

HOUSING AUTHORITY OF THE CITY OF ALAMOSA, COLORADO

Financial Statements

With Independent Auditor's Report

March 31, 2024

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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 Añamosa, Colorado

Opinions

We have audited the accompanying financial statements of the Housing Authority of the City of Añamosa, Colorado as of and for the year ended March 31, 2014, and the related notes to the financial statements which collectively comprise the Housing Authority of the City of Añamosa, 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 Añamosa, Colorado as of March 31, 2014, and the respective changes in financial position and cash flows thereon 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 and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. 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 Añamosa, 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 controls 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 Añamosa, Colorado's ability to continue as a going concern for the 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 a absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government 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 controls. 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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In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*

- 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 Aurora, Colorado's internal control. According to 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 Housing Authority of the City of Aurora, 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, Schedule of the Authority's Proportionate Share of the Net Pension Liability – PRA, Schedule of Pension Contributions – PERA, Schedule of the Authority's Proportionate Share of the Net Pension Liability – OP, and Schedule of Pension Contributions – OP, 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, 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 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 Housing Authority of the City of Aurora, Colorado's basic financial statements. The Financial Data Schedules and Schedule of Expenditures of Federal Awards, as required by Title 48, Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, 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 was 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 and Schedule of Expenditures of Federal Awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards we have also issued our report dated December 2014 on our consideration of the Housing Authority of the City of Añmosa, Colorado's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely 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 effectiveness of Housing Authority of the City of Añmosa, Colorado's 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 Housing Authority of the City of Añmosa, Colorado's internal control over financial reporting and compliance.



Fort Collins, Colorado
December 2014

Management Discussion and Analysis

Management Discussion and Analysis

As management of the Housing Authority of the City of Alamosa Colorado Authority 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 March 31, 2014.

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 set 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 consists of one proprietary enterprise fund containing housing and grant programs which are described in Note 1 to Financial Statements.

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 begin on page 9.

Financial Analysis

As noted, net position may over time serve as a useful indicator of the Authority's financial position. Assets exceeded liabilities by \$6,308,491 at the close of the most recent fiscal year.

The largest portion of the Authority's net position reflects its net investment in capital assets (land and building, machinery 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; these assets are not available for future spending. Although the Authority's investment in its capital assets are reported net of related debt, it should be noted that resources to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities.

Condensed Statement of Net Position

	2014	2013	Increase Decrease CY vs PY
ASSETS			
Cash and equivalents	\$ 3,707,733	\$ 3,879,004	\$ (171,271)
Other current assets	78,713	743,848	(665,135)
Capital assets and other assets	8,793,000	8,333,840	459,160
Total Assets	12,379,446	12,956,692	(577,246)
DEFERRED OBTAINMENT SOURCES	7,000	80,940	(73,940)
LIABILITIES			
Current liabilities	90,333	103,399	(13,066)
Long term liabilities	3,633,300	4,303,996	(670,696)
Total Liabilities	3,723,633	4,407,395	(683,762)
DEFERRED INVESTMENT SOURCES	3,849	8,866	(5,017)
NET POSITION			
Net investment in capital assets	8,793,000	8,333,840	459,160
Unrestricted	3,487,700	3,442,853	44,847
Total Net Position	12,280,700	11,776,693	504,007

Condensed Statement of Activities is presented in the following table:

	2014	2013	Increase Decrease CY vs PY
Revenue:			
Operating Revenue	\$ 8,906,000	\$ 7,600,800	\$ 1,295,200
Grants	886,948	760,000	126,948
Interest Income	677,000	1,000,400	(323,400)
Total Revenue	10,470,000	9,361,200	1,108,800
Expenses:			
Operating Expenses	3,930,000	4,000,000	(70,000)
Total Expenses	3,930,000	4,000,000	(70,000)
Change in Net Position	6,540,000	5,361,200	1,178,800
Net Position Beginning	976,073	69,937	706,136
Net Position Ending	6,308,493	6,976,073	(667,580)

As of the current fiscal year as well as in the previous fiscal year the Authority is able to report a positive change in the net position. Current and other assets are increased due to an increase in cash. Long term liabilities decreased due to the changes in pension liabilities. Operating revenues increased in 2014 due to an increase in rental income. This was offset by a decrease in grant revenue. Operating expenses increased due to a change in various operating costs and non-cash pension items.

Condensed Statement of Cash Flows is presented in the following table:

	<u>2024</u>	<u>2023</u>
Cash from Operating Activities	\$ 3,800,000	\$ 1,647,000
Cash from Non-Capital Financing Activities	678,000	700,000
Cash from Capital and Related Financing Activities	(333,430)	(80,000)
Cash from Investing Activities	4,006	(367)
Increase (Decrease)	<u>9,469</u>	<u>738,870</u>
Cash and Cash Equivalents Beginning of Year	<u>879,004</u>	<u>140,807</u>
Cash and Cash Equivalents End of Year	<u><u>3,707,733</u></u>	<u><u>1,879,677</u></u>

Capital Asset and Debt Administration

Capital Assets. The Authority's investment in capital assets as of March 31, 2024 amounts to \$8,793,000 net of accumulated depreciation. This investment in capital assets includes land, building and improvements, machinery and equipment. The Authority's capital expenditure during the fiscal year were \$7,000,000 relating to the upgrades to the facilities. The capital purchases were partially funded by HUD capital grants. The Authority did not dispose of any capital assets during the year. The remaining activity related to capital assets were the normal additions of assets and depreciation. Additional information on capital assets can be found in note 4 to the accompanying financial statements.

Long Term Debt

At the end of the year, the Authority had no long-term debt.

Economic Factors and Next Year's Revenue

The Authority does not receive any revenue from taxes. The Authority's rental rates have not changed in fiscal year 2024. The Authority expects that subsidy will not increase in 2025.

Request for Information

This financial report is designed to provide an overview of the Authority'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 The Housing Authority of the City of Alamosa, Colorado, 3333 Murphy Drive, Alamosa, CO 81001.

Basic Financial Statements

Housing Authority of the City of Alamosa, Colorado
Statement of Net Position
March 31, 2024

ASSETS

Current Assets	
Cash and cash equivalents	\$ 3,083,438
Prepaid expenses	28,922
Accounts receivable- tenants, net of allowance	2,916
Government grants receivable	114,368
Accrued interest	4,198
Investments	578,309
Restricted cash	87,135
Total Current Assets	3,899,286
Noncurrent Assets	
Capital assets	
Nondepreciable	365,977
Depreciable	13,954,266
Less: accumulated depreciation	(11,497,450)
Net Capital Assets	2,822,793
Total Noncurrent Assets	2,822,793
Total Assets	6,722,079

DEFERRED OUTFLOWS OF RESOURCES

Deferred Outflows - Pensions	105,518
Deferred Outflows - OPEB	1,603
Total Deferred Outflows of Resources	107,121

LIABILITIES

Current Liabilities	
Accounts payable	21,161
Accrued wages, taxes and benefits	8,718
Other accrued liabilities	48,729
Prepaid rent	3,154
Tenant security deposits	87,135
Accrued compensated absences	21,636
Total Current Liabilities	190,533
Long Term Liabilities	
Net Pension Liability	293,622
Net OPEB Liability	22,701
Total Long Term Liabilities	316,323
Total Liabilities	506,856

DEFERRED INFLOWS OF RESOURCES

Deferred Inflows - Pensions	2,619
Deferred Inflows - OPEB	11,230
Total Deferred Inflows of Resources	13,849

Net Position

Net investment in capital assets	2,822,793
Unrestricted	3,485,702
Total Net Position	\$ 6,308,495

Housing Authority of the City of Alamosa, Colorado
Statement of Revenues, Expenses and Changes in Net Position
March 31, 2024

Operating Revenues	
Dwelling Rental	\$ 749,177
Management Fee	21,423
Other	51,356
Total Operating Revenues	821,956
 Operating Expenses	
General and Administrative	305,872
Utilities	241,378
Maintenance and Operation	562,793
Depreciation	283,211
Total Operating Expenses	1,393,254
Operating Income (Loss)	(571,298)
 Non-Operating Revenues (Expenses)	
HUD Contributions and Grants	648,129
Interest Income	16,772
Total Non-Operating Revenues (Expenses)	664,901
Income Before Capital Contributions	93,603
Capital Contributions	238,819
Change in Net Position	332,422
Net Position, Beginning of Year	5,976,073
Net Position, End of Year	\$ 6,308,495

Housing Authority of the City of Alamosa, Colorado
Statement of Cash Flows
For the Year Ended March 31, 2024

Cash Flows From Operating Activities:

Cash Received from Tenants	\$ 820,267
Cash Payments to Tenants and suppliers	(833,471)
Cash Payments to Employees	(345,018)
Net Cash (Used) For Operating Activities	(358,222)

Cash Flows From Noncapital Financing Activities:

HUD Contributions and Grants	678,528
Net Cash Provided by Non-Capital Financing Activities	678,528

Cash Flows From Capital and Related Financing Activities:

Purchase of Property, Plant and Equipment	(272,162)
Capital Contributions	238,819
Net Cash Provided (Used) by Capital and Related Financing Activities	(33,343)

Cash Flows from Investing Activities:

Purchases of investments	(11,026)
Interest Income	15,532
Net Cash Provided by Investing Activities	4,506

Net increase in Cash and Cash Equivalents

291,469

Cash and Cash Equivalents, Beginning	2,879,104
Cash and Cash Equivalents, Ending	\$ 3,170,573

Detail of cash and cash equivalents:

Cash - Unrestricted	3,083,438
Cash-Restricted	87,135
Total	\$ 3,170,573

Reconciliation of Operating Income to Net

Cash Used for Operating Activities:

Operating (Loss)	(571,298)
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Adjustments to Reconcile Operating Loss to

Net Cash Used for Operating Activities:

Depreciation and Amortization	283,211
Changes in Pension and OPEB Related Items	(55,271)

Changes in Assets and Liabilities:

Accounts Receivable - Tenants	1,161
Prepaid expenses	(4,159)
Accounts Payable	(1,503)
Accrued Liabilities	(1,657)
Unearned revenues	(2,150)
Accrued wages, taxes, and benefits	(554)
Accrued Compensated Absences	(5,302)
Tenant Security Deposits	(700)

Net Cash Used for Operating Activities	(358,222)
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Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements
March 31, 2024

Note 1 Summary of Significant Accounting Policies

The Housing Authority of the City of Alamosa, Colorado (the Authority) was established by the City of Alamosa, Colorado in order to administer the public housing programs subsidized by the Federal Government through the U.S. Department of Housing and Urban Development (HUD). The Authority provides 99 units of housing under the program. The Authority is operated by a Board of Commissioners. The accounting policies of the Authority conform to Generally Accepted Accounting Principles (GAAP) as applicable to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The Authority follows all pronouncements issued by GASB. The more significant of the Authority's policies are described below.

Financial Reporting Entity

The Authority follows GASB Statement No. 64 which provides guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. 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, authority 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. The Housing Authority of the City of Alamosa, Colorado is not a component unit of any other entities.

Basis of Accounting

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 bonds is recorded as a reduction of liabilities.

Enterprise funds are used to account for those operations that are financed and operated in a manner similar to private business or where the Board has decided that the determination of revenues earned, cost incurred and/or net income is necessary for management accountability. Assets deferred in bonds, liabilities deferred outflows associated with the operation of the Authority are included in the statement of net position.

The Authority distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority's enterprises fund is charges for providing low income housing. Operating expenses for the enterprise fund include the cost of providing low income housing, administrative expenses and depreciation on capital assets. All other revenues and expenses are reported as nonoperating revenues and expenses. The Authority presents its activities as a single enterprise proprietary fund.

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 1 Summary of Significant Accounting Policies (Continued)

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* as amended by Statement No. 6 *The Financial Reporting Entity: Omnibus— an amendment of GASB Statements No. 14 and No. 34* and Statement No. 63 *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. These statements establish standards for external financial reporting for a 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.

Assets, Liabilities and Net Position

Investments - Investments are recorded at fair value which approximates cost.

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

Prepaid expenses – Prepaid expenses are for payments made by the Authority in the current year for items to be consumed in subsequent years.

Capital assets These consist of land, property, plant and equipment. The Authority defines capital assets as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost if purchased or estimated historical cost if donated.

Depreciation of all exhaustible capital assets is charged as expense against operations. Accumulated depreciation is reported on the balance sheets. Depreciation has been provided over the estimated useful lives using the straight-line method. The estimated useful lives are as follows:

Buildings and improvements	0 - 40 years
Admin equipment	0 - 10 years
Operational equipment	3 - 10 years

Compensated Absences Pursuant to its personnel policies, the Authority will compensate individual employment for unused vacation and 3 weeks of sick leave accumulated upon their separation of employment. The Authority reports these potential payments as a liability for compensated absences. The Authority has implemented the provisions under GASB No. 10, the net change in compensated absences for the year ended was an increase of \$30.

Net Position – Equity is classified as net position and displayed in three components:

a. Net investment in capital assets – consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 1 Summary of Significant Accounting Policies (Continued)

Assets, Liabilities and Net Position (Continued)

Restricted net position – consists of net position with constraints placed on the use either by intermediate groups such as creditors, grantors, or laws or regulations of other governments or imposed through constitutional provisions or enabling legislation.

Unrestricted net position – all other net position that do not meet the definition of “restricted” or “net investment in capital assets.” These net positions are available for future operations or distributions. The Authority utilizes restricted net position before utilizing unrestricted net position when an expense is incurred for both purposes.

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.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Budgets and Budgetary Accounting

Budgets are adopted on a cash basis. Annual appropriated budgets are adopted for the fund. Annual appropriations lapse at fiscal year end. The Authority adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

- Budgets are required by state law for all funds. The budget includes proposed expenditures and the means of financing them. All budgets lapse at year end.
- Prior to March 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 affect 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.

Note 2 Cash and Investments

Cash Deposits

As of March 31, 2024, the District’s cash deposits had a carrying balance of \$3,707,733 and a corresponding cash balance of \$3,817,900 which \$10,000 was insured by the Federal Deposit Insurance Corporation respectively.

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 2 Cash and Investments (Continued)

The Colorado Public Deposit Protection Act (PDPA) requires that a unit of local government deposit cash in eligible public depositories if eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance limits 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 100% of the uninsured deposits.

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. The Authority had \$93,790 collateralized under PDPA.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a default, the Authority's deposits may not be returned to it. The Authority does not have a deposit policy for custodial credit risk. As of March 31, 2024, none of the Authority's bank deposits were exposed to custodial credit risk.

Investments

Colorado statutes specify in which investment instruments the units of local government may invest.

- 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

The Authority does not have a formal investment policy.

As of March 31, 2024, the Authority had \$78,309 invested in certificates of deposit (CD's) with various financial institutions carrying a maturity of 3 years from date of purchase. All CD's were insured under the FDIC and are valued under amortized cost.

Note 3 Accounts Receivable

Accounts receivable balance at March 31, 2024, as comprised of the following:

Program	Tenants Receivable	Advance for Bad Debt	Receivable net of Advance
Tenant receivables	\$ 9,6	\$	\$ 9,6
Total	<u>\$ 9,6</u>	<u>\$</u>	<u>\$ 9,6</u>

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 4 Fixed Assets

The following is a summary of fixed assets at March 31, 2024:

	Balance 3/31/2023	Additions	Deletions	Balance 3/31/2024
Nondepreciable				
Land	36,977			36,977
Construction in progress	4,806		4,806	
Total Nondepreciable	41,783		9,612	32,171
Depreciable				
Buildings and improvements	3,000,000	376,968		3,376,968
Office equipment and furniture	38,389			38,389
Maintenance equipment	3,000			3,000
Vehicles	66,000			66,000
Total Depreciable	3,107,399	376,968		3,484,367
TOTAL	44,190,498	376,968	14,418	44,553,048
Less Accumulated Depreciation	(4,137,399)	(83,000)		(4,220,399)
Total Accumulated Depreciation	(4,137,399)	(83,000)		(4,220,399)
Net Capital Assets	39,993,099	293,968	(14,418)	40,272,649

Note 5 Defined Benefit Pension Plan and OPEB

Summary of Significant Accounting Policies

Pensions. Housing Authority of the City of Alamosa, Colorado participates in the Local Government Division Trust Fund (GLDT)—a cost-sharing multiple-employer defined benefit pension plan administered by the Public Employees’ Retirement Association of Colorado (PERA). The net pension liability is determined using actuarial valuations. The actuarial valuations are based on assumptions about the amount and timing of pension payments and the amount and timing of contributions. Information about the fiduciary net position of the PERA and additions to and deductions from the net pension liability of the GLDT have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments including refunds of employee contributions are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Plan description. Regular employees of the Housing Authority of the City of Alamosa, Colorado are provided with pensions through the GLDT—a cost-sharing multiple-employer defined benefit pension plan administered by PERA. Plan benefits are specified in Title 4, Article 10 of the Colorado Revised Statutes (CRS) and administrative rules set forth at 8 CCR 000-0000 and applicable provisions of the Federal Internal Revenue Code. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. PERA issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.copera.org/investments/pera-financial-reports.

Benefits provided as of December 31, 2023. PERA provides retirement, disability and survivor benefits. Retirement benefits are determined by the amount of service credit earned and/or purchased, highest average salary, the benefit structure, and under which the member retires, the

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

Benefit option selected at retirement and age at retirement Retirement eligibility is specified in tables set forth at

CRS §§ 4-60607(3) and 7-4

The lifetime retirement benefit for a eligible retiring employees under the PERA benefit structure is the greater of the

- Highest average salary multiplied by 100 and then multiplied by years of service credit
- The value of the retiring employee's member contribution plus a 100% match on eligible amounts as of the retirement date. This amount is then annuitized into a monthly benefit based on life expectancy and other actuarial factors.

The lifetime retirement benefit for a eligible retiring employees under the Denver Public Schools (DPS) benefit structure is the greater of the

- Highest average salary multiplied by 100 and then multiplied by years of service credit
- 100 times the first 10 years of service credit plus 100 times the service credit over 10 years plus a monthly amount equal to the annuitized member contribution account balance based on life expectancy and other actuarial factors.

In all cases the service retirement benefit is limited to 100% of highest average salary and cannot exceed the maximum benefit allowed by Federal Internal Revenue Code.

Members may elect to withdraw their member contribution accounts upon termination of employment with a PERA employer, retaining rights to any lifetime retirement benefits earned. If eligible, the member may receive a match of either 10% or 100% on eligible amounts depending on when contributions were remitted to PERA, the date employment was terminated, whether 10 years of service credit has been obtained and the benefit structure under which contributions were made.

Upon meeting certain criteria, benefit recipients who elect to receive a lifetime retirement benefit generally receive post-retirement cost-of-living adjustments referred to as annual increases in the CRS. Subject to the automatic adjustment provision (AAP) under CRS §§ 4-43, eligible benefit recipients under the PERA benefit structure who began membership before January 1, 2007, and a eligible benefit recipients of the DPS benefit structure will receive the maximum annual increase (AI) or AI cap of 100% unless adjusted by the AAP. Eligible benefit recipients under the PERA benefit structure who began membership on or after January 1, 2007, will receive the lesser of an annual increase of the 100% AI cap or the average increase of the Consumer Price Index for Urban Wage Earners and Clerical Workers for the prior calendar year, not to exceed a determined increase that would exhaust 10% of PERA's Annual Increase Reserve (AIR) or the GDT. The AAP may raise or lower the aforementioned AI cap by up to 0.5% based on the parameters specified in CRS §§ 4-43.

Disability benefits are available for eligible employees once they reach the years of earned service credit and are determined to meet the definition of disability or Safety Officers whose disability is caused by an on-the-job injury. The one-year service requirement is waived and they are immediately eligible to apply for disability benefits. The disability benefit amount is based on the lifetime retirement benefit formulas shown above considering a minimum 10 years of service credit deemed disabled.

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

Survivor benefits are determined by several factors which include the amount of earned service credit, highest average salary of the deceased, the benefit structure under which service credit was obtained and the qualified survivor who will receive the benefits.

Contributions provisions as of March 31, 2024 require employees of Housing Authority of the City of Alamosa, Colorado and the State are required to contribute to the LGDT at a rate set by Colorado statute. The contribution requirements for the LGDT are established under C.R.S. 4-40 et seq. and 4-4-3 employee contribution rates for the period of January 2024 through December 31, 2024 are summarized in the table below.

The employer contribution requirements for all employees other than Safety Officers are summarized in the table below.

	January 2023 Through December 31, 2023	January 2024 Through December 31, 2024
Employer contribution rate	0.00%	0.00%
Amount of employer contribution apportioned to the Health Care Trust Fund as specified in C.R.S. 4-4-108	0.00%	0.00%
Amount apportioned to the LGDT	9.98%	9.98%
Amortization of Qualification Disbursement (AQD) as specified in C.R.S. 4-4-4	0.00%	0.00%
Supplemental Amortization of Qualification Disbursement (SAQD) as specified in C.R.S. 4-4-4	0.00%	0.00%
Defined Contribution Supplement as specified in C.R.S. 4-4-4	0.06%	0.08%
Total employer contribution rate to the LGDTF	13.74%	13.76%

Contribution rates for the LGDT are expressed as a percentage of salary as defined in C.R.S. 4-4-10-4.

Employer contributions are recognized by the LGDT in the period in which the compensation becomes payable to the member and the Housing Authority of the City of Alamosa, Colorado is statutorily committed to pay the contributions to the LGDT. Employer contributions recognized by the LGDT from Housing Authority of the City of Alamosa, Colorado were \$48,190 for the year ended March 31, 2024.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

The Housing Authority of the City of Alamosa, Colorado proportion of the net pension liability is based on Housing Authority of the City of Alamosa, Colorado contributions to the LGDT for the calendar year 2023 relative to the total contributions of participating employers.

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

At March 31, 2024, the Housing Authority of the City of Alamosa, Colorado reported a liability of \$936 for its proportionate share of the net pension liability.

At December 31, 2023, the Housing Authority of the City of Alamosa, Colorado proportion was 04000077, which was a decrease of 0000008773 from its proportion measured as of December 31, 2022.

For the year ended March 31, 2024, the Housing Authority of the City of Alamosa, Colorado recognized pension expense of \$476. At March 31, 2024, the Housing Authority of the City of Alamosa, Colorado reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	890	30
Changes of assumptions or other inputs	0	0
Net difference between projected and actual earnings on pension plan investments	8739	0
Changes in proportion and differences between contributions recognized and proportionate share of contributions	0	37
Contributions subsequent to the measurement date	3889	A
Total	08	69

\$3,889 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended March 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended March 31, 2024	
2024	4004
2026	363
2027	73
2028	368
2029	0
Thereafter	0

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

Actuarial assumptions. The TP in the December 31, 2020 actuarial valuation was determined using the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	3.0%
Real wage growth	0.7%
Salary inflation	3.0%
Salary increases including salary inflation	
Members other than Safety Officers	3.0%
	3.0%
Safety Officers	3.0%
	4.0%
Long-term investment rate of return net of pension plan	7.0%
Investment expenses including price inflation	
Discount rate	7.0%
Postretirement benefit increases	
PRA benefit structure hired prior to 2007	0.0%
and DPS benefit structure compounded annually	
PRA benefit structure hired after 3/31/06	financed by the AIR

Postretirement benefit increases are provided by the AIR, accounted separately within each Division Trust fund and subject to moneys being available; therefore, liabilities related to increases for members of these benefit tiers can never exceed available assets.

The mortality tables described below are generational mortality tables developed on a benefit-weighted basis.

Preretirement mortality assumptions for members other than Safety Officers were based upon the PuG 2000 Employee Table with generational projection using scale MP 2009.

Preretirement mortality assumptions for Safety Officers were based upon the PuS 2000 Employee Table with generational projection using scale MP 2009.

Postretirement non-disabled mortality assumptions for members other than Safety Officers were based upon the PuG 2000 Healthy Retiree Table adjusted as follows:

- **Males:** 94% of the rates prior to age 80 and 90% of the rates for ages 80 and older with generational projection using scale MP 2009.
- **Females:** 87% of the rates prior to age 80 and 87% of the rates for ages 80 and older with generational projection using scale MP 2009.

Postretirement non-disabled mortality assumptions for Safety Officers were based upon the unadjusted PuS 2000 Healthy Retiree Table with generational projection using scale MP 2009.

Postretirement non-disabled beneficiary mortality assumptions were based upon the Pu 2000 Contingent Survivor Table adjusted as follows:

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

- **Males:** 97% of the rates for ages with generationally protection using scale MP 09
- **Females:** 90% of the rates for ages with generationally protection using scale MP 09

Disability mortality assumptions for members other than Safety Officers were based upon the Public Disability Retiree Table using 99% of the rates for ages with generationally protection using scale MP 09

Disability mortality assumptions for Safety Officers were based upon the unadjusted Public Disability Retiree Table with generationally protection using scale MP 09

The actuarial assumptions used in the December 31, 2020 valuations were based on the 2010 experience analysis dated October 8, 2010 for the period January 1, 2006 through December 31, 2009. Revised economic and demographic assumptions were adopted by the PRA Board on December 10, 2020.

The long-term expected return on plan assets is reviewed as part of regularly scheduled experience studies performed at least every five years and asset liability studies performed every three to five years for PRA. The most recent analyses were outlined in the Experience Study report dated October 8, 2020.

Several factors are considered in evaluating the long-term rate of return assumption including long-term historical data, estimates inherent in current market data, and a lognormal distribution analysis in which best-estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentages and then adding expected inflation.

The PRA Board first adopted the 7.00% long-term expected rate of return as of December 8, 2006 following an asset liability study; the Board reaffirmed the assumed rate of return at the Board's December 19, 2009 meeting to be effective January 1, 2010. As of the most recent reaffirmation of the long-term rate of return, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the table as follows:

Asset Class	Target Allocation	30 Year Expected Geometric Real Rate of Return
Global Equity	40%	6%
Fixed Income	30%	3%
Private Equity	8%	7%
Real Estate	8%	4.4%
Alternatives	6%	4.7%
Total	100.00%	

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected nominal rate of return assumption of 7.00%.

Discount rate. The discount rate used to measure the TPAs was 7.00%. The projection of cash flows used to determine the discount rate applied the actuarial cost method and assumptions shown above. In addition, the following methods and assumptions were used in the projection of cash flows:

- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00%.
- Employee contributions were assumed to be made at the member contribution rates in effect for each year, including the required adjustments resulting from the 2018 and 2020 AAP assessments. Employee contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members.
- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law for each year, including the required adjustments resulting from the 2018 and 2020 AAP assessments. Employer contributions also include current and estimated future AAD and SADD until the actuarial value funding ratio reaches 103% at which point the AAD and SADD will each drop 0% every year until they are zero. Additionally, estimated employer contributions reflect reductions for the funding of the AIR and retiree health care benefits for future plan members. Employer contributions were further reduced by the estimated amount of total service costs for future plan members not financed by their member contributions.
- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- The AIR balance was excluded from the initial PAs as per statute. AIR amounts cannot be used to pay benefits until transferred to either the retirement benefits reserve or the surplus benefits reserve as appropriate. AIR transfers to the PAs and the subsequent AIR benefit payments were estimated and included in the projections.
- Benefit payments and contributions were assumed to be made at the middle of the year.
- Beginning with the December 31, 2023 measurement date and thereafter, the PAs as of the current measurement date is used as a starting point for the GASB 67 projection test.

As of the December 31, 2023 measurement date, the PAs and related disclosure components for the local Government Division reflect payments related to the disaffiliation of Tri-County Health Department as a PIRA affiliated employer effective

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

December 31, 2023. As of the December 31, 2023 year-end, PERA recognized two additions for accounting and financial reporting purposes: a \$4 million payment received on December 4, 2023 and a \$2 million receipt. The employer disqualification payment and receipt are allocations to the Local Government Division Trust Fund and HCT Fund were \$4,967 million and \$2,033 million respectively.

Based on the above assumptions and methods, the LGDTF's FNP was projected to be available to make a projected future benefit payments of current members. Therefore, the long-term expected rate of return of 7% on pension plan investments was applied to all periods of projected benefit payments to determine the TP. The discount rate determination does not use the municipal bond index rate and therefore, the discount rate is 7%. There was no change in the discount rate from the prior measurement date.

Sensitivity of the Housing Authority of the City of Alamosa, Colorado proportionate share of the net pension liability to changes in the discount rate. The following presents the proportionate share of the net pension liability calculated using the discount rate of 7% as well as what the proportionate share of the net pension liability could be if it were calculated using a discount rate that is 1 percentage point lower (6%) or 1 percentage point higher (8%) than the current rate.

	Decrease 6%	Current Discount Rate 7%	Increase 8%
Proportionate share of the net pension	\$7,003	\$93,600	\$7,477

Pension plan fiduciary net position. Detailed information about the LGDTF's PERA is available in PERA's ACFR which can be obtained at <https://copera.org/investments/pera/financial-reports>

Notes to the Required Supplementary Information

Note 1—Significant Changes in Plan Provisions Affecting Trends in Actuarial Information
 2023 Changes in Plan Provisions Since 2022

- As of the December 31, 2023 measurement date, the fiduciary net position of PERA and related disclosure components for the Local Government Division reflect payments related to the disqualification of Tri-County Health Department (Tri-County Health) as a PERA-affiliated employer effective December 31, 2023. As of the December 31, 2023 year-end, PERA recognized two additions for accounting and financial reporting purposes: a \$4 million payment received on December 4, 2023 and a \$2 million receipt. The employer disqualification payment and receipt are allocations to the Local Government Division Trust Fund and Health Care Trust Fund (HCT) were \$4,967 million and \$2,033 million respectively.
- As of the December 31, 2023 measurement date, the total pension liability (TP) recognizes the change in the default method applied for granting service accruals for certain members from a "pay" method to a "non-pay" method. The default service accrual method for positions with an employment pattern of at least eight months but fewer than 12 months (including but not limited to positions in the School and DPS Divisions) receive a higher ratio of service credit for each month rounded up to a maximum of 12 months of service credit per year.

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

Note 2—Significant Changes in Assumptions or Other Inputs Affecting Trends in Actuarial Information

2023 Changes in Assumptions or Other Inputs Since 2022

- There were no changes made to the actuarial methods or assumptions.

Voluntary Investment Program (P RAP us 40 Plan)

Plan Description Employees of the Housing Authority of the City of Alamosa, Colorado that are also members of the CGDT may voluntarily contribute to the Voluntary Investment Program (P RAP us 40 Plan) an Internal Revenue Code Section 40 defined contribution plan administered by P RA Title 4 Article 4 Part 4 of the CRS as amended assigns the authority to establish the Plan provisions to the P RA Board of Trustees. P RA issues a publicly available ACR which includes additional information on the P RAP us 40 Plan. That report can be obtained at www.copera.org/investments/pera/financia/reports

Funding Policy The P RAP us 40 Plan is funded by voluntary member contributions up to the maximum limits set by the Internal Revenue Service as established under Title 4 Article 4 Section 40 of the CRS as amended. In addition, the Housing Authority of the City of Alamosa, Colorado has agreed to match employee contributions up to 0% of covered salary as determined by the Internal Revenue Service. Employees are immediately vested in their own contributions, employer contributions and investment earnings for the year ended March 31, 2024. program members contributed \$0 and Housing Authority of the City of Alamosa, Colorado recognized pension expense and a liability of \$0 and \$0 respectively for the P RAP us 40 Plan.

Deferred Compensation Plan (P RAP us 47 Plan)

Plan Description Employees of the Housing Authority of the City of Alamosa, Colorado may voluntarily contribute to the Deferred Compensation Plan (P RAP us 47 Plan) an Internal Revenue Code Section 47 deferred compensation plan administered by P RA Title 4 Article 4 Part 6 of the CRS as amended assigns the authority to establish the Plan provisions to the P RA Board of Trustees. P RA issues a publicly available ACR which includes additional information on the P RAP us 47 Plan. That report can be obtained at www.copera.org/investments/pera/financia/reports

Defined Benefit Other Post Employment Benefit (OPEB) Plan

Summary of Significant Accounting Policies

OPEB. Housing Authority of the City of Alamosa, Colorado participates in the Health Care Trust Fund (HCT) a cost-sharing multiple-employer defined benefit OPB Fund administered by the Public Employees' Retirement Association of Colorado ("PERA"). The net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPB expense information about the fiduciary net position and additions to/deductions from the OPB of the HCT have been determined using the economic resources measurement focus and the accrual basis of accounting for this purpose. Benefits paid on behalf of health care participants are recognized when due and/or payable in accordance with the benefit terms. Investments are reported at fair value.

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

General Information about the OPEB Plan

Plan description. Eligible employees of the Housing Authority of the City of Alamosa, Colorado are provided with OPEB through the HCT—a cost-sharing multiple-employer defined benefit OPEB plan administered by PERA. The HCT is established under Title 4, Article 100 of the Colorado Revised Statutes (CRS) as amended and sets forth a framework that grants authority to the PERA board to contract, re-insure, and authorize disbursements necessary in order to carry out the purposes of the PERA Care program, including the administration of the premium subsidies. Colorado State law provisions may be amended by the Colorado General Assembly. PERA issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at <https://copera.org/investments/pera/financial-reports>.

Benefits provided. The HCT provides a health care premium subsidy to eligible participating PERA benefit recipients and retirees who choose to enroll in one of the PERA health care plans. However, the subsidy is not available if only enrolled in the dental and/or vision plans. The health care premium subsidy is based upon the benefit structure under which the member retires and the member's years of service credit. For members who retire having service credit with employers in the Denver Public Schools (DPS) Division and one or more of the other four Divisions (State School Local Government and Judicial), the premium subsidy is allocated between the HCT and the Denver Public Schools Health Care Trust Fund (DPS HCT). The basis for the amount of the premium subsidy funded by each trust fund is the percentage of the member contribution account balance from each division as it relates to the total member contribution account balance from which the retirement benefit is paid.

CRS 4-100-100 et seq. specifies the eligibility for enrollment in the health care plans offered by PERA and the amount of the premium subsidy. The law governing a benefit recipient's eligibility for the subsidy and the amount of the subsidy differs slightly depending under which benefit structure the benefits are calculated. A benefit recipients under the PERA benefit structure and a retiree under the DPS benefit structure are eligible for a premium subsidy if enrolled in a health care plan under PERA Care. Upon the death of a DPS benefit structure retiree, no further subsidy is paid.

Enrollment in the PERA Care health benefits program is voluntary and is available to benefit recipients and their eligible dependents, certain surviving spouses and divorced spouses and guardians, among others. Eligible benefit recipients may enroll into the program upon retirement upon the occurrence of certain life events or on an annual basis during an open enrollment period.

PERA Benefit Structure

The maximum service-based premium subsidy is \$30 per month for benefit recipients who are under 65 years of age and who are not entitled to Medicare; the maximum service-based subsidy is \$40 per month for benefit recipients who are 65 years of age or older or who are under 65 years of age and entitled to Medicare. The maximum service-based subsidy, in each case, is for benefit recipients with retirement benefits based on 10 or more years of service credit. There is a 1% reduction in the subsidy for each year less than 10. The benefit recipient pays the remaining portion of the premium to the extent the subsidy does not cover the entire amount.

For benefit recipients who have not participated in Social Security and who are not otherwise eligible for premium-free Medicare Part A for hospital-related services, CRS 4-100-106.4

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

provides an additional subsidy. According to the statute, PRA cannot charge premiums to benefit recipients without Medicare Part A that are greater than premiums charged to benefit recipients with Part A for the same plan option coverage level and service credit. Currently, for each individual PRA Care enrollee, the total premium for Medicare coverage is determined assuming plan participants have both Medicare Part A and Part B and the difference in premium cost is paid by the HCT or the DPS HCT on behalf of benefit recipients not covered by Medicare Part A.

Contributions. Pursuant to Title 4, Article III, Section 08 of the C.R.S. as amended, certain contributions are apportioned to the HCT. PRA affiliated employers of the State School Local Government and Judicial Divisions are required to contribute at a rate of 0% of PRA includable salary into the HCT.

Employer contributions are recognized by the HCT in the period in which the compensation becomes payable to the member and the Housing Authority of the City of Alamosa, Colorado is statutorily committed to pay the contributions. Employer contributions recognized by the HCT from Housing Authority of the City of Alamosa, Colorado were \$38 for the year ended March 31, 2024.

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At March 31, 2024, the Housing Authority of the City of Alamosa, Colorado reported a liability of \$70 for its proportionate share of the net OPEB liability. The net OPEB liability for the HCT was measured as of December 31, 2023, and the total OPEB liability was used to calculate the net OPEB liability as determined by an actuarial valuation as of December 31, 2023. Standard update procedures were used to roll forward the TO to December 31, 2023. The Housing Authority of the City of Alamosa, Colorado proportion of the net OPEB liability was based on Housing Authority of the City of Alamosa, Colorado contributions to the HCT for the calendar year 2023 relative to the total contributions of participating employers to the HCT.

At December 31, 2023, the Housing Authority of the City of Alamosa, Colorado proportion was \$834,834, which was a decrease of \$69,884 from its proportion measured as of December 31, 2022.

For the year ended March 31, 2024, the Housing Authority of the City of Alamosa, Colorado recognized OPEB expense of \$379. At March 31, 2024, the Housing Authority of the City of Alamosa, Colorado reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

	Deferred Outflows of	Deferred Inflows of
Difference between expected and actual experience	0	463
Changes of assumptions or other inputs	67	407
Net difference between projected and actual earnings on OPEB plan investments	70	0
Changes in proportion and differences between contributions recognized and proportionate share of contributions	300	4070
Contributions subsequent to the measurement date	33	A
Total	603	4830

33 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ended March 31, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended March 31, 2024	
2022	3,808
2026	76
2027	307
2028	407
2029	480
Thereafter	73

Actuarial assumptions. The TOB in the December 31, 2020 actuarial valuation was determined using the following actuarial cost method, actuarial assumptions and other inputs:

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

	State Division	School Division	Local Government Division	Judicial Division
Actuarial cost method	Entry age			
Price inflation	3%			
Reaerage growth	0.7%			
Age inflation	3%			
Salary increases including age inflation				
Members other than Safety Officers	3.3% 0.9%	3.4% 0.0%	3.0% 0.3%	2.8% 0.3%
Safety Officers	3.0% 0.4%	A	3.0% 0.4%	A
Long-term investment rate of return net of OPEB plan investment expenses including price inflation	7%			
Discount rate	7%			
Health care cost trend rates				
PRA benefit structure				
Service-based premium subsidy	0%			
PRA Care Medicare plans	7% in 2023 gradually decreasing to 4% in 2033			
Medicare Part A premiums	3% in 2023 gradually increasing to 4% in 2033			
DPS benefit structure				
Service-based premium subsidy	0%			
PRA Care Medicare plans	A			
Medicare Part A premiums	A			
UnitedHealthcare MAPD PPO plans are 0% for 2023				

Each year the per capita health care costs are developed by plan option currently based on 2023 premium rates for the UnitedHealthcare Medicare Advantage Prescription Drug (MAPD) PPO plan and the

UnitedHealthcare MAPD PPO plan and the Kaiser Permanente MAPD HMO plan. Actuarial

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

Morbidity factors are then applied to estimate individual retiree and spouse costs by age, gender, and health care cost trend. This approach applies for all members and is adjusted accordingly for those not eligible for premium-free Medicare Part A or the PIRA benefit structure.

Age-Related Morbidity Assumptions

Participant Age	Annual Increase (Male)	Annual Increase
60-68	0.00%	0.30%
69	0.80%	0.00%
70	0.70%	0.60%
71	3.00%	0.00%
72	0.30%	0.70%
73	0.00%	0.80%
74	0.90%	0.00%
75-85	0.90%	0.30%
86 and over	0.00%	0.00%

Sample Age	MAPD PPO #1 with Medicare Part A		MAPD PPO #2 with Medicare Part A		MAPD HMO (Kaiser) with Medicare Part A	
	Retiree/Spouse		Retiree/Spouse		Retiree/Spouse	
	Male	Female	Male	Female	Male	Female
60	0.69%	0.406%	0.79%	0.48%	0.93%	0.89%
70	0.90%	0.73%	0.60%	0.38%	0.49%	0.778%
75	0.00%	0.63%	0.78%	0.66%	0.374%	0.869%

Sample Age	MAPD PPO #1 without Medicare Part A		MAPD PPO #2 without Medicare Part A		MAPD HMO (Kaiser) without Medicare Part A	
	Retiree/Spouse		Retiree/Spouse		Retiree/Spouse	
	Male	Female	Male	Female	Male	Female
60	0.469%	0.373%	0.498%	0.487%	0.709%	0.80%
70	0.766%	0.600%	0.700%	0.900%	0.746%	0.643%
75	0.806%	0.639%	0.008%	0.400%	0.336%	0.663%

The 0.3 Medicare Part A premium is 0.06 per month.

All costs are subject to the health care cost trend rates as discussed above.

Health care cost trend rates reflect the change in per capita health costs over time due to factors such as medical inflation, utilization, plan design, and technology improvements, or the PIRA benefit structure. Health care cost trend rates are needed to project the future costs associated with providing benefits to those PIRACare enrollees not eligible for premium-free Medicare Part A.

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

Health care cost trend rates for the PERA benefit structure are based on published annual health care inflation surveys in conjunction with actual plan experience including medical modes and industry methods developed by health plan actuaries and administrators. In addition, projected trends for the Federal Hospital Insurance Trust and Medicare Part A premiums provided by the Centers for Medicare & Medicaid Services are referenced in the development of these rates.

December 31, 2020, the health care cost trend rates for Medicare Part A premiums were revised to reflect the current expectation of future increases in rates of inflation applicable to Medicare Part A premiums.

The PERA benefit structure health care cost trend rates used to measure the TO are summarized in the table below.

Year	PERACare Medicare Plans	Medicare Part A Premiums
2013	7.00%	3.00%
2014	6.7%	3.00%
2015	6.0%	3.7%
2016	6.0%	3.7%
2017	6.0%	4.0%
2018	7%	4.0%
2019	8%	4.0%
2030	8%	4.0%
2031	8%	4.0%
2032	4.7%	4.0%
2033	4.0%	4.0%
2034	4.0%	4.0%
2035	4.0%	4.0%

Mortality assumptions used in the December 31, 2020 valuation for the determination of the total pension liability for each of the Division Trust funds as shown below reflect generational mortality and were applied as applicable in the determination of the TO for the HCT but developed on a headcount-weighted basis. Affiliated employers of the State, School, Local Government and Judicial Divisions participate in the HCT.

Pre-retirement mortality assumptions for the State and Local Government Divisions members other than Safety Officers were based upon the Public Employees Taft with generational projection using scale MP 09.

Pre-retirement mortality assumptions for Safety Officers were based upon the Public Employees Taft with generational projection using scale MP 09.

Pre-retirement mortality assumptions for the School Division were based upon the Public Employees Taft with generational projection using scale MP 09.

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

Pre-retirement mortality assumptions for the Judicial Division were based upon the Public Employees Association Median Employee Table with generationally-protection using scale MP-09.

Post-retirement non-disabled mortality assumptions for the State and Local Government Divisions members other than Safety Officers were based upon the Public Employees Association Healthy Retiree Table adjusted as follows:

- **Males:** 94% of the rates prior to age 80 and 90% of the rates for ages 80 and older with generationally-protection using scale MP-09.
- **Females:** 87% of the rates prior to age 80 and 87% of the rates for ages 80 and older with generationally-protection using scale MP-09.

Post-retirement non-disabled mortality assumptions for Safety Officers were based upon the unadjusted Public Employees Association Healthy Retiree Table with generationally-protection using scale MP-09.

Post-retirement non-disabled mortality assumptions for the School Division were based upon the Public Employees Association Healthy Retiree Table adjusted as follows:

- **Males:** 94% of the rates prior to age 80 and 94% of the rates for ages 80 and older with generationally-protection using scale MP-09.
- **Females:** 83% of the rates prior to age 80 and 86% of the rates for ages 80 and older with generationally-protection using scale MP-09.

Post-retirement non-disabled mortality assumptions for the Judicial Division were based upon the unadjusted Public Employees Association Median Healthy Retiree Table with generationally-protection using scale MP-09.

Post-retirement non-disabled beneficiary mortality assumptions were based upon the Public Employees Association Contingent Survivor Table adjusted as follows:

- **Males:** 97% of the rates for all ages with generationally-protection using scale MP-09.
- **Females:** 80% of the rates for all ages with generationally-protection using scale MP-09.

Disabled mortality assumptions for members other than Safety Officers were based upon the Public Employees Association Disabled Retiree Table using 99% of the rates for all ages with generationally-protection using scale MP-09.

Disabled mortality assumptions for Safety Officers were based upon the unadjusted Public Employees Association Disabled Retiree Table with generationally-protection using scale MP-09.

The ongoing health care costs assumptions were updated and used in the rollover calculation for the HCT.

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

- Per capita health care costs in effect as of the December 31, 2020 valuation date for those PERA Care enrollees under the PERA benefit structure who are expected to be age 65 and older and are not eligible for premium-free Medicare Part A benefits have been updated to reflect costs for the 2023 plan year.
- The morbidity rates used to estimate individual retiree and spouse costs by age and by gender were updated effective for the December 31, 2020 actuarial valuation. The revised morbidity rate factors are based on a review of historical claims experience by age, gender, and status relative versus retired from actuary's claims data warehouse.
- The health care cost trend rates applicable to health care premiums were revised to reflect the then current expectation of future increases in those premiums.

Actuarial assumptions pertaining to per capita health care costs and their related trend rates are analyzed and updated annually by PERA Board's actuary, as discussed above.

The actuarial assumptions used in the December 31, 2020 valuations were based on the 2020 experience analysis dated October 8, 2020 and November 4, 2020 for the period January 1, 2016 through December 31, 2019. Revised economic and demographic assumptions were adopted by PERA's board on November 20, 2020.

The long-term expected return on plan assets is reviewed as part of regularly scheduled experience studies performed at least every five years and asset liability studies performed every three to five years for PERA. The most recent analyses were outlined in the Experience Study report dated October 8, 2020.

Several factors are considered in evaluating the long-term rate of return assumption including long-term historical data, estimates inherent in current market data, and a log-normal distribution analysis in which best estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentages and then adding expected inflation.

The PERA board first adopted the 7.00% long-term expected rate of return as of November 8, 2016 following an asset liability study. The board reaffirmed the assumed rate of return at the board's November 20, 2019 meeting to be effective January 1, 2020. As of the most recent reaffirmation of the long-term rate of return, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the table as follows:

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

Asset Class	Target Allocation	30 Year Expected Geometric Real Rate of
Global Equity	400 %	60%
Fixed Income	300 %	30%
Private Equity	800 %	70%
Real Estate	800 %	440%
Alternatives	600 %	470%
Total	100.00 %	

Note: In setting the long-term expected rate of return projections employed to model future returns provide a range of expected long-term returns that including expected inflation ultimately support a long-term expected nominal rate of return assumption of 7.00 %

Sensitivity of the Housing Authority of the City of Alamosa, Colorado proportionate share of the net OPEB liability to changes in the Health Care Cost Trend Rates. The following presents the net OPEB liability using the current health care cost trend rates applicable to the PIRA benefit structure as well as if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rates

	Decrease in Trend Rates	Current Trend Rates	Increase in Trend Rates
Initial PIRACare Medicare trend rate	7%	6.7%	7.7%
Final PIRACare Medicare trend rate	3.0%	4.0%	5.0%
Initial Medicare Part A trend rate	0%	3.0%	4.0%
Final Medicare Part A trend rate	3.0%	4.0%	5.0%
Net OPEB liability	6.8%	7.0%	9.8%

For the January 2024 plan year

Discount rate. The discount rate used to measure the TOB was 7.00 % The projection of cash flows used to determine the discount rate applied the actuarial cost method and assumptions shown above. In addition, the following methods and assumptions were used in the projection of cash flows

- Updated health care cost trend rates for Medicare Part A premiums as of the December 31, 2023 measurement date
- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00 %

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law and effective as of the measurement date.
- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- Estimated transfers of dollars into the HCT representing a portion of purchase service agreements intended to cover the costs associated with OP&B benefits.
- Benefit payments and contributions were assumed to be made at the middle of the year.
- Beginning with the December 31, 2023 measurement date and thereafter the OP&B as of the current measurement date is used as a starting point for the GASB 74 projection test.
- As of the December 31, 2023 measurement date, the OP&B and related disclosure components for the HCT reflect payments related to the disaffiliation of Tri-County Health Department as a P&RA affiliated employer effective December 31, 2023. As of the December 31, 2023 year-end, P&RA recognized two additions for accounting and financial reporting purposes: a \$4 million payment received on December 4, 2023 and a \$1 million receipt. The employer disaffiliation payment and receipt are allocations to the HCT and Local Government Division Trust Fund were \$0.33 million and \$4.967 million respectively.

Based on the above assumptions and methods, the OP&B for the HCT was projected to be able to make a projected future benefit payments of current members. Therefore, the long term expected rate of return of 7.00% on OP&B plan investments was applied to a period of projected benefit payments to determine the TO. The discount rate determination does not use the municipal bond index rate and therefore the discount rate is 7.00%. There was no change in the discount rate from the prior measurement date.

Sensitivity of the Housing Authority of the City of Alamosa, Colorado proportionate share of the net OPEB liability to changes in the discount rate. The following presents the proportionate share of the net OP&B liability calculated using the discount rate of 7.00% as well as what the proportionate share of the net OP&B liability would be if it were calculated using a discount rate that is one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current rate.

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 5 Defined Benefit Pension Plan and OPEB (Continued)

	Decrease	Current Discount Rate	Increase
	\$6,000,000	7%	\$8,000,000
Proportionate share of the net OPEB	\$6.8	70	\$9.83

OPEB plan fiduciary net position. Detailed information about the HCTF's FNP is available in PERA's ACFR which can be obtained at <https://www.copera.org/investments/pera/financial-reports>

Note 6—Significant Changes in Plan Provisions Affecting Trends in Actuarial Information
2023 Changes in Plan Provisions Since 2022

- As of the December 31, 2023 measurement date, the fiduciary net position and related disclosure components for the Health Care Trust Fund (HCTF) reflect payments related to the disaffiliation of Tri-County Health Department (Tri-County Health) as a PERA-affiliated employer effective December 31, 2023. As of the December 31, 2023 year-end, PERA recognized two additions for accounting and financial reporting purposes: a \$4 million payment received on December 4, 2023 and a \$1 million receipt. The employer disaffiliation payment and receipt are allocations to the HCTF and Local Government Division Trust Fund were \$0.33 million and \$4,967 million, respectively.

Note 7—Significant Changes in Assumptions or Other Inputs Affecting Trends in Actuarial Information
2023 Changes in Assumptions or Other Inputs Since 2022

- There were no changes made to the actuarial methods or assumptions.

Note 7 Contingencies and Commitments

The Authority is exposed to various risks related to torts, the full or partial damage to and destruction of assets, errors and omissions, injuries to employees, and natural disasters. The Authority carries commercial insurance for all risks of loss, including workers' compensation and employee health and accident insurance. Settled claims have not exceeded commercial coverage in any of the past three years.

The Authority participates in a number of federal, state, and local programs that are fully or partially 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 March 31, 2024, significant amounts of grant expenses have not been audited, but the Authority believes that disallowed expenses, if any, based on subsequent audits will not have a material effect on any of the individual funds or the overall financial position of the Authority.

Housing Authority of the City of Alamosa, Colorado
Notes to the Financial Statements (Continued)
March 31, 2024

Note 7 Contingencies and Commitments (Continued)

In November 1993 Colorado voters passed the Tax Amendment (Amendment 5) to the State Constitution which limits state and local government tax powers and imposes spending limitations. Article 10, Section 10, of the 1993 constitution provides the basis for limits in future years to which may be applied a 1% increase for inflation and student enrollment. Revenue received in excess of the limitations may be required to be refunded unless the local electorate votes to retain the revenue. The Tax Amendment is subject to many interpretations however the Authority believes it is exempt because it receives no taxes and is funded primarily by federal grants and contributions.

Note 8 Economic Dependency

The Authority is economically dependent on annual contributions and grants from HUD. The extent of this funding from HUD depends upon appropriations from the federal government and is subject to annual rene-

Required Supplemental Information

Housing Authority of the City of Alamosa, Colorado
Required Supplementary Information
Schedule of the Authority's Proportionate Share of the Net Pension Liability - PERA
Last 10 Fiscal Years *

	Measurement Date for the Year Ended									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Authority's proportion of the net pension liability / (asset)	0.0400007127%	0.0402829859%	0.0430035273%	0.0467346014%	0.0500378945%	0.0478136764%	0.0435044684%	0.0393233167%	0.0486552685%	0.0588580659%
Authority's proportional share of the net pension liability / (asset)	\$ 293,622	\$ 403,862	\$ (36,870)	\$ 243,547	\$ 365,973	\$ 601,120	\$ 484,392	\$ 530,999	\$ 535,977	\$ 527,550
Authority's covered payroll	351,470	329,776	319,982	326,675	344,584	258,394	274,445	229,354	276,324	322,516
Authority's percentage of net pension liability as a percent of covered payroll	84%	122%	-12%	75%	106%	233%	176%	232%	194%	164%
Total pension liability	6,131,113,000	5,895,159,000	5,758,380,000	5,715,765,000	5,324,353,000	5,228,602,000	5,396,516,000	5,123,847,000	4,762,090,000	4,647,777,000
Plan fiduciary net position	5,397,072,000	4,892,596,000	5,844,117,000	5,194,638,000	4,592,962,000	3,971,389,000	4,283,086,000	3,773,506,000	3,660,509,000	3,751,468,000
Net pension liability	\$ 734,041,000	\$ 1,002,563,000	\$ (85,737,000)	\$ 521,127,000	\$ 731,391,000	\$ 1,257,213,000	\$ 1,113,430,000	\$ 1,350,341,000	\$ 1,101,581,000	\$ 896,309,000
Plan fiduciary net position as a percentage of the total pension liability	88.0%	83.0%	101.5%	90.9%	86.3%	76.0%	79.4%	73.6%	76.9%	80.7%
Net pension liability as a percentage of covered payroll	84%	122%	-12%	75%	106%	233%	176%	232%	194%	164%

The amounts presented were measured at 12/31 of their respective years.

*The schedule is intended to show information for 10 years. Additional years will be presented when they become available.

Housing Authority of the City of Alamosa, Colorado
Required Supplementary Information
Schedule of Pension Contributions - PERA
Last 10 Fiscal Years

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Statutorily Required Contribution	48,292	44,394	41,374	42,239	43,693	41,357	32,764	30,094	32,946	39,966
Contributions in Relation to the Statutorily Required Contribution	48,292	44,394	41,374	42,239	43,693	41,357	32,764	30,094	32,946	39,966
Contribution Deficiency (Excess)	-	-	-	-	-	-	-	-	-	-
Covered Payroll	351,470	329,776	319,982	326,675	344,584	326,162	258,394	237,336	259,826	315,188
Contributions as a % of Covered Payroll	13.74%	13.46%	12.93%	12.93%	12.68%	12.68%	12.68%	12.68%	12.68%	12.68%

The amounts presented were measured at 12/31 of their respective years.

*The schedule is intended to show information for 10 years. Additional years will be presented when they become available.

Housing Authority of the City of Alamosa, Colorado
Required Supplementary Information
Schedule of the Authority's Proportionate Share of the Net OPEB Liability - PERA
Last 10 Fiscal Years *

	Measurement Date for the Year Ended						
	2023	2022	2021	2020	2019	2018	2017
Authority's proportion of the net OPEB liability	0.0031805834%	0.0032497718%	0.0033429565%	0.0035630661%	0.0038322880%	0.0037079429%	0.0033804920%
Authority's proportional share of the net OPEB liability	\$ 22,701	\$ 26,534	\$ 28,826	\$ 33,857	\$ 43,075	\$ 50,448	\$ 45,993
Authority's covered payroll	351,470	329,776	319,982	326,675	344,584	258,394	274,445
Authority's percentage of net OPEB liability as a percent of covered payroll	6%	8%	9%	10%	13%	20%	17%
Total OPEB liability	1,325,637,000	1,329,183,000	1,423,054,000	1,413,526,000	1,488,508,000	1,639,734,000	1,575,822,000
Plan fiduciary net position	611,911,000	512,704,000	560,749,000	463,301,000	364,510,000	279,192,000	276,222,000
Net OPEB liability	<u>\$ 713,726,000</u>	<u>\$ 816,479,000</u>	<u>\$ 862,305,000</u>	<u>\$ 950,225,000</u>	<u>\$ 1,123,998,000</u>	<u>\$ 1,360,542,000</u>	<u>\$ 1,299,600,000</u>
Plan fiduciary net position as a percentage of the total OPEB liability	46.2%	38.6%	39.4%	32.8%	24.5%	17.0%	17.5%
Net OPEB liability as a percentage of covered payroll	6%	8%	9%	10%	13%	20%	17%

The amounts presented were measured at 12/31 of their respective years.

*The schedule is intended to show information for 10 years. Additional years will be presented when they become available.

Housing Authority of the City of Alamosa, Colorado
Required Supplementary Information
Schedule of OPEB Contributions - PERA
Last 10 Fiscal Years

	2023	2022	2021	2020	2019	2018	2017
Statutorily Required Contribution	3,585	3,364	3,264	3,332	3,515	3,327	2,636
Contributions in Relation to the Statutorily Required Contribution	3,585	3,364	3,264	3,332	3,515	3,327	2,636
Contribution Deficiency (Excess)	-	-	-	-	-	-	-
Covered Payroll	351,470	329,776	319,982	326,675	344,584	326,162	258,394
Contributions as a % of Covered Payroll	1.02%	1.02%	1.02%	1.02%	1.02%	1.02%	1.02%

The amounts presented were measured at 12/31 of their respective years.

*The schedule is intended to show information for 10 years. Additional years will be presented when they become available.

Other Supplemental Information

Housing Authority of the City of Alamosa (CO004)
Alamosa, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2024

	Project Total	1 Business Activities	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$3,083,438		\$3,083,438		\$3,083,438
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted					
114 Cash - Tenant Security Deposits	\$87,135		\$87,135		\$87,135
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$3,170,573	\$0	\$3,170,573		\$3,170,573
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$114,368		\$114,368		\$114,368
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous					
126 Accounts Receivable - Tenants	\$2,916		\$2,916		\$2,916
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	\$4,198		\$4,198		\$4,198
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$121,482	\$0	\$121,482		\$121,482
131 Investments - Unrestricted	\$578,309		\$578,309		\$578,309
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$28,922		\$28,922		\$28,922
143 Inventories					
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	\$3,899,286	\$0	\$3,899,286		\$3,899,286
161 Land	\$365,977		\$365,977		\$365,977
162 Buildings	\$13,480,070		\$13,480,070		\$13,480,070
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration	\$474,196		\$474,196		\$474,196
165 Leasehold Improvements					
166 Accumulated Depreciation	-\$11,497,450		-\$11,497,450		-\$11,497,450
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,822,793	\$0	\$2,822,793		\$2,822,793
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	\$2,822,793	\$0	\$2,822,793		\$2,822,793
200 Deferred Outflow of Resources	\$107,121		\$107,121		\$107,121
290 Total Assets and Deferred Outflow of Resources	\$6,829,200	\$0	\$6,829,200		\$6,829,200
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$13,502		\$13,502		\$13,502
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$8,718		\$8,718		\$8,718
322 Accrued Compensated Absences - Current Portion	\$11,334		\$11,334		\$11,334
324 Accrued Contingency Liability					

Housing Authority of the City of Alamosa (CO004)
Alamosa, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2024

	Project Total	1 Business Activities	Subtotal	ELIM	Total
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits	\$87,135		\$87,135		\$87,135
342 Unearned Revenue	\$3,154		\$3,154		\$3,154
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities	\$48,729		\$48,729		\$48,729
346 Accrued Liabilities - Other	\$7,659		\$7,659		\$7,659
347 Inter Program - Due To					
348 Loan Liability - Current					
310 Total Current Liabilities	\$180,231	\$0	\$180,231		\$180,231
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	\$10,302		\$10,302		\$10,302
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities	\$316,323		\$316,323		\$316,323
350 Total Non-Current Liabilities	\$326,625	\$0	\$326,625		\$326,625
300 Total Liabilities	\$506,856	\$0	\$506,856		\$506,856
400 Deferred Inflow of Resources	\$13,849		\$13,849		\$13,849
508.4 Net Investment in Capital Assets	\$2,822,793		\$2,822,793		\$2,822,793
511.4 Restricted Net Position					
512.4 Unrestricted Net Position	\$3,485,702	\$0	\$3,485,702		\$3,485,702
513 Total Equity - Net Assets / Position	\$6,308,495	\$0	\$6,308,495		\$6,308,495
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$6,829,200	\$0	\$6,829,200		\$6,829,200

Housing Authority of the City of Alamosa (CO004)
Alamosa, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2024

	Project Total	1 Business Activities	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$728,673		\$728,673		\$728,673
70400 Tenant Revenue - Other	\$20,504		\$20,504		\$20,504
70500 Total Tenant Revenue	\$749,177	\$0	\$749,177	\$0	\$749,177
70600 HUD PHA Operating Grants	\$677,337		\$677,337		\$677,337
70610 Capital Grants	\$209,611		\$209,611		\$209,611
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	\$16,772		\$16,772		\$16,772
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	\$51,356	\$21,422	\$72,778		\$72,778
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$1,704,253	\$21,422	\$1,725,675	\$0	\$1,725,675
91100 Administrative Salaries	\$123,299	\$6,014	\$129,313		\$129,313
91200 Auditing Fees	\$11,000		\$11,000		\$11,000
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing	\$2,555		\$2,555		\$2,555
91500 Employee Benefit contributions - Administrative	\$28,314		\$28,314		\$28,314
91600 Office Expenses	\$32,195		\$32,195		\$32,195
91700 Legal Expense	\$3,022		\$3,022		\$3,022
91800 Travel	\$15,989		\$15,989		\$15,989
91810 Allocated Overhead					
91900 Other	\$62,036		\$62,036		\$62,036
91000 Total Operating - Administrative	\$278,410	\$6,014	\$284,424	\$0	\$284,424
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other	\$50		\$50		\$50
92500 Total Tenant Services	\$50	\$0	\$50	\$0	\$50
93100 Water	\$150,169		\$150,169		\$150,169
93200 Electricity	\$17,658		\$17,658		\$17,658
93300 Gas	\$24,454		\$24,454		\$24,454
93400 Fuel					
93500 Labor					
93600 Sewer	\$49,097		\$49,097		\$49,097
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					
93000 Total Utilities	\$241,378	\$0	\$241,378	\$0	\$241,378
94100 Ordinary Maintenance and Operations - Labor	\$192,748		\$192,748		\$192,748
94200 Ordinary Maintenance and Operations - Materials and Other	\$119,522		\$119,522		\$119,522
94300 Ordinary Maintenance and Operations Contracts	\$97,915		\$97,915		\$97,915

Housing Authority of the City of Alamosa (CO004)
Alamosa, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2024

	Project Total	1 Business Activities	Subtotal	ELIM	Total
94500 Employee Benefit Contributions - Ordinary Maintenance	\$36,280		\$36,280		\$36,280
94000 Total Maintenance	\$446,465	\$0	\$446,465	\$0	\$446,465
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	\$0
96110 Property Insurance	\$49,040		\$49,040		\$49,040
96120 Liability Insurance	\$4,652		\$4,652		\$4,652
96130 Workmen's Compensation	\$5,473		\$5,473		\$5,473
96140 All Other Insurance	\$10,677		\$10,677		\$10,677
96100 Total insurance Premiums	\$69,842	\$0	\$69,842	\$0	\$69,842
96200 Other General Expenses					
96210 Compensated Absences	\$11,798		\$11,798		\$11,798
96300 Payments in Lieu of Taxes	\$48,729		\$48,729		\$48,729
96400 Bad debt - Tenant Rents	\$7,357		\$7,357		\$7,357
96500 Bad debt - Mortgages					
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$67,884	\$0	\$67,884	\$0	\$67,884
96710 Interest of Mortgage (or Bonds) Payable					
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	\$0
96900 Total Operating Expenses	\$1,104,029	\$6,014	\$1,110,043	\$0	\$1,110,043
97000 Excess of Operating Revenue over Operating Expenses	\$600,224	\$15,408	\$615,632	\$0	\$615,632
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense	\$283,210		\$283,210		\$283,210
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$1,387,239	\$6,014	\$1,393,253	\$0	\$1,393,253
10010 Operating Transfer In	\$29,208		\$29,208	-\$29,208	\$0
10020 Operating Transfer Out	-\$29,208		-\$29,208	\$29,208	\$0
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	\$15,408		\$15,408	-\$15,408	\$0
10094 Transfers between Project and Program - Out		-\$15,408	-\$15,408	\$15,408	\$0
10100 Total Other financing Sources (Uses)	\$15,408	-\$15,408	\$0	\$0	\$0

Housing Authority of the City of Alamosa (CO004)
Alamosa, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2024

	Project Total	1 Business Activities	Subtotal	ELIM	Total
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$332,422	\$0	\$332,422	\$0	\$332,422
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$5,976,073	\$0	\$5,976,073		\$5,976,073
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0		\$0		\$0
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	2388		2388		2388
11210 Number of Unit Months Leased	2359		2359		2359
11270 Excess Cash	\$3,598,131		\$3,598,131		\$3,598,131
11610 Land Purchases	\$0		\$0		\$0
11620 Building Purchases	\$272,161		\$272,161		\$272,161
11630 Furniture & Equipment - Dwelling Purchases	\$0		\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0		\$0		\$0
11650 Leasehold Improvements Purchases	\$0		\$0		\$0
11660 Infrastructure Purchases	\$0		\$0		\$0
13510 CFFP Debt Service Payments	\$0		\$0		\$0
13901 Replacement Housing Factor Funds	\$0		\$0		\$0

SINGLE AUDIT SECTION

Green & Associates LLC

Certified Public Accountants & Business Consultants

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

To the Board of Commissioners

Housing Authority of the City of Amos, Colorado

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States the financial statements as of and for the year ended March 31, 2014 and the related notes to the financial statements which collectively comprise the Housing Authority of the City of Amos, Colorado's basic financial statements and have issued our report thereon dated December 10, 2014.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements we considered the Housing Authority of the City of Amos, Colorado'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 Housing Authority of the City of Amos, Colorado's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Amos, Colorado's internal control.

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Alamosa, Colorado'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*.

Purpose of this Report

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



Fort Collins, Colorado
November 22, 2024

Green & Associates LLC

Certified Public Accountants & Business Consultants

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRE BY THE UNIFORM GUIDANCE

To the Board of Commissioners
Housing Authority of the City of Amarosa Colorado

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Housing Authority of the City of Amarosa Colorado's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of Housing Authority of the City of Amarosa Colorado's major federal programs for the year ended March 31, 2014. Housing Authority of the City of Amarosa Colorado's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Housing Authority of the City of Amarosa Colorado complied in all material respects with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2014.

Basis for Opinion on Each Major Federal Program

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 28, Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Uniform Guidance. Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Housing Authority of the City of Amarosa Colorado and to meet our other ethical responsibilities in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Housing Authority of the City of Amarosa Colorado's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Housing Authority of the City of Alamosa, Colorado's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Housing Authority of the City of Alamosa, Colorado's compliance based on our audit. Reasonable assurance is a high level of assurance but is not a absolute assurance and there is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Housing Authority of the City of Alamosa, Colorado's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we

- exercise professional judgment and maintain professional skepticism throughout the audit;
- identify and assess the risks of material noncompliance, 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 Housing Authority of the City of Alamosa, Colorado's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances;
- Obtain an understanding of Housing Authority of the City of Alamosa, Colorado's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances 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 Housing Authority of the City of Alamosa, Colorado's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as items 2024-001. Our opinion on each major federal program is not modified with respect to these matters.

Government Auditing Standards requires the auditor to perform limited procedures on Housing Authority of the City of Alamosa, Colorado's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. Housing Authority of the City of Alamosa, Colorado's response was not subjected to the other auditing procedures applied in the audit of compliance and accordingly we express no opinion on the response.

Report on Internal Control over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and there are material weaknesses or significant deficiencies that were not identified. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be material weaknesses.

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. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 0400 to be material weaknesses.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Government Auditing Standards requires the auditor to perform limited procedures on Housing Authority of the City of Alamosa, Colorado's response to the internal control over compliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. Housing Authority of the City of Alamosa, Colorado's response was not subjected to the other auditing procedures applied in the audit of compliance and accordingly we express no opinion on the response.

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.



Fort Collins, Colorado
November 22, 2024

Housing Authority of the City of Alamosa, Colorado
Schedule of Expenditures of Federal Awards
For the Year Ended March 31, 2024

<u>Federal Grantor</u>	<u>CFDA NUMBER</u>	<u>EXPENDITURES</u>
U.S. Department of Housing and Urban Development		
Operating Subsidy	14.850	648,129
Capital Fund Program	14.872	238,819
Total Housing and Urban Development and Federal Financial Awards		<u>\$ 886,948</u>

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Authority. All federal financial assistance received by the reporting entity directly from federal agencies, as well as federal financial assistance passed through other government agencies, is included on the schedule.

The accompanying schedule of expenditures of federal awards is presented using the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements. Federal financial assistance provided to sub recipients is treated as an expenditure when it is paid to the sub-recipient. The Authority passed through \$0 to sub-recipients for the year then ended.

The Authority uses the de minimis indirect cost rate of 10%.

Housing Authority of the City of Alamosa, Colorado
Schedule of Findings and Questioned Costs
March 31, 2024

Summary of Auditors' Results
Financial Statements

Type of auditors' report issued: unmodified

Internal control over financial reporting

• Material weaknesses identified _____ yes _____ no

• Significant deficiency identified that are not considered to be material weaknesses _____ yes _____ no

Noncompliance material to financial statements noted _____ yes _____ no

Federal Awards

Internal control over major programs

• Material weaknesses identified _____ yes _____ no

• Significant deficiency identified that are not considered to be material weaknesses _____ yes _____ no

Type of auditors' report issued on compliance for major programs: unmodified

Any audit findings disclosed that are required to be reported in accordance with section 1800.6(a) _____ yes _____ no

Identification of major programs

Public Housing Operating Subsidy 480

Dollar threshold used to distinguish between type A and type B programs 70000

Auditee qualified as a high-risk auditee _____ yes _____ no

Housing Authority of the City of Alamosa, Colorado
Schedule of Findings and Questioned Costs
March 31, 2024

Current years findings:

2024 – 001: Application of Wait List

Federal Program CDA 480 Operating Subsidy

Type of finding: Material weakness in Internal Control over Compliance

Condition: Management of a financial reporting entity is required to establish and maintain internal controls over compliance to ensure that they are compliant with all requirements of federal programs. The Authority does not have a written procedure for administration of the wait list and is not documenting admission sufficiently to determine if tenants are being admitted based on their position on the wait list.

Criteria or specific requirement: The PHA must have written policies for selecting applicants from the waiting list and PHA documentation must show that the PHA follows these policies when selecting applicants for admission from the waiting list under 4 CFR section 960.06 and 960.08.

Effect: By not adhering to a formally documented process, it is likely that tenants may not have been admitted into the program in a timely and orderly fashion.

Cause: The Organization has not documented and adhered to a formal admission process.

Repeat finding: This is not a repeat finding.

Recommendation: It is recommended the Authority review all of the policies in place relating to the certification of tenants and the admittance of new tenants. It is also recommended that employees are trained on these policies and that periodic reviews are performed on tenant files to ensure compliance with policies.

Dates of responsible officials and planned corrective actions: There is no disagreement with the audit finding.

Prior years findings: None

Housing Authority of the City of Alamosa, Colorado
Corrective Action Plan
March 31, 2024

Materiality Assessment

2024-001 Application of Wait List

Recommendation: Recommendation It is recommended the Authority review and update the policies in place relating to the certification of tenants and the admittance of new tenants. It is also recommended that employees are trained on these policies and that periodic reviews are performed on tenant files to ensure compliance with policies.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action in response to finding: The Organization will review the admission process to determine if additional controls can be implemented in the process and will document the policy in place.

Name of the contact person responsible for corrective action: Brian Cuanan, Executive Director

Planned completion date for corrective action plan January 2024