

**HOUSING AUTHORITY OF THE TOWN OF ANTONITO**  
**FINANCIAL STATEMENTS**  
**DECEMBER 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 Town of Antonito

### Opinions

We have audited the accompanying financial statements of the Housing Authority of the Town of Antonito as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Town of Antonito'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 Town of Antonito as of December 31, 2024, and the respective changes in financial position and, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

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

### Responsibilities of Management for the Financial Statements

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

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

### Auditor's Responsibilities for the Audit of the Financial Statements

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

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Certified Public Accountants & Business Consultants

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures of the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the Town of Antonito's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the Town of Antonito's ability to continue as a going concern for a reasonable period of time.

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

#### **Required Supplementary Information**

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

#### **Supplementary Information**

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



Fort Collins, CO  
August 25, 2025

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

## **Management Discussion and Analysis**

As management of the Housing Authority of the Town of Antonito (Authority), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended December 31, 2024.

### **Financial Highlights**

The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$864,965.

### **Overview of the Financial Statements**

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

### **Financial Statements**

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

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

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

### **Fund Financial Statements**

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

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

### **Notes to the Financial Statements**

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

### **Financial Analysis**

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

## Condensed Statement of Net Position

	2024	2023	Change
<b>ASSETS</b>			
Cash and investments	\$ 410,413	\$ 372,256	\$ 38,157
Other current assets	100,016	115,506	(15,490)
Capital assets	394,992	385,731	9,261
Total Assets	<u>905,421</u>	<u>873,493</u>	<u>31,928</u>
<b>LIABILITIES</b>			
Current liabilities	40,456	28,546	11,910
Total liabilities	<u>40,456</u>	<u>28,546</u>	<u>11,910</u>
<b>NET POSITION</b>			
Net investment in capital assets	394,992	385,731	9,261
Unrestricted	469,973	459,216	10,757
Total Net Position	<u>\$ 864,965</u>	<u>\$ 844,947</u>	<u>\$ 20,018</u>

As of the current fiscal year, as well as in the previous fiscal year, the Authority is able to report a positive balance in the Net Position. Capital assets have decreased over the prior year. This is due to improvements added during year 2024 in an amount less than the depreciation incurred during 2024. Current assets have fluctuated due to tenant receivables. Current liabilities have fluctuated due to the normal timing of payments. The net position changed from the prior year due to the normal course of operations.

### Change in Net Position

	2024	2023	Increase (Decrease)
<b>Revenue:</b>			
Operating Revenue			
Charges for Services	\$ 184,300	\$ 167,353	\$ 16,947
Grants and Contribution	280,703	103,757	176,946
Other Income	1,244	1,056	188
Total Revenue	<u>466,247</u>	<u>272,166</u>	<u>194,081</u>
<b>Expenses:</b>			
Operating Expenses	446,229	336,157	110,072
Total Expenses	<u>446,229</u>	<u>336,157</u>	<u>110,072</u>
Change in Net Position	20,018	(63,991)	84,009
Net Position-Beginning	844,947	908,938	(63,991)
Net Position-Ending	<u>\$ 864,965</u>	<u>\$ 844,947</u>	<u>\$ 20,018</u>

The revenue is increased in 2024, from the prior year due to an increase in grants, capital contributions, and rental income. The expenses have increased due to higher salaries and wages over the prior year.

### Cash Flows

	2024	2023	Increase (Decrease)
Cash Flows Used by Operating Activities	\$ (185,008)	\$ (111,171)	\$ (73,837)
Cash Flows From (Used) by Non Capital Financing Activities	203,378	60,221	143,157
Cash Flows From (Used) by Capital and Related Financing Activities	19,007	(10,154)	29,161
Cash Flows From (Used) by Investing Activities	780	737	43
Change in Cash and Cash Equivalents	38,157	(60,367)	98,524
Cash and Cash Equivalents Beginning of Year	372,256	432,623	(60,367)
Cash and Cash Equivalents Ending of Year	<u>\$ 410,413</u>	<u>\$ 372,256</u>	<u>\$ 38,157</u>

### Capital Assets

The Authority's investment in capital assets as of December 31, 2024, amounts to \$394,992 (net of accumulated depreciation). This investment in capital assets included Land Improvements, Building and Equipment. The Authority's capital expenditures were \$63,848 during fiscal year 2024. The Authority did not dispose of any assets during the year. Additional information on the Authority's capital assets can be found in note 3 to the financial statements.

### Long Term Debt

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

### Economic Factors and Next Year's Revenue

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

### Request for Information

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

Housing Authority of the Town of Antonito  
PO Box 25  
Antonito, Colorado 81120

## **BASIC FINANCIAL STATEMENTS**

**Housing Authority of the Town of Antonito  
Statement of Net Position  
December 31, 2024**

**ASSETS**

Current Assets

Cash and cash equivalents	\$	390,282
Investments		63,499
Prepaid expenses		439
Accounts receivable- tenants, net		3,777
Subsidy receivable		32,301
Restricted cash		20,131
Total Current Assets		510,429

Noncurrent Assets

Capital assets		
Nondepreciable		46,648
Depreciable		3,079,339
Less: accumulated depreciation		(2,730,995)
Net Capital Assets		394,992
Total Noncurrent Assets		394,992
<b>Total Assets</b>		<b>905,421</b>

**LIABILITIES**

Current Liabilities

Accounts payable		5,812
Other accrued liabilities		14,139
Tenant security deposits		20,131
Unearned revenue		374
Total Current Liabilities		40,456

**Net Position**

Net investment in capital assets		394,992
Unrestricted		469,973
<b>Total Net Position</b>		<b>\$ 864,965</b>

**Housing Authority of the Town of Antonito**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**For the Year Ended December 31, 2024**

<b>Operating Revenues</b>	
Dwelling rental - net	\$ 179,749
Other	4,551
Total Operating Revenues	<u>184,300</u>
 <b>Operating Expenses</b>	
General and administrative	202,148
Utilities	37,095
Maintenance and operation	152,399
Depreciation	54,587
Total Operating Expenses	<u>446,229</u>
Operating (Loss)	(261,929)
 Non-Operating Revenues (Expenses)	
HUD contributions and grants	197,848
Interest income	1,244
Total Non-Operating Revenues (Expenses)	<u>199,092</u>
Income Before Capital Contributions	(62,837)
Capital contributions	<u>82,855</u>
Change in Net Position	20,018
Net Position, Beginning of Year	<u>844,947</u>
Net Position, End of Year	<u>\$ 864,965</u>

**Housing Authority of the Town of Antonito  
Statement of Cash Flows  
For the Year Ended December 31, 2024**

<b>Cash Flows From Operating Activities:</b>	
Cash received from tenants	\$ 185,314
Cash payments to tenants and suppliers	(166,258)
Cash payments to employees	(204,064)
Net Cash (Used) For Operating Activities	<u>(185,008)</u>
 <b>Cash Flows From Noncapital Financing Activities:</b>	
HUD contributions and grants	203,378
Net Cash Provided by Non-Capital Financing Activities	<u>203,378</u>
 <b>Cash Flows From Capital and Related Financing Activities:</b>	
Purchase of property, plant and equipment	(63,848)
Capital contributions	82,855
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>19,007</u>
 <b>Cash Flows from Investing Activities:</b>	
Interest income	1,244
Purchases of investments	(464)
Net Cash Provided by Investing Activities	<u>780</u>
<b>Net increase in Cash and Cash Equivalents</b>	38,157
Cash and Cash Equivalents, Beginning	372,256
Cash and Cash Equivalents, Ending	<u>\$ 410,413</u>
 <b>Detail of cash and cash equivalents:</b>	
Cash - Unrestricted	390,282
Cash-Restricted	20,131
<b>Total</b>	<u>\$ 410,413</u>
 Reconciliation of Operating Income to Net Cash Used for Operating Activities:	
Operating (Loss)	(261,929)
Adjustments to Reconcile Operating Loss to Net Cash Used for Operating Activities:	
Depreciation and Amortization	54,587
Changes in Assets and Liabilities:	
Accounts Receivable - Tenants	(537)
Prepaid expenses	10,961
Accounts payable	2,708
Accrued liabilities	7,651
Deferred revenue	201
Tenant security deposits	1,350
Net Cash Used for Operating Activities	<u>(185,008)</u>

**Housing Authority of the Town of Antonito**  
**Notes to Financial Statements**  
**December 31, 2024**

**Note 1 Summary of Significant Accounting Policies**

The Housing Authority of the Town of Antonito (the Authority) was established in order to provide low-income housing and consists of 29 public housing units and 16 state and local units. The Authority is managed by a Board of Commissioners. The financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America (US GAAP). The significant accounting policies of the Authority are described below.

**Reporting Entity**

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

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

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

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

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

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

**Housing Authority of the Town of Antonito**  
**Notes to Financial Statements (Continued)**  
**December 31, 2024**

**Note 1 Summary of Significant Accounting Policies (Continued)**

**Basis of Accounting (continued)**

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

**Assets and Liabilities**

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

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

Capital assets - assets are stated at cost or estimated cost. The capitalization threshold for fixed assets is \$100. Depreciation over the estimated useful lives of the assets is computed using the straight-line method. The estimated useful lives are 10-40 years for buildings and improvements, and 3-10 years for equipment.

**Cash and Cash Equivalents**

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

**Use of Estimates in the Preparation of Financial Statements**

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

**Compensated Absences**

The Authority’s personnel policies permit employees to accrue compensated absences during the year. These accruals expire at December 31 of each year and may not be carried over. As such, no accrual for compensated absences has been made under the provisions of GASB No. 101.

**Budgets and Budgetary Accounting**

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

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

**Housing Authority of the Town of Antonito  
Notes to Financial Statements (Continued)  
December 31, 2024**

**Note 2 Cash and Investments**

**Restricted Cash**

Security deposits received from tenants are classified as restricted cash on the Statement of Net Position in the amount of \$20,131 as of December 31, 2024.

**Cash Deposits**

As of December 31, 2024, the Authority's cash deposits had a carrying balance of \$410,413 and corresponding bank balance of \$424,363. The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized. The Authority had \$250,000 insured by the FDIC at December 31, 2024. The eligible collateral is specified under the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the uninsured deposits. The Authority had \$174,363 collateralized under PDPA at December 31, 2024, accordingly the Authority was not exposed to credit risk.

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

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority does not have a deposit policy for custodial credit risk. As of December 31, 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. The Authority has not adopted a formal investment policy.

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

The Organization had \$63,499 invested in certificates of deposits at December 31, 2024 with maturities of 180 days at date of purchase. These are classified as investments on the Statement of Net Position. The Certificates were not rated.

**Housing Authority of the Town of Antonito  
Notes to Financial Statements (Continued)  
December 31, 2024**

**Note 3 Capital Assets**

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

	Beginning Balance	Increase	Decrease	Ending Balance
Non-depreciable				
Land	\$ 46,648	\$ -	\$ -	\$ 46,648
Total non-depreciable	46,648	-	-	46,648
Capital assets, being depreciated:				
Buildings and improvements	2,886,066	51,183	-	2,937,249
Equipment	129,425	12,665	-	142,090
Total capital assets being depreciated	3,015,491	63,848	-	3,079,339
Total Capital Assets	3,062,139	63,848	-	3,125,987
Less accumulated depreciation	(2,676,408)	(54,587)	-	(2,730,995)
Net Capital Assets	\$ 385,731	\$ 9,261	\$ -	\$ 394,992

**Note 4 Tenant Receivable**

Following is detail of Tenant Receivable

	Total
Tenant Receivable	\$ 5,383
Bad Debt Allowance	(1,606)
Net Receivable	\$ 3,777

**Note 5 Risk Management**

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

**Note 6 Contingencies and Economic Dependency**

The Authority participates in a number of federal, state, and local programs that are funded by grants received from other governmental units. Expenses financed by grants are subject to audit by the appropriate grantor government. If expenses are disallowed due to noncompliance with grant program regulations, the Authority may be required to reimburse the grantor government. As of December 31, 2024, significant amounts of grant expenses have not been audited, but the Authority believes that disallowed expenses, if any, will not have a material effect on any of the individual funds or the overall financial position of the Authority. The Authority is economically dependent on annual contributions and grants received from HUD. The extent of this funding from HUD depends upon appropriations from the Federal government.

**Housing Authority of the Town of Antonito**  
**Notes to Financial Statements (Continued)**  
**December 31, 2024**

**Note 7 Tax, Spending, and Debt Limitation**

Article X, Section 20 of the Colorado Constitution, The Taxpayer's Bill of Rights (TABOR), contains several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. TABOR is complex and subject to judicial interpretation. The Authority has created an enterprise operation in compliance with Colorado law, which exempts certain business-like operations from Article X, Section 20 of the Colorado Constitution. The Authority believes it is in compliance with the requirements of TABOR.

## **SUPPLEMENTAL SECTION**

Housing Authority of Antonito (CO008)  
ANTONITO, CO

**Entity Wide Balance Sheet Summary**

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	Project Total	2 State/Local	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$34,255	\$356,025	\$390,280		\$390,280
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted					
114 Cash - Tenant Security Deposits	\$13,981	\$6,150	\$20,131		\$20,131
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$48,236	\$362,175	\$410,411		\$410,411
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$32,301		\$32,301		\$32,301
124 Accounts Receivable - Other Government	\$51,207		\$51,207		\$51,207
125 Accounts Receivable - Miscellaneous					
126 Accounts Receivable - Tenants	\$1,382	\$4,001	\$5,383		\$5,383
126.1 Allowance for Doubtful Accounts - Tenants	\$0	-\$1,606	-\$1,606		-\$1,606
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					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$84,890	\$2,395	\$87,285		\$87,285
131 Investments - Unrestricted	\$12,292		\$12,292		\$12,292
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability	\$0		\$0		\$0
142 Prepaid Expenses and Other Assets	\$417	\$23	\$440		\$440
143 Inventories					
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	\$145,835	\$364,593	\$510,428		\$510,428
161 Land	\$21,142	\$25,506	\$46,648		\$46,648
162 Buildings	\$2,005,293	\$424,400	\$2,429,693		\$2,429,693
163 Furniture, Equipment & Machinery - Dwellings	\$107,861	\$5,631	\$113,492		\$113,492
164 Furniture, Equipment & Machinery - Administration	\$67,708	\$10,558	\$78,266		\$78,266
165 Leasehold Improvements	\$391,085	\$66,804	\$457,889		\$457,889
166 Accumulated Depreciation	-\$2,353,174	-\$377,822	-\$2,730,996		-\$2,730,996
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$239,915	\$155,077	\$394,992		\$394,992
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	\$239,915	\$155,077	\$394,992		\$394,992
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$385,750	\$519,670	\$905,420		\$905,420
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$1,704	\$562	\$2,266		\$2,266
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$6,943		\$6,943		\$6,943
322 Accrued Compensated Absences - Current Portion					
324 Accrued Contingency Liability					

Housing Authority of Antonito (CO008)  
ANTONITO, CO

Entity Wide Balance Sheet Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	Project Total	2 State/Local	Subtotal	ELIM	Total
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	\$7,195		\$7,195		\$7,195
341 Tenant Security Deposits	\$13,981	\$6,150	\$20,131		\$20,131
342 Unearned Revenue	\$305	\$69	\$374		\$374
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other	\$2,654	\$692	\$3,546		\$3,546
347 Inter Program - Due To					
348 Loan Liability - Current					
310 Total Current Liabilities	\$32,782	\$7,673	\$40,455		\$40,455
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current					
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	\$0	\$0	\$0		\$0
300 Total Liabilities	\$32,782	\$7,673	\$40,455		\$40,455
400 Deferred Inflow of Resources					
508.4 Net Investment in Capital Assets	\$239,915	\$155,077	\$394,992		\$394,992
511.4 Restricted Net Position					
512.4 Unrestricted Net Position	\$113,053	\$356,920	\$469,973		\$469,973
513 Total Equity - Net Assets / Position	\$352,968	\$511,997	\$864,965		\$864,965
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$385,750	\$519,670	\$905,420		\$905,420

Housing Authority of Antonito (CO008)  
ANTONITO, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	Project Total	2 State/Local	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$103,197	\$74,104	\$177,301		\$177,301
70400 Tenant Revenue - Other	\$3,348	\$3,566	\$6,914		\$6,914
70500 Total Tenant Revenue	\$106,545	\$77,670	\$184,215	\$0	\$184,215
70600 HUD PHA Operating Grants	\$268,108		\$268,108		\$268,108
70610 Capital Grants	\$12,595		\$12,595		\$12,595
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	\$564	\$680	\$1,244		\$1,244
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	\$192	\$86	\$278		\$278
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$388,004	\$78,436	\$466,440	\$0	\$466,440
91100 Administrative Salaries	\$104,601		\$104,601		\$104,601
91200 Auditing Fees	\$7,900		\$7,900		\$7,900
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative	\$23,377		\$23,377		\$23,377
91600 Office Expenses	\$7,601	\$1,843	\$9,444		\$9,444
91700 Legal Expense					
91800 Travel	\$1,319		\$1,319		\$1,319
91810 Allocated Overhead					
91900 Other	\$13,887	\$3,498	\$17,385		\$17,385
91000 Total Operating - Administrative	\$158,685	\$5,341	\$164,026	\$0	\$164,026
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other					
92500 Total Tenant Services	\$0	\$0	\$0	\$0	\$0
93100 Water	\$8,060		\$8,060		\$8,060
93200 Electricity	\$2,755	\$2,681	\$5,436		\$5,436
93300 Gas	\$6,445	\$4,776	\$11,221		\$11,221
93400 Fuel					
93500 Labor					
93600 Sewer	\$8,776		\$8,776		\$8,776
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					
93000 Total Utilities	\$26,036	\$7,457	\$33,493	\$0	\$33,493
94100 Ordinary Maintenance and Operations - Labor	\$99,463		\$99,463		\$99,463
94200 Ordinary Maintenance and Operations - Materials and Other	\$16,054	\$5,011	\$21,065		\$21,065
94300 Ordinary Maintenance and Operations Contracts	\$6,337	\$6,182	\$12,519		\$12,519

Housing Authority of Antonito (CO008)  
ANTONITO, CO  
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	Project Total	2 State/Local	Subtotal	ELIM	Total
94500 Employee Benefit Contributions - Ordinary Maintenance	\$22,953		\$22,953		\$22,953
94000 Total Maintenance	\$144,807	\$11,193	\$156,000	\$0	\$156,000
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	\$17,259	\$5,126	\$22,385		\$22,385
96120 Liability Insurance	\$2,176		\$2,176		\$2,176
96130 Workmen's Compensation	\$3,206		\$3,206		\$3,206
96140 All Other Insurance	\$1,101	\$648	\$1,749		\$1,749
96100 Total insurance Premiums	\$23,742	\$5,774	\$29,516	\$0	\$29,516
96200 Other General Expenses					
96210 Compensated Absences					
96300 Payments in Lieu of Taxes	\$7,195		\$7,195		\$7,195
96400 Bad debt - Tenant Rents		\$1,606	\$1,606		\$1,606
96500 Bad debt - Mortgages					
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$7,195	\$1,606	\$8,801	\$0	\$8,801
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	\$360,465	\$31,371	\$391,836	\$0	\$391,836
97000 Excess of Operating Revenue over Operating Expenses	\$27,539	\$47,065	\$74,604	\$0	\$74,604
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense	\$44,375	\$10,211	\$54,586		\$54,586
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$404,840	\$41,582	\$446,422	\$0	\$446,422
10010 Operating Transfer In	\$142,246		\$142,246	-\$91,039	\$51,207
10020 Operating Transfer Out	-\$142,246		-\$142,246	\$91,039	-\$51,207
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0

Housing Authority of Antonito (CO008)  
ANTONITO, CO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Non Single Audit

Fiscal Year End: 12/31/2024

	Project Total	2 State/Local	Subtotal	ELIM	Total
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$16,836	\$36,854	\$20,018	\$0	\$20,018
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$369,804	\$475,143	\$844,947		\$844,947
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	348	192	540		540
11210 Number of Unit Months Leased	322	172	494		494
11270 Excess Cash	\$83,181		\$83,181		\$83,181
11610 Land Purchases	\$0		\$0		\$0
11620 Building Purchases	\$12,595		\$12,595		\$12,595
11630 Furniture & Equipment - Dwelling Purchases	\$0		\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$7,870		\$7,870		\$7,870
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