquisition. The Authority considers certificates of deposit with maturities of more than three months at date of purchase as investments.

Use of Estimates in the Preparation of Financial Statements

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 reported amounts and disclosures. Accordingly, actual results may differ from the estimates.

Compensated Absences

The Authority’s personnel policies permit employees to accrue compensated absences during the year. These accruals expire at December 31 of each year and may not be carried over. As such, no accrual for compensated absences has been made.

Budgets and Budgetary Accounting

Budgets are adopted on a cash basis. Annual appropriated budgets are adopted for the fund. All annual appropriations lapse at fiscal year-end.

The Authority adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

- State law requires budgets for all funds. The budget includes proposed expenditures and the means of financing them. All budgets lapse at year-end.
- Prior to December 31, the budget is adopted by formal resolution.
- Budgets are required to be filed with the State of Colorado within thirty days after the beginning of the fiscal year.
- Expenditures may not legally exceed appropriations at the fund level.
- The Authority Board must approve revisions that alter the total expenditures of any fund.
- Budgeted amounts reported in the accompanying financial statements are as originally adopted by the Authority Board or revised by the Authority Board.

**Housing Authority of the City of Salida, Colorado
Notes to Financial Statements (Continued)
December 31, 2022**

Note 2 Cash and Investments

Restricted Cash

Security deposits received from tenants are classified as restricted cash on the Statement of Net Position in the amount of \$15,750 as of December 31, 2022.

Cash Deposits

As of December 31, 2022, the Authority's cash deposits had a carrying balance of \$34,366 and corresponding bank balance of \$37,064. The Authority had investments in money market accounts with a book balance of \$12,891 and a bank balance of \$12,891. The Authority had \$47,257 in bank accounts that were insured by the FDIC at December 31, 2022. The money market account was not rated.

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is specified under the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the uninsured deposits. The Authority had \$0 collateralized under PDPA at December 31, 2022, accordingly the Authority was not exposed to credit risk.

The Colorado Divisions of Banking and Financial Services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority does not have a deposit policy for custodial credit risk. As of December 31, 2022, none of the Authority's bank deposits were exposed to custodial credit risk.

Cash and Cash Equivalents	
Cash deposits	\$ 34,366
Money market accounts	12,891
Petty cash	100
Total Cash and Cash Equivalents	\$ 47,357

Investments

Colorado statutes specify in which investment instruments the units of local government may invest. The Authority has not adopted a formal investment policy.

- Obligations of the United States and certain United States government agency securities.
- Certain international agency securities.
- General obligation and revenue bonds of United States local government entities.
- Bankers' acceptances of certain banks.
- Commercial paper.
- Local government investment pools.
- Written repurchase agreements collateralized by certain authorized securities.
- Certain money market funds.
- Guaranteed investment contracts.

Housing Authority of the City of Salida, Colorado
Notes to Financial Statements (Continued)
December 31, 2022

Note 3 Capital Assets

The following is a summary of fixed assets at December 31, 2022:

	Beginning Balance	Increase	Decrease	Ending Balance
Non-depreciable				
Land	\$ 22,424	\$ -	\$ -	\$ 22,424
Total non-depreciable	<u>22,424</u>	<u>-</u>	<u>-</u>	<u>22,424</u>
Capital assets, being depreciated:				
Buildings and improvements	2,830,721	71,045	-	2,901,766
Equipment	219,356	17,331	-	236,687
Total capital assets being depreciated	<u>3,050,077</u>	<u>88,376</u>	<u>-</u>	<u>3,138,453</u>
Total Capital Assets	3,072,501	88,376	-	3,160,877
Less accumulated depreciation	<u>(2,639,942)</u>	<u>(65,352)</u>	<u>-</u>	<u>(2,705,294)</u>
Net Capital Assets	<u>\$ 432,559</u>	<u>\$ 23,024</u>	<u>\$ -</u>	<u>\$ 455,583</u>

Note 4 Tenant Receivable

Following is detail of Tenant Receivable

	Total
Tenant Receivable	\$ 158
Bad Debt Allowance	-
Net Receivable	<u>\$ 158</u>

Note 5 Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employee; and natural disasters. The Authority carries commercial insurance for these risks of loss. The Authority has not experienced losses that exceeded commercial coverage in any of the last three years.

Note 6 Contingencies and Economic Dependency

The Authority participates in a number of federal, state, and local programs that are funded by grants received from other governmental units. Expenses financed by grants are subject to audit by the appropriate grantor government. If expenses are disallowed due to noncompliance with grant program regulations, the Authority may be required to reimburse the grantor government. As of December 31, 2022, significant amounts of grant expenses have not been audited, but the Authority believes that disallowed expenses, if any, will not have a material effect on any of the individual funds or the overall financial position of the Authority. The Authority is economically dependent on annual contributions and grants received from HUD. The extent of this funding from HUD depends upon appropriations from the Federal government.

SUPPLEMENTAL SECTION

Housing Authority of the City of Salida (CO013)
SALIDA, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2022

	Project Total	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$31,607	\$31,607		\$31,607
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted				
114 Cash - Tenant Security Deposits	\$15,750	\$15,750		\$15,750
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	\$47,357	\$47,357		\$47,357
121 Accounts Receivable - PHA Projects				
122 Accounts Receivable - HUD Other Projects				
124 Accounts Receivable - Other Government				
125 Accounts Receivable - Miscellaneous				
126 Accounts Receivable - Tenants	\$158	\$158		\$158
126.1 Allowance for Doubtful Accounts - Tenants	\$0	\$0		\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current				
128 Fraud Recovery				
128.1 Allowance for Doubtful Accounts - Fraud				
129 Accrued Interest Receivable	\$0	\$0		\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$158	\$158		\$158
131 Investments - Unrestricted	\$189,373	\$189,373		\$189,373
132 Investments - Restricted				
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets	\$7,557	\$7,557		\$7,557
143 Inventories				
143.1 Allowance for Obsolete Inventories				
144 Inter Program Due From				
145 Assets Held for Sale				
150 Total Current Assets	\$244,445	\$244,445		\$244,445
161 Land	\$22,424	\$22,424		\$22,424
162 Buildings	\$2,534,133	\$2,534,133		\$2,534,133
163 Furniture, Equipment & Machinery - Dwellings	\$54,060	\$54,060		\$54,060
164 Furniture, Equipment & Machinery - Administration	\$95,519	\$95,519		\$95,519
165 Leasehold Improvements	\$454,741	\$454,741		\$454,741
166 Accumulated Depreciation	-\$2,705,294	-\$2,705,294		-\$2,705,294
167 Construction in Progress				
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$455,583	\$455,583		\$455,583
171 Notes, Loans and Mortgages Receivable - Non-Current				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due				
173 Grants Receivable - Non Current				
174 Other Assets				
176 Investments in Joint Ventures				
180 Total Non-Current Assets	\$455,583	\$455,583		\$455,583
200 Deferred Outflow of Resources				
290 Total Assets and Deferred Outflow of Resources	\$700,028	\$700,028		\$700,028
311 Bank Overdraft				
312 Accounts Payable <= 90 Days	\$2,689	\$2,689		\$2,689
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable	\$8,752	\$8,752		\$8,752
322 Accrued Compensated Absences - Current Portion				
324 Accrued Contingency Liability				
325 Accrued Interest Payable				
331 Accounts Payable - HUD PHA Programs				
332 Account Payable - PHA Projects				

Housing Authority of the City of Salida (CO013)
SALIDA, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2022

	Project Total	Subtotal	ELIM	Total
333 Accounts Payable - Other Government				
341 Tenant Security Deposits	\$15,750	\$15,750		\$15,750
342 Unearned Revenue	\$40	\$40		\$40
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue				
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities	\$835	\$835		\$835
346 Accrued Liabilities - Other				
347 Inter Program - Due To				
348 Loan Liability - Current				
310 Total Current Liabilities	\$28,066	\$28,066		\$28,066
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue				
352 Long-term Debt, Net of Current - Operating Borrowings				
353 Non-current Liabilities - Other				
354 Accrued Compensated Absences - Non Current				
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				
357 Accrued Pension and OPEB Liabilities				
350 Total Non-Current Liabilities	\$0	\$0		\$0
300 Total Liabilities	\$28,066	\$28,066		\$28,066
400 Deferred Inflow of Resources				
508.4 Net Investment in Capital Assets	\$455,583	\$455,583		\$455,583
511.4 Restricted Net Position	\$0	\$0		\$0
512.4 Unrestricted Net Position	\$216,379	\$216,379		\$216,379
513 Total Equity - Net Assets / Position	\$671,962	\$671,962		\$671,962
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$700,028	\$700,028		\$700,028

Housing Authority of the City of Salida (CO013)
SALIDA, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2022

	Project Total	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$191,564	\$191,564		\$191,564
70400 Tenant Revenue - Other	\$13,466	\$13,466		\$13,466
70500 Total Tenant Revenue	\$205,030	\$205,030	\$0	\$205,030
70600 HUD PHA Operating Grants	\$159,274	\$159,274		\$159,274
70610 Capital Grants	\$88,376	\$88,376		\$88,376
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue		\$0	\$0	\$0
70800 Other Government Grants				
71100 Investment Income - Unrestricted	\$1	\$1		\$1
71200 Mortgage Interest Income				
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery				
71500 Other Revenue	\$316	\$316		\$316
71600 Gain or Loss on Sale of Capital Assets				
72000 Investment Income - Restricted				
70000 Total Revenue	\$452,997	\$452,997	\$0	\$452,997
91100 Administrative Salaries	\$78,019	\$78,019		\$78,019
91200 Auditing Fees	\$5,611	\$5,611		\$5,611
91300 Management Fee				
91310 Book-keeping Fee				
91400 Advertising and Marketing				
91500 Employee Benefit contributions - Administrative	\$19,826	\$19,826		\$19,826
91600 Office Expenses	\$18,175	\$18,175		\$18,175
91700 Legal Expense				
91800 Travel				
91810 Allocated Overhead				
91900 Other	\$11,708	\$11,708		\$11,708
91000 Total Operating - Administrative	\$133,339	\$133,339	\$0	\$133,339
92000 Asset Management Fee				
92100 Tenant Services - Salaries				
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services				
92400 Tenant Services - Other	\$663	\$663		\$663
92500 Total Tenant Services	\$663	\$663	\$0	\$663
93100 Water	\$14,097	\$14,097		\$14,097
93200 Electricity	\$8,728	\$8,728		\$8,728
93300 Gas	\$26,040	\$26,040		\$26,040
93400 Fuel				
93500 Labor				
93600 Sewer				
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense	\$17,699	\$17,699		\$17,699
93000 Total Utilities	\$66,564	\$66,564	\$0	\$66,564
94100 Ordinary Maintenance and Operations - Labor	\$57,131	\$57,131		\$57,131
94200 Ordinary Maintenance and Operations - Materials and Other	\$25,362	\$25,362		\$25,362
94300 Ordinary Maintenance and Operations Contracts	\$72,521	\$72,521		\$72,521

Housing Authority of the City of Salida (CO013)
SALIDA, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2022

94500 Employee Benefit Contributions - Ordinary Maintenance	\$15,161	\$15,161		\$15,161
94000 Total Maintenance	\$170,175	\$170,175	\$0	\$170,175
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs				
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$0	\$0	\$0	\$0
96110 Property Insurance	\$11,868	\$11,868		\$11,868
96120 Liability Insurance	\$1,988	\$1,988		\$1,988
96130 Workmen's Compensation				
96140 All Other Insurance	\$3,369	\$3,369		\$3,369
96100 Total Insurance Premiums	\$17,225	\$17,225	\$0	\$17,225
96200 Other General Expenses				
96210 Compensated Absences				
96300 Payments in Lieu of Taxes				
96400 Bad debt - Tenant Rents				
96500 Bad debt - Mortgages				
96600 Bad debt - Other				
96800 Severance Expense				
96000 Total Other General Expenses	\$0	\$0	\$0	\$0
96710 Interest of Mortgage (or Bonds) Payable	\$0	\$0		\$0
96720 Interest on Notes Payable (Short and Long Term)				
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$387,966	\$387,966	\$0	\$387,966
97000 Excess of Operating Revenue over Operating Expenses	\$65,031	\$65,031	\$0	\$65,031
97100 Extraordinary Maintenance				
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments				
97350 HAP Portability-In				
97400 Depreciation Expense	\$65,352	\$65,352		\$65,352
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$453,318	\$453,318	\$0	\$453,318
10010 Operating Transfer In	\$59,696	\$59,696	-\$58,273	\$1,423
10020 Operating Transfer Out	-\$59,696	-\$59,696	\$58,273	-\$1,423
10030 Operating Transfers from/to Primary Government				
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$321	-\$321	\$0	-\$321

Housing Authority of the City of Salida (CO013)
SALIDA, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2022

11020 Required Annual Debt Principal Payments	\$0	\$0	\$0
11030 Beginning Equity	\$672,283	\$672,283	\$672,283
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors			
11050 Changes in Compensated Absence Balance			
11060 Changes in Contingent Liability Balance			
11070 Changes in Unrecognized Pension Transition Liability			
11080 Changes in Special Term/Severance Benefits Liability			
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents			
11100 Changes in Allowance for Doubtful Accounts - Other			
11170 Administrative Fee Equity			
11180 Housing Assistance Payments Equity			
11190 Unit Months Available	600	600	600
11210 Number of Unit Months Leased	598	598	598
11270 Excess Cash	\$176,492	\$176,492	\$176,492
11610 Land Purchases	\$0	\$0	\$0
11620 Building Purchases	\$0	\$0	\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$88,376	\$88,376	\$88,376
11660 Infrastructure Purchases	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0