

**HOUSING AUTHORITY OF THE
CITY OF GRAND JUNCTION
Grand Junction, Colorado**

**FINANCIAL STATEMENTS
WITH INDEPENDENT AUDITORS'
REPORT**

DECEMBER 31, 2024

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado

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INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners
Housing Authority of the City of Grand Junction
Grand Junction, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of Housing Authority of the City of Grand Junction (the "Housing Authority"), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise of the Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the Housing Authority, as of December 31, 2024, and the respective changes in financial position, and, where applicable, 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 (GAAS) and the standards applicable to 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 Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Housing Authority, 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 opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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'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.

Auditors' 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 auditors' report that includes our opinions. 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 GAAS 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 control. Misstatements 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.

In performing an audit in accordance with GAAS and *Government 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 in 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'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'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, 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 GAAS 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's basic financial statements. The combining financial statements, supplementary information required by HUD, computation of surplus cash, distributions, and residual receipts and the schedule of expenditures of federal awards are presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and the Department of Housing and Urban Development, and is also not a required part of the basic financial statements. Such information is the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the 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 GAAS. In our opinion, the combining financial statements, supplementary information required by HUD, computation of surplus cash, distributions, and residual receipts and the 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 June 23, 2025, on our consideration of the Housing Authority'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 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority's internal control over financial reporting and compliance.

Hawkins Ash CPAs, LLP

La Crosse, Wisconsin
June 23, 2025

**HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado**

MANAGEMENT'S DISCUSSION AND ANALYSIS

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
MANAGEMENT'S DISCUSSION AND ANALYSIS
FISCAL YEAR ENDED DECEMBER 31, 2024

The management of the Grand Junction Housing Authority (GJHA) offers this narrative overview and analysis of its audited financial statements for fiscal year ended December 31, 2024. The goal is for the reader to better understand the Authority's financial activities and its overall financial position and to show whether current year revenue covered current year expenses and the extent to which GJHA has invested its capital assets. We encourage readers to consider the information presented here in conjunction with GJHA's financial statements, which begins on page 12.

FINANCIAL HIGHLIGHTS - PRIMARY GOVERNMENT

- GJHA's assets exceed its liabilities as of December 31, 2024 by \$31,875,890 compared to \$31,546,431 as of December 31, 2023. This was an increase of \$329,459 from 2023 to 2024, which included an asset increase of \$325,008 and a total liability decrease of \$4,451.
- GJHA's net investment in capital assets as of December 31, 2024 was \$8,336,080, reflecting an increase of \$2,239,113 from December 31, 2023.
- GJHA's total operating revenue for the fiscal year ended December 31, 2024 was \$17,927,658.
- GJHA's total operating expenses for the fiscal year ended December 31, 2024 were \$17,577,538. Therefore, GJHA's total operating revenue was more than its operating expenses by \$350,120.
- GJHA's total non-operating expense for the fiscal year ended December 31, 2024 was \$20,661, resulting in a total increase in net position of \$329,459.

OVERVIEW OF THE FINANCIAL STATEMENTS

The following financial statements are included in this report and provide comparisons between this year and last year:

- *Statement of Net Position* - reports GJHA's current financial resources: its cash and other current assets, its current and non-current liabilities and comparing those two elements, the resulting net position of GJHA.
- *Statement of Revenue and Expenses* - reports GJHA's various revenue and expenses.
- *Statement of Cash Flows* - reports GJHA's resulting cash flows from: operating activities, capital and related financing activities, and investing activities.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
MANAGEMENT'S DISCUSSION AND ANALYSIS - Continued
FISCAL YEAR ENDED DECEMBER 31, 2024

STATEMENT OF NET POSITION
DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>	<u>Increase (Decrease)</u>
ASSETS			
Current assets	\$ 9,302,489	\$ 11,146,778	\$ (1,844,289)
Capital assets	22,947,645	21,756,135	1,191,510
Other assets	15,660,017	14,813,554	846,463
Restricted assets	<u>1,432,303</u>	<u>1,300,979</u>	<u>131,324</u>
Total Assets	<u>\$ 49,342,454</u>	<u>\$ 49,017,446</u>	<u>\$ 325,008</u>
LIABILITIES AND NET POSITION			
Current liabilities	\$ 5,569,779	\$ 5,007,659	\$ 562,120
Non-current liabilities	<u>11,896,785</u>	<u>12,463,356</u>	<u>(566,571)</u>
Total Liabilities	<u>17,466,564</u>	<u>17,471,015</u>	<u>(4,451)</u>
Net investment in capital assets	8,336,080	6,096,967	2,239,113
Restricted	1,107,327	1,019,277	88,050
Unrestricted	<u>22,432,483</u>	<u>24,430,187</u>	<u>(1,997,704)</u>
Total Net Position	<u>31,875,890</u>	<u>31,546,431</u>	<u>329,459</u>
Total Liabilities and Net Position	<u>\$ 49,342,454</u>	<u>\$ 49,017,446</u>	<u>\$ 325,008</u>

STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION
YEARS ENDED DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>	<u>Increase (Decrease)</u>
OPERATING REVENUE			
Operating grants	\$ 12,800,297	\$ 11,822,974	\$ 977,323
Other operating revenue	2,312,193	1,677,352	634,841
Dwelling rentals income - tenants	<u>2,815,168</u>	<u>2,666,733</u>	<u>148,435</u>
Total Operating Revenue	<u>17,927,658</u>	<u>16,167,059</u>	<u>1,760,599</u>
OPERATING EXPENSES			
Housing assistance payments	9,720,770	8,545,395	1,175,375
Administration	3,690,017	3,671,891	18,126
Tenant services	354,239	392,351	(38,112)
Depreciation and amortization	929,625	1,004,581	(74,956)
Maintenance & operations	1,573,928	1,352,330	221,598
Utilities	525,042	525,168	(126)
General & insurance expenses	<u>783,917</u>	<u>676,721</u>	<u>107,196</u>
Total Operating Expenses	<u>17,577,538</u>	<u>16,168,437</u>	<u>1,409,101</u>
NONOPERATING REVENUE (EXPENSES)			
Interest income	939,509	869,693	69,816
Interest expense	(334,384)	(334,751)	367
Extraordinary items	<u>(625,786)</u>	<u>169,626</u>	<u>(795,412)</u>
Total Nonoperating Revenue (Expense)	<u>(20,661)</u>	<u>704,568</u>	<u>(725,229)</u>
Change in Net Position	<u>\$ 329,459</u>	<u>\$ 607,370</u>	<u>\$ (277,911)</u>

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
MANAGEMENT'S DISCUSSION AND ANALYSIS - Continued
FISCAL YEAR ENDED DECEMBER 31, 2024

ANALYSIS OF FINANCIAL STATEMENTS

STATEMENT OF NET POSITION - see page 6

- **Current Assets** decreased \$1,844,289 primarily due to decreases in Cash related to construction costs. This decrease was partially offset by interest income from investment in short-term CDs and Money Market accounts.
- **Capital Assets** increased \$1,191,510 primarily due to an increase of \$1,793,899 in Construction in progress less reductions due to scheduled depreciation.
- **Other Assets** increased by \$846,463 due to an increase in interest receivable.
- **Current Liabilities** increased by \$562,120 primarily due to increases in accrued expenses and unearned revenue.
- **Non-Current Liabilities** decreased by \$566,571 due to decreases in notes payable.
- **Net Investment in Capital Assets** increased \$2,239,113 primarily due to construction in progress.
- **Restricted Net Position** increased by \$88,050 primarily due to an increase in replacement reserve amounts.
- **Unrestricted Net Position for all programs** decreased by \$1,997,704 primarily due to:
 - Net decrease in the Acquisitions and Development fund of \$726,296 due to pre-development expenses for future tax credit development.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
MANAGEMENT'S DISCUSSION AND ANALYSIS - Continued
FISCAL YEAR ENDED DECEMBER 31, 2024

ANALYSIS OF FINANCIAL STATEMENTS - Continued

STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN NET ASSETS - see page 6

REVENUE - (Operating and Non-Operating)

- **Operating Grants** Increased by \$977,323, primarily due to:
 - Voucher Administrative Fees increased as a result of increased utilization combined with the HUD Administrative Fee rate increase and the Administrative fee proration increase.
 - Voucher HAP payments were increased due to higher utilization combined with increased payment standards.

Operating Grants Description	2024	2023	Difference
Nellie Bechtel - HUD Rent Assistance Grant	\$199,327	\$200,387	-\$1,060
Voucher Client Support- Next50, United Healthcare	186,811	212,695	-25,884
Ratekin Tower - HUD Rent Assistance Grant	639,701	604,866	34,835
Walnut Park - HUD Rent Assistance Grant	454,122	463,099	-8,977
Walnut Park - Energy Outreach Colorado (non-cash)	0	410,710	-410,710
Family Self Sufficiency - HUD Administrative Grant	48,291	33,342	14,949
Family Self Sufficiency - Anschutz Grant for credit counseling	0	10,000	-10,000
Vouchers - HUD Housing Assistance Payments	9,385,052	8,059,037	1,326,015
Vouchers - HUD Administrative Fee Grant	1,327,814	1,240,946	86,868
Tenant Based Rental Assistance - Mesa County DHS	0	529	-529
Tenant Based Rental Assistance - Colorado Division of Housing	232,985	227,978	5,007
Walnut Park Service Coordinator - HUD	52,264	54,958	-2,694
General Fund CHFA Healthy Housing	829	4,756	-3,927
Emergency Housing Vouchers	184,097	218,693	-34,596
Doors 2 Success - United Way/Other Support	89,004	80,978	8,026
Total Operating Grants	\$12,800,297	\$11,822,974	\$977,323

- **Other Operating Revenue** – Increased by \$634,841 due, in part, to \$450,000 in debt forgiveness related to Arbor Vista Apartments.
- **Dwelling Rentals Income** - Increased by \$148,435 primarily due to approved rent increases, improvements in occupancy at certain properties and other variables.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
MANAGEMENT'S DISCUSSION AND ANALYSIS - Continued
FISCAL YEAR ENDED DECEMBER 31, 2024

ANALYSIS OF FINANCIAL STATEMENTS - Continued

EXPENSES - (Operating and Non-Operating)

- **Housing Assistance Payments** increased by \$1,175,375 in comparison to 2023, primarily due to the increase in number of vouchers leased combined with an increase in the Housing Choice Voucher payment standards.
- **Tenant Services** decreased by \$38,112 due to the decrease in payments to tenants for rent and other assistance due to a decrease in supportive services grant income available.
- **Maintenance & Operations** increased by \$221,598 due primarily to an increase in staffing levels on the maintenance team. The maintenance team had delayed low priority projects from prior years and focused on completing these outstanding projects in 2024.
- **Utilities'** costs decreased slightly by \$126.
- **Insurance Expense** increased by \$107,196 due to an overall increase in insurance policy costs both state-wide and nationally. This is very similar to the \$108,541 increase seen from 2022 to 2023.
- **Extraordinary items** changed by \$795,412 and are from hazard cleanup expenses in 2024.

STATEMENT OF CASH FLOWS - see page 15 & 16 of basic financial statements

Net Cash decreased \$1,737,326.

➤ Net Cash Provided by Operating Activities was \$2,031,930 primarily from the following:

- Linden Pointe provided \$854,259
- Crystal Brook provided \$166,193
- Ratekin Tower provided \$402,616
- Walnut Park provided \$297,175
- Housing Choice Vouchers (including Emergency Housing and FSS) used \$25,683
- Monument Business Center provided \$114,824 (through commercial leasing)
- Acquisitions and Development provided \$486,921
- General Administration used \$462,174
- Service coordinator used \$211,070
- Nellie Bechtel provided \$414,646
- TBRA used \$35,562

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
MANAGEMENT'S DISCUSSION AND ANALYSIS - Continued
FISCAL YEAR ENDED DECEMBER 31, 2024

ANALYSIS OF FINANCIAL STATEMENTS - Continued

- Net Cash Used in Capital and Related Financing activities is from the following:
 - Acquisition of capital assets of \$2,121,135 from construction work in progress
 - Loan proceeds of \$3,946
 - Principal payments of \$1,055,276
 - Note receivable payments received of \$104,443
 - Interest paid \$456,034

- Net Cash Used in Noncapital Financing Activities was \$625,786

- Net Cash Provided by Investing Activities was \$380,586 from interest received.

SIGNIFICANT TRANSACTIONS

- Current development related activities include the following:
 - In November 2023, the Authority (with Housing Authority funds as well as grant assistance from the City of Grand Junction and the Colorado Department of Local Affairs, through the City of Grand Junction) spent \$3.4M for the purchase of 15 acres of land (The Confluence) for future tax credit development. The Authority began incurring funds throughout 2024 for the first phase of the development (The Current).
- In 2022, the Authority was awarded \$410,710 from Energy Outreach Colorado, and obtained a \$1,200,000 loan to fund a large Capital Improvement Project at Walnut Park. Work began in 2023 and continued throughout 2024, concluding in mid-2025.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
MANAGEMENT'S DISCUSSION AND ANALYSIS - Continued
FISCAL YEAR ENDED DECEMBER 31, 2024

BUDGETARY HIGHLIGHTS

- The Authority continues to work on the self-sustainability of all programs/properties by seeking new sources of funding and reducing costs wherever possible.
- During 2024, GJHA utilized 93.9 percent of its awarded Housing Choice Voucher Program budget authority.

FUTURE EVENTS

- The Authority received \$99,985 in Deferred Developer Fee, Administrative Fee, and other Soft Loan payments in 2025 based on surplus cash calculations from 2024.
- The initial investment in CDs of \$3,000,000 in 2023 has grown to \$3,857,123 as of March 2025. Cash needs will be discussed quarterly to determine the best use of these funds.
- For calendar year 2025, the Authority anticipates it will receive adequate housing assistance payment operating grant funding to lease Section 8 Housing Choice Vouchers.
- Beginning early 2025, the Authority is engaged with the City of Grand Junction, MGL Partners and Volunteers of America on the development of 3.5 acres on a total 21.75 acre parcel known as The Salt Flats. The Authority will act as Special Limited Partner in Phase 1 of the development, catalyzing 62 new units of affordable rental housing, focused on seniors and veterans.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide a general overview of GJHA's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be directed to the Chief Executive Officer, Chief Operating Officer, or Controller at Grand Junction Housing Authority, 8 Foresight Circle, Grand Junction, CO 81505.

**HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado**

BASIC FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
STATEMENT OF NET POSITION
DECEMBER 31, 2024

<u>ASSETS</u>	<u>PRIMARY GOVERNMENT</u>	<u>DISCRETELY PRESENTED COMPONENT UNITS</u>	<u>TOTAL (MEMORANDUM ONLY)</u>
CURRENT ASSETS			
Cash and investments	\$ 8,366,279	\$ 546,776	\$ 8,913,055
Cash and investments - restricted	1,432,303	1,886,883	3,319,186
Receivables			
Tenants, net of allowance for doubtful accounts	100,518	68,373	168,891
Other, net of allowance for doubtful accounts	309,358	-	309,358
Due from other governments	234,386	-	234,386
Inventory	176,106	-	176,106
Prepaid expenses	115,842	786	116,628
TOTAL CURRENT ASSETS	<u>10,734,792</u>	<u>2,502,818</u>	<u>13,237,610</u>
NONCURRENT ASSETS			
Notes receivable	9,433,589	-	9,433,589
Interest receivable	5,934,435	-	5,934,435
Other assets, net of accumulated amortization	291,993	275,258	567,251
Land	2,431,651	3,325,912	5,757,563
Land improvements	3,991,765	6,827,255	10,819,020
Buildings and improvements	31,136,464	64,832,519	95,968,983
Equipment	2,821,113	2,062,860	4,883,973
Construction in progress	5,748,539	-	5,748,539
Less accumulated depreciation	<u>(23,181,887)</u>	<u>(20,805,068)</u>	<u>(43,986,955)</u>
TOTAL NONCURRENT ASSETS	<u>38,607,662</u>	<u>56,518,736</u>	<u>95,126,398</u>
TOTAL ASSETS	<u>\$ 49,342,454</u>	<u>\$ 59,021,554</u>	<u>\$ 108,364,008</u>

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
STATEMENT OF NET POSITION - Continued
DECEMBER 31, 2024

<u>LIABILITIES AND NET POSITION</u>	<u>PRIMARY GOVERNMENT</u>	<u>DISCRETELY PRESENTED COMPONENT UNITS</u>	<u>TOTAL (MEMORANDUM ONLY)</u>
CURRENT LIABILITIES			
Accounts payable	\$ 129,061	\$ 18,147	\$ 147,208
Accrued expenses	768,456	332,249	1,100,705
Compensated absences	225,148	-	225,148
Unearned revenue	3,594,980	1,249	3,596,229
Tenants' security deposits	232,257	273,815	506,072
Current portion of notes payable	619,877	192,756	812,633
TOTAL CURRENT LIABILITIES	5,569,779	818,216	6,387,995
NONCURRENT LIABILITIES			
Tenants' FSS escrow	92,719	-	92,719
Developer fee payable	-	329,840	329,840
Notes payable, net of discount	11,804,066	15,821,786	27,625,852
Accrued interest payable	-	5,465,231	5,465,231
TOTAL NONCURRENT LIABILITIES	11,896,785	21,616,857	33,513,642
TOTAL LIABILITIES	17,466,564	22,435,073	39,901,637
NET POSITION			
Net investment in capital assets	8,336,080	40,228,936	48,565,016
Restricted	1,107,327	1,613,068	2,720,395
Unrestricted	22,432,483	(5,255,523)	17,176,960
TOTAL NET POSITION	31,875,890	36,586,481	68,462,371
TOTAL LIABILITIES AND NET POSITION	\$ 49,342,454	\$ 59,021,554	\$ 108,364,008

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2024

	PRIMARY GOVERNMENT	DISCRETELY PRESENTED COMPONENT UNITS	TOTAL (MEMORANDUM ONLY)
OPERATING REVENUE			
Dwelling rental	\$ 2,815,168	\$ 3,297,523	\$ 6,112,691
Operating grants	12,800,297	-	12,800,297
Other operating revenue	<u>2,312,193</u>	<u>173,441</u>	<u>2,485,634</u>
TOTAL OPERATING REVENUE	<u>17,927,658</u>	<u>3,470,964</u>	<u>21,398,622</u>
OPERATING EXPENSES			
Administration	3,690,017	1,141,826	4,831,843
Tenant services	354,239	3,083	357,322
Utilities	525,042	353,286	878,328
Maintenance and operations	1,573,928	784,048	2,357,976
General expenses	273,924	91,396	365,320
Insurance	509,993	313,167	823,160
Housing assistance payments	9,720,770	-	9,720,770
Depreciation and amortization	<u>929,625</u>	<u>2,205,949</u>	<u>3,135,574</u>
TOTAL OPERATING EXPENSES	<u>17,577,538</u>	<u>4,892,755</u>	<u>22,470,293</u>
 OPERATING INCOME (LOSS)	 <u>350,120</u>	 <u>(1,421,791)</u>	 <u>(1,071,671)</u>
NONOPERATING REVENUE (EXPENSE)			
Interest income	939,509	38,703	978,212
Extraordinary items	(625,786)	-	(625,786)
Interest expense	<u>(334,384)</u>	<u>(994,330)</u>	<u>(1,328,714)</u>
NET NONOPERATING REVENUE (EXPENSE)	<u>(20,661)</u>	<u>(955,627)</u>	<u>(976,288)</u>
 CHANGE IN NET POSITION	 329,459	 (2,377,418)	 (2,047,959)
 NET POSITION AT BEGINNING OF YEAR	 <u>31,546,431</u>	 <u>38,963,899</u>	 <u>70,510,330</u>
 NET POSITION AT END OF YEAR	 <u>\$ 31,875,890</u>	 <u>\$ 36,586,481</u>	 <u>\$ 68,462,371</u>

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION

Grand Junction, Colorado

**STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2024**

	<u>PRIMARY GOVERNMENT</u>	<u>DISCRETELY PRESENTED COMPONENT UNITS</u>	<u>TOTAL (MEMORANDUM ONLY)</u>
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from tenants/participants	\$ 3,298,177	\$ 3,315,492	\$ 6,613,669
Cash received from operating grants	12,804,503	-	12,804,503
Other income received	2,374,549	154,379	2,528,928
Cash payments to vendors	(3,209,423)	(2,135,606)	(5,345,029)
Cash payments to employees	(3,515,106)	(605,890)	(4,120,996)
Cash payments for housing assistance	<u>(9,720,770)</u>	<u>-</u>	<u>(9,720,770)</u>
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	<u>2,031,930</u>	<u>728,375</u>	<u>2,760,305</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Notes receivable	104,443	-	104,443
Developer fee paid	-	(104,687)	(104,687)
Acquisition of capital assets	(2,121,135)	(29,252)	(2,150,387)
Loan proceeds	3,946	-	3,946
Principal payments	(1,055,276)	(183,106)	(1,238,382)
Interest paid	<u>(456,034)</u>	<u>(423,810)</u>	<u>(879,844)</u>
NET CASH PROVIDED BY (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(3,524,056)</u>	<u>(740,855)</u>	<u>(4,264,911)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Extraordinary items	<u>(625,786)</u>	<u>-</u>	<u>(625,786)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received	<u>380,586</u>	<u>38,705</u>	<u>419,291</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	<u>(1,737,326)</u>	<u>26,225</u>	<u>(1,711,101)</u>
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>11,535,908</u>	<u>2,407,434</u>	<u>13,943,342</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>\$ 9,798,582</u>	<u>\$ 2,433,659</u>	<u>\$ 12,232,241</u>

(Continued on page 16)

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION

Grand Junction, Colorado

STATEMENT OF CASH FLOWS - Continued

YEAR ENDED DECEMBER 31, 2024

	<u>PRIMARY GOVERNMENT</u>	<u>DISCRETELY PRESENTED COMPONENT UNITS</u>	<u>TOTAL (MEMORANDUM ONLY)</u>
<u>RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION</u>			
Cash and investments	\$ 8,366,279	\$ 546,776	\$ 8,913,055
Cash and investments - restricted	1,432,303	1,886,883	3,319,186
CASH AND CASH EQUIVALENTS PER STATEMENT OF NET POSITION	<u>\$ 9,798,582</u>	<u>\$ 2,433,659</u>	<u>\$ 12,232,241</u>
<u>RECONCILIATION OF INCOME (LOSS) FROM OPERATIONS TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES</u>			
Operating income (loss)	\$ 350,120	\$ (1,421,791)	\$ (1,071,671)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities			
Depreciation and amortization	929,625	2,205,949	3,135,574
Changes in assets and liabilities			
Decrease (increase) in assets			
Accounts receivable	62,067	14,454	76,521
Due from other governments	10,223	-	10,223
Inventory	(25,310)	-	(25,310)
Prepaid expenses	(59,043)	-	(59,043)
Increase (decrease) in liabilities			
Accounts payable - operations	43,721	1,047	44,768
Accrued expenses	182,308	(74,799)	107,509
Unearned revenue	495,000	1,249	496,249
Due to other governments	(55)	-	(55)
Tenants' security deposits	7,411	2,266	9,677
Tenants' FSS escrow	35,267	-	35,267
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	<u>\$ 2,031,334</u>	<u>\$ 728,375</u>	<u>\$ 2,759,709</u>

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION

Grand Junction, Colorado

NOTES TO THE BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2024

NOTE 1 - Summary of Significant Accounting Policies

Reporting Entity - The Housing Authority is a separate governmental entity created for the purpose of constructing, maintaining, and operating public housing and providing rental assistance to low income and elderly persons. Most of the Housing Authority's funding is provided by the United States Department of Housing and Urban Development (HUD). All programs of the Housing Authority are included in these statements.

In accordance with Statement No. 61, Government Accounting Standards Board (GASB), the basis criterion for including a legally separate organization as a component unit is the degree of financial accountability the Housing Authority has with the organization. A financial benefit or burden relationship needs to be present between the Housing Authority and that organization for it to be included in the reporting entity as a component unit. The following circumstances set forth the Housing Authority's financial accountability for a legally separate organization:

- a. The Housing Authority is financially accountable if it appoints a voting majority of the organization's governing body and (1) it is able to impose its will on that organization, or (2) there is a potential for the organization to provide specific financial benefits to or impose specific financial burdens on the Housing Authority.
- b. The Housing Authority may be financially accountable if an organization is fiscally dependent on the Housing Authority regardless of whether the organization has (1) a separately elected governing board, (2) a governing board appointed by a higher level of government, or (3) a jointly appointed board.

Based upon the application of these criteria, this report includes the following component units.

Blended Component Units:

Doors 2 Success

Doors 2 Success is a local not-for-profit 509(a)(3) corporation established under the laws of the State of Colorado. Its purpose is to work with the Housing Authority through education, advocacy, and supportive services. Separate financial statements for the component unit are not available, and as a component of the Housing Authority's financial aspects, are reported as part of the Authority. The Board of Commissioners of the Housing Authority appoints the governing body of Doors 2 Success. Doors 2 Success provides support and guidance to the supportive service programs of the Housing Authority.

McMahon

McMahon Subdivision Owner's Association is an entity set up to shared costs at the tax credit properties the Highlands & the Highlands 2. Both tax credits pay fees to the entity in return for upkeep and maintenance at the properties. Separate financial statements for the component unit are not available, and as a component of the Housing Authority's financial aspects, are reported as part of the Housing Authority.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION

Grand Junction, Colorado

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

DECEMBER 31, 2024

NOTE 1 - Summary of Significant Accounting Policies - Continued

Linden Pointe LLLP

Linden Pointe, LLLP ("Linden Pointe") was formed on February 18, 2004, as a limited liability limited partnership under the laws of the state of Colorado. It was formed for the purpose of owning and operating a 92-unit low-income housing project called Linden Pointe located in Grand Junction, Colorado. Pursuant to the Assignment and Assumption of Limited Partner Interests and Amendment to the Amended and Restated Agreement of Limited Partnership dated December 31, 2020, the Housing Authority acquired an additional 99.89 percent interest and Affordable Homes, LLC, an affiliate of the Housing Authority, acquired a 0.1 percent limited partnership interest in Linden Pointe.

Discretely Presented Component Units (DPCU):

The DPCU's have qualified and been allocated low-income housing tax credit pursuant to the Internal Revenue Code Section 42 ("Section 42"), which regulates the use of the property as to occupant eligibility and unit gross rent, among other requirements. The DPCU's must meet the provisions of these regulations during each of fifteen (15) consecutive years in order to continue to qualify to receive the tax credits. Failure to comply with occupant eligibility and/or unit gross rent, or to correct noncompliance within a specified time period could result in recapture of the previously taken low-income housing tax credits plus interest. Such potential noncompliance may require an adjustment to the contributed capital by the limited partners. All units within these DPCU's are subject to the rent restrictions and qualified tenant restrictions as required by the Low Income Housing Tax Credit Program.

Arbor Vista, LLLP

Arbor Vista, LLLP ("Arbor Vista") was formed on June 29, 2007, as a limited liability limited partnership under the laws of the state of Colorado. It was formed for the purpose of owning and operating a 72-unit multifamily housing apartment complex called Arbor Vista located in Grand Junction, Colorado. Arbor Vista is owned 44.995 percent by Enterprise Housing Partners XVII, L.P. and 54.995 percent by Enterprise Housing Partners XVIII, L.P. (Limited Partners) and 0.01 percent by the Housing Authority (General Partner).

The Highlands LLLP

The Highlands LLLP ("The Highlands") is a Colorado limited liability partnership formed in February 2015, for the purpose of investment in real property and the provision of low-income housing through the construction, renovation, rehabilitation, operation and leasing of an apartment complex. The Highlands is a 64-unit, multifamily rental housing development in Grand Junction, Colorado, for low to moderate-income residents. The Highlands is owned 99.99 percent by Wells Fargo Affordable Housing Community Development Corporation (Limited Partner) and 0.01 percent by the Housing Authority (General Partner).

Village Park LLLP

Village Park LLLP ("Village Park") was formed on February 20, 2012, as a limited liability limited partnership under the laws of the state of Colorado. It was formed for the purpose of owning and operating a 72-unit apartment complex in Grand Junction, Colorado. Village Park is owned 99.99 percent by Wincopin Circle LLLP (Limited Partner) and 0.01 percent by the Housing Authority (General Partner).

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION

Grand Junction, Colorado

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued DECEMBER 31, 2024

NOTE 1 - Summary of Significant Accounting Policies - Continued

The Highlands 2 LLLP

The Highlands 2 LLLP ("The Highlands 2") was formed on February 27, 2018, as a limited liability limited partnership under the laws of the state of Colorado. It was formed for the purpose of owning and operating a 72-unit apartment complex for seniors in Grand Junction, Colorado. The Highlands 2 is owned 99.99 percent by Wells Fargo Affordable Housing Community Development Corporation (Limited Partner) and 0.01 percent by the Housing Authority (General Partner).

2814 LLLP

2814 LLLP ("2814") was formed on March 13, 2020, as a limited liability limited partnership under the laws of the state of Colorado. It was formed for the purpose of owning and operating a 60-unit apartment complex in Grand Junction, Colorado. 2814 is owned 99.99 percent by Wells Fargo Affordable Housing Community Development Corporation (Limited Partner) and 0.01 percent by the Housing Authority (General Partner).

The Authority's DPCU's are presented for financial reporting purposes as of and for the year ended December 31, 2024 and reported under the "Discretely Presented Component Units" column on the Statement of Net Position and Statement of Revenue, Expenses and Changes in Net Position. Separately issued financial statements for the DPCU's can be obtained by writing the Director of Finance, Housing Authority of the City of Grand Junction, 8 Foresight Circle, Grand Junction, Colorado, 81505.

Programs Administered by the Housing Authority - The programs of the Housing Authority are recorded in one enterprise fund. Each program is maintained using a separate set of self-balancing accounts. A major fund is defined as a program that total assets, liabilities, revenues, or expenses per program are at least 10 percent of the total category of the Housing Authority. The programs include Local/State, Section 8 New Construction, Section 8 Housing Assistance Program, Multifamily Housing Service Coordinators, Mortgage Insurance for the purchase or Refinancing of Existing Multifamily Housing Projects, Family Self-Sufficiency (FSS), Housing Choice Vouchers, Mainstream Vouchers Program, Emergency Housing Vouchers, Home Investment Partnership Program, Community Development Block Grant/Entitlement Program and Tenant Based Rental Assistance (TBRA).

Basis of Accounting and Measurement Focus - The Housing Authority's basic financial statements are presented on the full accrual basis in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The discretely presented component units are presented on the accrual basis of accounting in accordance with U.S. GAAP, as codified by the Financial Accounting Standards Board.

All activities of the Housing Authority are accounted for within one proprietary (enterprise) fund. A proprietary fund is used to account for operations that are (a) financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION

Grand Junction, Colorado

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

DECEMBER 31, 2024

NOTE 1 - Summary of Significant Accounting Policies - Continued

A proprietary fund distinguishes operating revenue and expenses from non-operating items. Operating revenue 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 revenue of the Housing Authority is rent collected from tenants and operating grants. Operating expenses for a proprietary fund include the cost of operating properties owned, administrative expenses and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as non-operating revenue and expenses.

The accounting and financial reporting treatment applied to the Housing Authority is determined by its measurement focus. The transactions of the Housing Authority are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operations are included on the statement of net position. Net position (i.e., total assets net of total liabilities) are segregated into net investment in capital assets, restricted, and unrestricted. When both restricted and unrestricted resources are available for use, it is the Housing Authority's policy to use restricted resources first, and then unrestricted resources as they are needed.

Cash and Cash Equivalents - For purposes of the statement of cash flows, the Housing Authority considers all highly liquid investments purchased with a maturity of three months or less to be cash equivalents.

Restricted Cash - Restricted cash is segregated resources for tenants' security deposits and for tenants' family self-sufficiency (FSS) deposits, replacement reserve account, residual receipts account, rehab escrow account, and a laundry account.

Accounts Receivable - Accounts receivable are recorded at gross amount, less an allowance for doubtful accounts. The allowance for doubtful accounts for fraud recovery was \$26,770 for housing choice vouchers at December 31, 2024.

Accounts Receivable - Component Units - Accounts receivable are recorded at gross amount, less an allowance for doubtful accounts. The allowance for doubtful accounts for tenant accounts receivable was \$-0- for the component units at December 31, 2024.

Insurance - The premiums on all major insurance policies are charged to prepaid insurance and amortized over the life of the policy.

Other Assets - Component Units - Other assets consist of tax credit fees. Tax credit fees have been capitalized and will be amortized over the 15-year compliance period for Village Park, the Highlands, Highlands 2, and 2814, and over 30 years for Arbor Vista. Accumulated amortization was \$241,802 as of December 31, 2024.

Debt Issuance Costs - Component Units - Debt issuance costs will be amortized over the life of the related debt. Accumulated amortization was \$397,926 as of December 31, 2024. Unamortized debt issuance cost was \$142,706.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION

Grand Junction, Colorado

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

DECEMBER 31, 2024

NOTE 1 - Summary of Significant Accounting Policies - Continued

Capital Assets - Purchased capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets, works of art and similar items, and capital assets received in a service concession arrangement are valued at their acquisition value at the date of donation. Buildings and equipment are carried at cost or estimated fair value and depreciated using a straight-line method of depreciation over their estimated useful lives as follows:

Land improvements	5-30 years
Buildings and improvements	5-40 years
Equipment	3-15 years

Capital expenses of \$3,000 or more, with a useful life greater than one year, are capitalized.

Impairment of Long-Lived Assets - The Housing Authority reviews its capital assets for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recovered. If the fair value is less than the carrying amount of the asset, an impairment loss is recognized for the difference. No impairment loss has been recognized for the year ended December 31, 2024.

Compensated Absences - Compensated absences are those absences for which employees will be paid, such as vacation and sick leave. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Housing Authority and its employees, is accrued when benefits are more likely than not to be used or otherwise paid. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Housing Authority and its employees, are accounted for in the period in which such services are rendered or in which such events take place.

Net Position - Net position is 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.
- b. Restricted net position - Consists of resources with constraints placed on the use either by (1) external group such as creditors, grantors, contributors, or laws or regulations of other governments or, (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position - All other resources that do not meet the definition of "restricted" or "net investment in capital assets."

Federal and State Aids - Federal and state aids for reimbursable programs are recognized as revenue in the year the related program expenditures are incurred. Aids received prior to meeting revenue recognition criteria are recorded as deferred revenue.

Employee Retirement Plan - The Housing Authority has a retirement plan covering all of its eligible employees which is funded through contributions to ICMA-RC.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION

Grand Junction, Colorado

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

DECEMBER 31, 2024

NOTE 1 - Summary of Significant Accounting Policies - Continued

Due To/From Other Programs - During the course of operations, numerous transactions occur between individual programs for goods provided or services rendered. These receivables and payables are classified as "due from other programs" or "due to other programs" on the combining statement of Net Position and have been eliminated in the basic financial statements.

Interprogram Transactions - Quasi-external transactions are accounted for as revenue or expenses. Transactions that constitute reimbursements to a program for expenses initially made from it that are properly applicable to another program, are recorded as expenses in the reimbursing program and as reductions of expenses in the program that is reimbursed.

Rental Income - Rental income is recognized as rents become due.

Use of Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Subsequent Events - The Housing Authority has evaluated subsequent events through June 23, 2025, the date which the financial statements were available to be issued.

NOTE 2 - Cash and Investments

HUD regulations and statutes authorize the Housing Authority to have deposits in checking accounts, certificates of deposit, money-market funds, United States government securities, and repurchase agreements fully collateralized by United States government securities.

At December 31, 2024, the Housing Authority reported cash and cash equivalents as follows:

Cash and investments	\$ 8,366,279
Cash and investments - restricted	<u>1,432,303</u>
	<u>\$ 9,798,582</u>

At December 31, 2024, the Component Units reported cash and cash equivalents as follows:

Cash and investments	\$ 546,776
Cash and investments - restricted	<u>1,886,883</u>
	<u>\$ 2,433,659</u>

Fair Value of Deposits and Investments - Deposits and investments are reported at fair value. At December 31, 2024, the fair value of the Housing Authority's deposits approximated original cost; therefore, no fair value adjustments were necessary.

Determining Fair Value - Fair value of the Housing Authority's deposits are determined as follows: deposits with stated interest rates (operating accounts, savings accounts, certificates of deposit, repurchase agreements, and money market accounts) are stated at cost.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION

Grand Junction, Colorado

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued DECEMBER 31, 2024

NOTE 2 - Cash and Investments - Continued

Income Allocation - Interest income is generally allocated to the program that owns the operating account, savings account, certificate of deposit, repurchase agreement, and money market account.

Custodial Credit Risk - Deposits - This is the risk that in the event of the failure of the counterparty, the Housing Authority will not be able to recover the value of its collateral securities that are held by the counterparty. The Housing Authority's custodial agreement policy prohibits counterparties holding securities not in the Housing Authority's name.

Deposits - 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 statutes and regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution or held in trust for all the uninsured deposits as a group. The market value of the collateral must be at least equal to 102 percent of the uninsured deposits. At December 31, 2024, the Housing Authority had bank deposits of \$8,987,605 collateralized with securities held by the financial institutions' agents but not in the Housing Authority's name.

Discretely Presented Component Units - The Partnerships maintain operating cash and cash equivalents in various deposit accounts. The operating cash and cash equivalents are insured by the Federal Deposit Insurance Corporation up to \$250,000. Management believes that no significant concentration of credit risk exists with respect to operating cash during the year ended December 31, 2024.

NOTE 3 - Capital Assets

A summary of changes in capital assets is as follows:

	BALANCE 01/01/24	ADDITIONS	RETIREMENTS	ADJUSTMENTS & TRANSFERS	BALANCE 12/31/24
<i>Capital assets not being depreciated:</i>					
Land	\$ 2,431,651	\$ -	\$ -	-	\$ 2,431,651
Construction in progress	<u>3,954,640</u>	<u>1,793,899</u>	-	-	<u>5,748,539</u>
TOTAL CAPITAL ASSETS NOT BEING DEPRECIATED	<u>6,386,291</u>	<u>1,793,899</u>	-	-	<u>8,180,190</u>
<i>Capital assets being depreciated:</i>					
Land improvements	3,801,820	189,945	-	-	3,991,765
Buildings and improvements	31,040,495	95,969	-	-	31,136,464
Equipment	<u>2,779,791</u>	<u>41,322</u>	-	-	<u>2,821,113</u>
TOTAL CAPITAL ASSETS BEING DEPRECIATED	37,622,106	327,236	-	-	37,949,342
Less accumulated depreciation	<u>(22,252,262)</u>	<u>(929,625)</u>	-	-	<u>(23,181,887)</u>
TOTAL CAPITAL ASSETS BEING DEPRECIATED, NET OF ACCUMULATED DEPRECIATION	<u>15,369,844</u>	<u>(602,389)</u>	-	-	<u>14,767,455</u>
TOTAL CAPITAL ASSETS, NET OF ACCUMULATED DEPRECIATION	<u>\$ 21,756,135</u>	<u>\$ 1,191,510</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 22,947,645</u>

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2024

NOTE 3 - Capital Assets - Continued

A summary of changes in capital assets for the component units as of December 31, 2024, is as follows:

	BALANCE 01/01/24	ADDITIONS	RETIREMENTS	BALANCE 12/31/24
<i>Capital assets not being depreciated:</i>				
Land	\$ 3,325,912	\$ -	\$ -	\$ 3,325,912
Construction in progress	-	-	-	-
TOTAL CAPITAL ASSETS NOT BEING DEPRECIATED	3,325,912	-	-	3,325,912
<i>Capital assets being depreciated:</i>				
Land improvements	6,827,255	-	-	6,827,255
Buildings	64,832,519	-	-	64,832,519
Furniture, equipment, and machinery	2,033,608	29,252	-	2,062,860
TOTAL CAPITAL ASSETS BEING DEPRECIATED	73,693,382	29,252	-	73,722,634
Less accumulated depreciation	(18,631,708)	(2,173,360)	-	(20,805,068)
TOTAL CAPITAL ASSETS BEING DEPRECIATED, NET OF ACCUMULATED DEPRECIATION	55,061,674	(2,144,108)	-	52,917,566
TOTAL CAPITAL ASSETS, NET OF ACCUMULATED DEPRECIATION	\$ 58,387,586	\$ (2,144,108)	\$ -	\$56,243,478

NOTE 4 - Notes Receivable

At December 31, 2024, notes receivable consists of:

Four (4) notes receivable from Arbor Vista, accruing interest at 5.10% with payments due from available cash. Principal and accrued interest are due December 31, 2038. The notes are secured by the underlying property.	\$ 2,471,806
Developer fee receivable from Arbor Vista, accruing interest at 5.10% with payments due from available cash. The developer fee and accrued interest are due as cash flow becomes available.	6,946
Two (2) notes receivable from Village Park, accruing interest at 5.10% with payments due from available cash. Principal and accrued interest are due December 31, 2042. The notes are secured by the underlying property.	1,040,000
Three (3) notes receivable from The Highlands, accruing interest at 5.00% with payments due from available cash. Principal and accrued interest are due December 31, 2046. The notes are secured by the underlying property.	1,267,721
Four (4) notes receivable from The Highlands 2, accruing interest at 5.00% with payments due from available cash. Principal and accrued interest are due February 27, 2058. The notes are secured by the underlying property.	2,260,868
Developer fee receivable from The Highlands 2, accruing interest at 2.74% with payments due from available cash. The developer fee and accrued interest are due as cash flow becomes available.	98,226
Six (6) notes receivable from 2814 LLLP, accruing interest at 1.93% with payments due from available cash. Principal and accrued interest are due March 13, 2050. The notes are secured by the underlying property.	2,063,110
Developer fee receivable from 2814 LLLP, accruing interest at 1.93% with payments due from available cash. The developer fee and accrued interest are due April 1, 2036.	224,912
TOTAL NOTES RECEIVABLE	\$ 9,433,589

Accrued interest on the aforementioned notes receivable totaled \$5,934,435 of December 31, 2024.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2024

NOTE 5 - Long-Term Obligations

Details of the Housing Authority's long-term obligations are set forth below:

Summary of Long-Term Obligations

	BALANCE 01/01/24	ADDITIONS	REDUCTIONS	BALANCE 12/31/24	AMOUNT DUE WITHIN ONE YEAR
Compensated absences	\$ 225,359	\$ -	\$ (211)	\$ 225,148	\$ 225,148
Tenants' FSS escrow	56,856	35,863	-	92,719	-
Notes payable	13,475,273	3,946	(1,055,276)	12,423,943	619,877
Discount on note payable	(3,727)	-	3,727	-	-
	<u>\$ 13,753,761</u>	<u>\$ 39,809</u>	<u>\$ (1,051,760)</u>	<u>\$ 12,741,810</u>	<u>\$ 845,025</u>

Compensated absences are presented as a net change.

At December 31, 2024, long-term debt consists of:

Note payable to Colorado Housing Finance Authority for Ratekin property, interest at 1.75%, monthly payments of \$8,001, including interest; matures July 1, 2034. Collateralized by deed of trust on Ratekin.	\$ 849,149
Note payable to HUD for Ratekin property, interest at 1.00%, annual payments, including interest equal to 75.00% of surplus cash as defined; matures August 1, 2033. Collateralized by deed of trust on Ratekin.	2,123,568
Note payable to HUD for Ratekin property, interest at 1.00%, principal and interest due in full August 1, 2033. Collateralized by deed of trust on Ratekin.	216,474
Loan payable to the Bank of Colorado. Monthly payments include interest at 3% until November 8, 2018, at which time monthly payments will be \$7,189 including interest at 4.17% until November 8, 2023. The loan then changes to a variable interest rate calculated at the Federal Home Loan Bank of Topeka 5-Year Advance Rate plus a margin of 2%. The loan matures October 8, 2035 and is collateralized by a deed of trust on the Monument Business Center property.	755,996
Loan payable to the Bank of Colorado which was converted to permanent loan on November 1, 2016. Monthly payments of \$12,372 include interest at 2.75% through December 1, 2020, at which time the rate will become the Federal Home Loan Bank of Topeka 5-Year Advance Rate plus a margin of 2%. The loan matures November 1, 2041 and is collateralized by real property at 8 Foresight Circle.	1,957,009
Note payable to bank for Nellie Bechtel Property, interest at 3.75%, monthly payments of \$18,670, including interest; principal and remaining interest due January 1, 2036, collateralized by deed of trust on property.	3,226,005
Note payable to the State of Colorado - Department of Local Affairs in the original amount of \$1,274,655. Interest accrues at 1% per annum until January 1, 2020 at which time monthly payments including interest at 1% are due. The loan matures on February 1, 2035 and is collateralized by a deed of trust on the Nellie Bechtel property.	355,076

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2024

NOTE 5 - Long-Term Obligations - Continued

Note payable to the Bank of Colorado in the original amount of \$319,425. Interest accrues at 2.95% with monthly payments of \$1,771 beginning on December 1, 2019. The loan matures on November 1, 2029 and is collateralized by real property at 2517 Foresight Circle.	\$ 254,474
Note payable to the Bank of San Juan with monthly payments of \$13,122.75 including interest at 2.25% beginning on March 10, 2022. Borrower's final payment will be due on February 10, 2037 and is collateralized by the Linden Pointe deed of trust.	1,663,306
Note payable to the Bank of Colorado with monthly payments of \$7,189 including interest at 4.17% until September 24, 2023, then the note changes to a variable interest rate. The note matures on October 25, 2025 and is collateralized by the Crystal Brook deed of trust.	18,681
Note payable to the Bank of San Juan with monthly payments of \$12,369.42 including interest at 2.77% beginning on June 3, 2022. Borrower's final payment will be due on June 3, 2032, and is collateralized by the Walnut Park deed of trust.	1,004,205
TOTAL NOTES PAYABLE	12,423,943
Less current portion	(619,877)
LONG-TERM PORTION	\$11,804,066

Maturities of Long-Term Debt

The aggregate maturities of long-term debt following December 31, 2024, are as follows:

<u>YEARS</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>
2025	\$ 619,877	\$ 293,160
2026	617,334	276,782
2027	633,954	260,164
2028	651,066	243,050
2029	851,812	224,972
2030-2034	5,460,292	810,991
2035-2039	3,343,412	136,932
2040-2041	246,196	4,042
TOTAL	\$ 12,423,943	\$ 2,250,093

Details of the Component Unit's long-term obligations as of December 31, 2024, are set forth below:

Summary of Long-Term Obligations

	<u>BALANCE</u> <u>01/01/2024</u>	<u>ADDITIONS</u>	<u>REDUCTIONS</u>	<u>BALANCE</u> <u>12/31/2024</u>	<u>AMOUNT</u> <u>DUE WITHIN</u> <u>ONE YEAR</u>
Notes payable	\$16,340,354	\$ -	\$ (183,106)	\$16,157,248	\$ 192,756

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
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NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2024

NOTE 5 - Long-Term Obligations - Continued

At December 31, 2024, the Components Units' long-term debt consists of:

Loan payable to the Colorado Housing and Finance Authority with monthly payments of \$9,490 including interest at 6.08%. The loan matures September 1, 2029 and secured by a deed of trust on the Arbor property.	\$ 1,269,922
Loan payable to the Colorado Housing and Finance Authority with monthly payments of \$1,686 including interest at 3%. The loan matures on September 1, 2029 and is secured by a deed of trust on the Arbor property.	240,966
Four (4) loans payable to the Colorado Housing and Finance Authority with interest accruing at 5.10%. Payments are due to the extent of excess cash flow. The loans mature on December 31, 2038 and are secured by a deed of trust on the Arbor property.	2,471,806
Three (3) loans payable to the Colorado Housing and Finance Authority accruing interest at 5% with payments due from available cash. The loans mature on December 31, 2046 and are secured by a deed of trust on the Highlands property.	1,267,721
Loan payable to the Bank of Colorado with interest only payments due monthly. The loan accrues interest at 5.19%, matures October 21, 2034 and is secured by a deed of trust on the Village Park property.	2,039,681
Loan payable to the Colorado Housing and Finance Authority in the original amount of \$500,000. Monthly payments of \$2,108 include interest at 3.00%. The loan matures April 1, 2035 and is secured by a deed of trust on the Highlands property.	424,117
Loan payable to the Bank of Colorado in the original amount of \$690,000. Monthly payments of \$3,953 include interest at 5.50%. The loan matures March 28, 2038 and is secured by a deed of trust on The Highlands property.	618,019
Two (2) loans payable to the Colorado Housing and Finance Authority accruing interest at 5.10% with payments due from available cash flow. The loans mature on December 31, 2042 and are secured by deed of trust on the Village Park property.	1,040,000
Four (4) loans payable to the Colorado Housing and Finance Authority accruing interest at 5.00% with payments due from available cash flow. The loans mature on February 27, 2058 and are secured by a deed of trust on The Highlands 2 property.	2,260,868
On February 27, 2018, a construction loan was entered into with the Bank of Colorado in the maximum amount of \$10,500,000 with an interest rate of 4.00%. Interest was payable monthly with all outstanding principal due on December 1, 2019. On February 26, 2020, the construction loan was converted to the permanent phase in the principal amount of \$700,000 with an interest rate of 5.75%. The loan matures on February 26, 2050 and is secured by real property.	667,309
On February 26, 2020, Highlands 2 entered into a promissory note with CHFA in the principal amount of \$500,000. The loan bears interest at a rate of 3%, matures on March 1, 2037, and is secured by real property.	447,507
Six (6) loans payable between 2814 and the Colorado Housing and Finance Authority in the amounts of \$12,184, \$423,163, \$900,000, \$105,000, \$20,000, and \$580,000. The loans accrue interest at 1.93%, with payments due from available cash flow. The loans mature on March 13, 2050 and are secured by a deed of trust on the 2814 property.	2,063,110

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
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NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2024

NOTE 5 - Long-Term Obligations - Continued

On March 13, 2020, 2814 entered into a construction loan with the Bank of Colorado in the maximum amount of \$11,145,000, with an interest rate of 3.250%. The remaining unpaid \$675,000 principal balance was converted to a permanent loan and the maturity date was extended to January 19, 2052	\$ 655,873
On January 19, 2022, 2814 entered into a loan agreement with Colorado Housing and Finance Authority in the principal amount of \$725,000. The loan is secured by a deed of trust on the property. The loan bears interest at 3.0% and matures on February 1, 2039.	690,349
TOTAL DISCOUNTED NOTES PAYABLE	16,157,248
Less unamortized debt issuance costs	(142,706)
TOTAL NOTES PAYABLE	16,014,542
Less current portion	(192,756)
LONG-TERM PORTION	\$15,821,786

Maturities of Component Unit Long-Term Debt

Maturities of the long-term debt at December 31, 2024, are:

YEARS	PRINCIPAL
2025	\$ 192,756
2026	202,135
2027	211,990
2028	221,792
2029	1,386,618
Thereafter	13,941,957
	\$ 16,157,248

NOTE 6 - Pension Plan

The Housing Authority has an employee defined contribution pension plan with ICMA-RC.

A defined contribution pension plan provides pension benefits in return for services rendered, provides an individual account for each participant, and specifies how contributions to the individual accounts are to be determined instead of specifying the amount of benefits the individual is to receive.

Substantially all employees must participate in the retirement plan. Employees are required to contribute 7.65 percent of their salary. The Housing Authority is required to contribute 9.65 percent of an employee's salary. The Housing Authority's actual contribution was \$365,516 for the year ended December 31, 2024. Total employee contributions for the year ended December 31, 2024 were \$289,734. Total eligible wages for the year ended December 31, 2024 were \$3,770,132.

NOTE 7 - Component Unit Developer Fee Payable

Pursuant to the Development Services Agreement for the Arbor Vista Project, the Housing Authority of the City of Grand Junction, as General Partner, is entitled to receive a developer fee equal to \$844,250 for services rendered in connection with the development of the Arbor Vista Project. The General Partner is also entitled to an additional incentive developer fee equal to the excess of projected development costs eligible for low-income housing tax credits over the Partnership's aggregate expenditures for such items. Any unpaid portion of the fee shall accrue interest at a rate of 5.10 percent per annum. The fee shall be paid subject to the terms of the Partnership Agreement. The Partnership is obligated to repay any unpaid developer fee and unpaid interest on or before December 31, 2024. As of December 31, 2024, the Developer had earned \$844,250 and was owed \$6,946.

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION

Grand Junction, Colorado

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

DECEMBER 31, 2024

NOTE 7 - Component Unit Developer Fee Payable - Continued

Pursuant to the Amended and Restated Agreement of Limited Partnership of The Highlands 2 Project, the Housing Authority of the City of Grand Junction, as General Partner, is entitled to receive a developer fee equal to \$1,699,103 for services rendered in connection with the development of The Highlands 2 Project. The General Partner is also entitled to an additional incentive developer fee equal to the excess of projected development costs eligible for low-income housing tax credits over the Partnership's aggregate expenditures for such items. Any unpaid portion of the fee shall accrue. The fee shall be paid subject to the terms of the Partnership Agreement. The Partnership is obligated to repay any unpaid developer fee and unpaid interest on or before December 31, 2032. As of December 31, 2024, the Developer had earned \$1,699,103 and was owed \$98,226.

Pursuant to the Amended and Restated Agreement of Limited Partnership of The 2814 Project, the Housing Authority of the City of Grand Junction, as General Partner, is entitled to receive a developer fee equal to \$1,400,000 for services rendered in connection with the development of The 2814 Project. The payable shall bear interest at the long-term Applicable Federal Rate compounded annually. The fee shall be paid subject to the terms of the Partnership Agreement. The Partnership is obligated to repay any unpaid developer fee and unpaid interest on or before April 1, 2026. As of December 31, 2024, the Developer had earned \$1,400,000 and was owed \$224,912.

NOTE 8 - Risk Management

Insured Risk - The Housing Authority purchases commercial insurance with various deductibles and coverages to cover liability, property, workers' compensation, errors, omissions, and employee defalcation risk. For insured programs, there have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

NOTE 9 - Net Position

The following is a summary of individual net position restrictions at December 31, 2024 for the Component Units:

<u>Program</u>	<u>Purpose</u>	<u>Amount</u>
<u>Restricted</u>		
Arbor Vista, LLLP	Replacement and operating reserves	\$ 442,002
Village Park LLLP	Replacement and operating reserves	449,169
The Highlands LLLP	Replacement and operating reserves	281,284
The Highlands 2 LLLP	Replacement and operating reserves	260,556
2814 LLLP	Replacement and operating reserves	180,057
		<u>\$ 1,613,068</u>

NOTE 10 - Economic Dependency

The Housing Authority received approximately 68 percent of its total revenue from the United States Department of Housing and Urban Development. This funding is subject to federal government budget appropriations and potential funding reductions.

**HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado**

SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
COMBINING STATEMENT OF NET POSITION
DECEMBER 31, 2024

<u>ASSETS</u>	<u>GENERAL ADMINISTRATION</u>	<u>ACQUISITIONS AND DEVELOPMENT</u>	<u>MONUMENT BUSINESS CENTER</u>	<u>CRYSTAL BROOK</u>	<u>EMERGENCY HOUSING VOUCHERS</u>	<u>HOUSING PLUS HEALTH</u>	<u>HOUSING SERVICE COORDINATOR</u>	<u>RATEKIN TOWER</u>	<u>WALNUT PARK</u>	<u>SERVICE COORDINATOR</u>
CURRENT ASSETS										
Cash and investments	\$ 6,228,854	\$ (1,904,870)	\$ 133,024	\$ 401,883	\$ 55,443	\$ -	\$ 62	\$ 22,152	\$ 2,006,347	\$ (8,647)
Cash and investments - restricted	46,008	-	30,000	202,212	-	-	-	368,141	170,974	-
Receivables										
Tenants, net of allowance for doubtful accounts	-	-	-	3,493	-	-	-	74,767	7,775	-
Other, net of allowance for doubtful accounts	303,831	-	-	-	-	-	-	-	-	-
Due from other governments	-	-	-	-	34,145	-	-	-	-	8,647
Due from other programs	255,600	81,416	-	2,463	-	-	-	1,556	3,285	-
Inventory	176,106	-	-	-	-	-	-	-	-	-
Prepaid expenses	114,902	-	(1)	5	-	-	-	-	-	-
TOTAL CURRENT ASSETS	<u>7,125,301</u>	<u>(1,823,454)</u>	<u>163,023</u>	<u>610,056</u>	<u>89,588</u>	<u>-</u>	<u>62</u>	<u>466,616</u>	<u>2,188,381</u>	<u>-</u>
NONCURRENT ASSETS										
Notes receivable	792,212	11,291,127	-	-	-	-	-	-	-	-
Interest receivable	28,755	7,065,625	-	-	-	-	-	-	-	-
Other assets, net of accumulated amortization	291,993	-	-	-	-	-	-	-	-	-
Land	453,785	430,128	290,008	80,077	-	-	-	485,530	77,974	-
Land improvements	843,207	-	2,581	318,125	-	-	-	13,300	416,402	-
Buildings and improvements	2,947,618	-	1,030,122	2,962,147	-	-	-	6,448,605	4,130,640	-
Equipment	978,855	-	65,835	100,041	-	-	-	474,993	204,801	3,532
Construction in progress	-	4,973,136	-	-	-	-	-	-	311,025	-
Less accumulated depreciation	(1,958,546)	-	(602,461)	(3,081,742)	-	-	-	(6,234,008)	(3,311,175)	(3,532)
TOTAL NONCURRENT ASSETS	<u>4,377,879</u>	<u>23,760,016</u>	<u>786,085</u>	<u>378,648</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,188,420</u>	<u>1,829,667</u>	<u>-</u>
TOTAL ASSETS	<u>\$ 11,503,180</u>	<u>\$ 21,936,562</u>	<u>\$ 949,108</u>	<u>\$ 988,704</u>	<u>\$ 89,588</u>	<u>\$ -</u>	<u>\$ 62</u>	<u>\$ 1,655,036</u>	<u>\$ 4,018,048</u>	<u>\$ -</u>

(Continued on page 31)

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
COMBINING STATEMENT OF NET POSITION - Continued
DECEMBER 31, 2024

ASSETS	NELLIE BECHTEL	FSS	HOUSING CHOICE VOUCHERS	HOUSING ADVOCATE	TBRA	DOORS 2 SUCCESS	MCAHON	LINDEN POINTE LLLP	ELIMINATING ENTRY	TOTAL
CURRENT ASSETS										
Cash and investments	\$ 482,071	\$ (1,302)	\$ 148,577	\$ 8,928	\$ (75,718)	\$ 5,622	\$ 127,937	\$ 735,916	\$ -	\$ 8,366,279
Cash and investments - restricted	120,494	30,477	120,759	-	-	88,713	-	254,525	-	1,432,303
Receivables										
Tenants, net of allowance for doubtful accounts	3,716	-	-	-	-	-	-	10,767	-	100,518
Other, net of allowance for doubtful accounts	-	105	511	-	4,911	-	-	-	-	309,358
Due from other governments	-	1,302	113,568	-	76,724	-	-	-	-	234,386
Due from other programs	-	-	-	-	-	-	-	19,115	(363,435)	-
Inventory	-	-	-	-	-	-	-	-	-	176,106
Prepaid expenses	-	-	-	29	-	-	907	-	-	115,842
TOTAL CURRENT ASSETS	606,281	30,582	383,415	8,957	5,917	94,335	128,844	1,020,323	(363,435)	10,734,792
NONCURRENT ASSETS										
Notes receivable	-	-	-	-	-	-	-	-	(2,649,750)	9,433,589
Interest receivable	-	-	-	-	-	-	-	-	(1,159,945)	5,934,435
Other assets, net of accumulated amortization	-	-	-	-	-	-	-	-	-	291,993
Land	290,337	-	-	-	-	-	-	323,812	-	2,431,651
Land improvements	423,075	-	-	-	-	-	-	1,975,075	-	3,991,765
Buildings and improvements	5,546,339	-	-	-	-	-	-	8,070,993	-	31,136,464
Equipment	161,382	1,278	314,814	-	-	-	9,803	505,779	-	2,821,113
Construction in progress	-	-	-	-	-	-	-	464,378	-	5,748,539
Less accumulated depreciation	(1,379,059)	(1,278)	(216,441)	-	-	-	(490)	(6,393,155)	-	(23,181,887)
TOTAL NONCURRENT ASSETS	5,042,074	-	98,373	-	-	-	9,313	4,946,882	(3,809,695)	38,607,662
TOTAL ASSETS	\$ 5,648,355	\$ 30,582	\$ 481,788	\$ 8,957	\$ 5,917	\$ 94,335	\$ 138,157	\$ 5,967,205	\$ (4,173,130)	\$ 49,342,454

(Continued on page 32)

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
COMBINING STATEMENT OF NET POSITION - Continued
DECEMBER 31, 2024

<u>LIABILITIES AND NET POSITION</u>	<u>GENERAL ADMINISTRATION</u>	<u>ACQUISITIONS AND DEVELOPMENT</u>	<u>MONUMENT BUSINESS CENTER</u>	<u>CRYSTAL BROOK</u>	<u>EMERGENCY HOUSING VOUCHERS</u>	<u>HOUSING PLUS HEALTH</u>	<u>HOUSING SERVICE COORDINATOR</u>	<u>RATEKIN TOWER</u>	<u>WALNUT PARK</u>	<u>SERVICE COORDINATOR</u>
CURRENT LIABILITIES										
Accounts payable	\$ 23,748	\$ 12,225	\$ (207)	\$ 2,886	\$ -	\$ -	\$ -	\$ 3,954	\$ 66,978	\$ -
Accrued expenses	78,206	13,039	5,783	508,104	-	-	546	94,359	3,112	1,804
Compensated absences	119,424	30,035	-	1,400	-	-	450	4,079	3,448	5,626
Unearned revenue	-	3,490,000	-	-	42,480	-	-	-	-	-
Other accounts payable	112,030	-	-	2,464	-	-	-	30,507	-	-
Tenants' security deposits	-	-	5,000	32,516	-	-	-	37,150	28,976	-
Current portion of notes payable	<u>101,142</u>	<u>13,442</u>	<u>56,157</u>	<u>18,681</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>82,105</u>	<u>122,160</u>	<u>-</u>
TOTAL CURRENT LIABILITIES	<u>434,550</u>	<u>3,558,741</u>	<u>66,733</u>	<u>566,051</u>	<u>42,480</u>	<u>-</u>	<u>996</u>	<u>252,154</u>	<u>224,674</u>	<u>7,430</u>
NONCURRENT LIABILITIES										
Tenants' FSS escrow	-	-	-	-	-	-	-	-	-	-
Notes payable, net of discount	<u>1,855,867</u>	<u>241,032</u>	<u>699,839</u>	<u>947,208</u>	<u>-</u>	<u>-</u>	<u>253,514</u>	<u>3,315,700</u>	<u>882,045</u>	<u>-</u>
TOTAL NONCURRENT LIABILITIES	<u>1,855,867</u>	<u>241,032</u>	<u>699,839</u>	<u>947,208</u>	<u>-</u>	<u>-</u>	<u>253,514</u>	<u>3,315,700</u>	<u>882,045</u>	<u>-</u>
TOTAL LIABILITIES	<u>2,290,417</u>	<u>3,799,773</u>	<u>766,572</u>	<u>1,513,259</u>	<u>42,480</u>	<u>-</u>	<u>254,510</u>	<u>3,567,854</u>	<u>1,106,719</u>	<u>7,430</u>
NET POSITION										
Net investment in capital assets	1,307,910	5,148,790	30,089	(587,241)	-	-	-	(2,000,771)	825,462	-
Restricted	46,008	-	25,000	169,696	-	-	-	330,991	141,998	-
Unrestricted	<u>7,858,845</u>	<u>12,987,999</u>	<u>127,447</u>	<u>(107,010)</u>	<u>47,108</u>	<u>-</u>	<u>(254,448)</u>	<u>(243,038)</u>	<u>1,943,869</u>	<u>(7,430)</u>
TOTAL NET POSITION	<u>9,212,763</u>	<u>18,136,789</u>	<u>182,536</u>	<u>(524,555)</u>	<u>47,108</u>	<u>-</u>	<u>(254,448)</u>	<u>(1,912,818)</u>	<u>2,911,329</u>	<u>(7,430)</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 11,503,180</u>	<u>\$ 21,936,562</u>	<u>\$ 949,108</u>	<u>\$ 988,704</u>	<u>\$ 89,588</u>	<u>\$ -</u>	<u>\$ 62</u>	<u>\$ 1,655,036</u>	<u>\$ 4,018,048</u>	<u>\$ -</u>

(Continued on page 33)

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
COMBINING STATEMENT OF NET POSITION - Continued
DECEMBER 31, 2024

LIABILITIES AND NET POSITION	NELLIE BECHTEL	FSS	HOUSING CHOICE VOUCHERS	HOUSING ADVOCATE	TBRA	DOORS 2 SUCCESS	MCMAHON	LINDEN POINTE LLLP	ELIMINATING ENTRY	TOTAL
CURRENT LIABILITIES										
Accounts payable	\$ 7,401	\$ (18)	\$ 3,775	\$ 65	\$ -	\$ -	\$ 5,897	\$ 2,357	\$ -	\$ 129,061
Accrued expenses	15,046	1,682	29,276	13,770	445	-	-	1,163,229	(1,159,945)	768,456
Compensated absences	4,889	(1,794)	52,586	1,905	-	-	-	3,100	-	225,148
Unearned revenue	-	-	-	-	-	62,500	-	-	-	3,594,980
Due to other programs	1,784	-	1,050	300	-	8,164	6,572	200,564	(363,435)	-
Tenants' security deposits	46,910	-	-	-	-	-	-	81,705	-	232,257
Current portion of notes payable	105,015	-	-	-	-	-	-	121,175	-	619,877
TOTAL CURRENT LIABILITIES	<u>181,045</u>	<u>(130)</u>	<u>86,687</u>	<u>16,040</u>	<u>445</u>	<u>70,664</u>	<u>12,469</u>	<u>1,572,130</u>	<u>(1,523,380)</u>	<u>5,569,779</u>
NONCURRENT LIABILITIES										
Tenants' FSS escrow	-	-	92,719	-	-	-	-	-	-	92,719
Notes payable, net of discount	3,476,066	-	-	-	-	-	-	2,782,545	(2,649,750)	11,804,066
TOTAL NONCURRENT LIABILITIES	<u>3,476,066</u>	<u>-</u>	<u>92,719</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,782,545</u>	<u>(2,649,750)</u>	<u>11,896,785</u>
TOTAL LIABILITIES	<u>3,657,111</u>	<u>(130)</u>	<u>179,406</u>	<u>16,040</u>	<u>445</u>	<u>70,664</u>	<u>12,469</u>	<u>4,354,675</u>	<u>(4,173,130)</u>	<u>17,466,564</u>
NET POSITION										
Net investment in capital assets	1,460,993	-	98,373	-	-	-	9,313	2,043,162	-	8,336,080
Restricted	73,584	30,477	28,040	-	-	88,713	-	172,820	-	1,107,327
Unrestricted	456,667	235	175,969	(7,083)	5,472	(65,042)	116,375	(603,452)	-	22,432,483
TOTAL NET POSITION	<u>1,991,244</u>	<u>30,712</u>	<u>302,382</u>	<u>(7,083)</u>	<u>5,472</u>	<u>23,671</u>	<u>125,688</u>	<u>1,612,530</u>	<u>-</u>	<u>31,875,890</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 5,648,355</u>	<u>\$ 30,582</u>	<u>\$ 481,788</u>	<u>\$ 8,957</u>	<u>\$ 5,917</u>	<u>\$ 94,335</u>	<u>\$ 138,157</u>	<u>\$ 5,967,205</u>	<u>\$ (4,173,130)</u>	<u>\$ 49,342,454</u>

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
COMBINING STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2024

	GENERAL ADMINISTRATION	ACQUISITIONS AND DEVELOPMENT	MONUMENT BUSINESS CENTER	CRYSTAL BROOK	EMERGENCY HOUSING VOUCHERS	HOUSING PLUS HEALTH	HOUSING SERVICE COORDINATOR	RATEKIN TOWER	WALNUT PARK	SERVICE COORDINATOR
OPERATING REVENUE										
Dwelling rental	\$ -	\$ -	\$ -	\$ 374,193	\$ -	\$ -	\$ -	\$ 409,670	\$ 397,560	\$ -
Operating grants	-	-	-	-	184,097	829	-	639,701	454,122	52,264
Other operating revenue	2,670,302	450,000	129,355	87,576	-	-	-	161,070	18,202	-
TOTAL OPERATING REVENUE	2,670,302	450,000	129,355	461,769	184,097	829	-	1,210,441	869,884	52,264
OPERATING EXPENSES										
Administration	1,401,651	419,946	3,852	99,992	35	-	-	275,080	218,167	72,777
Tenant services	13	3	-	1,802	115	-	21,316	644	1,213	-
Utilities	15,084	1,108	-	23,820	-	-	-	127,653	114,614	68
Maintenance and operations	1,178,292	4,829	10,186	153,795	-	-	-	224,338	206,815	939
General expenses	85,475	-	-	26,467	-	-	-	23,238	67,733	-
Insurance	112,094	5,997	287	29,547	-	-	-	98,678	45,127	1,107
Housing assistance payments	-	-	-	-	158,621	-	-	-	-	-
Depreciation	196,076	-	37,731	36,784	-	-	-	64,454	162,400	-
TOTAL OPERATING EXPENSES	2,988,685	431,883	52,056	372,207	158,771	-	21,316	814,085	816,069	74,891
OPERATING INCOME (LOSS)	(318,383)	18,117	77,299	89,562	25,326	829	(21,316)	396,356	53,815	(22,627)
NONOPERATING REVENUE (EXPENSE)										
Interest income	176,629	787,516	3,861	16,088	1,270	-	-	2,201	63,735	-
Extraordinary items	-	-	-	-	-	-	-	(308,543)	-	-
Transfers in (out)	(16,760)	-	-	-	(25,326)	-	23,075	(23,075)	(26,590)	26,590
Interest expense	(34,436)	(10,540)	(50,347)	(30,841)	-	-	-	(42,944)	(29,620)	-
NET NONOPERATING REVENUE (EXPENSE)	125,433	776,976	(46,486)	(14,753)	(24,056)	-	23,075	(372,361)	7,525	26,590
CHANGE IN NET POSITION	(192,950)	795,093	30,813	74,809	1,270	829	1,759	23,995	61,340	3,963
NET POSITION AT BEGINNING OF YEAR	9,405,713	17,341,696	151,723	(599,364)	45,838	(829)	(256,207)	(1,936,813)	2,849,989	(11,393)
NET POSITION AT END OF YEAR	\$ 9,212,763	\$ 18,136,789	\$ 182,536	\$ (524,555)	\$ 47,108	\$ -	\$ (254,448)	\$ (1,912,818)	\$ 2,911,329	\$ (7,430)

(Continued on page 35)

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
COMBINING STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION - Continued
YEAR ENDED DECEMBER 31, 2024

	NELLIE BECHTEL	FSS	HOUSING CHOICE VOUCHERS	HOUSING ADVOCATE	TBRA	DOORS 2 SUCCESS	MCAHON	LINDEN POINTE LLLP	ELIMINATING ENTRY	TOTAL
OPERATING REVENUE										
Dwelling rental	\$ 759,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 874,577	\$ -	\$ 2,815,168
Operating grants	199,327	-	10,761,157	186,811	232,985	89,004	-	-	-	12,800,297
Other operating revenue	23,838	6,273	4,075	-	85,475	37,134	160,583	47,057	(1,568,747)	2,312,193
TOTAL OPERATING REVENUE	<u>982,333</u>	<u>6,273</u>	<u>10,765,232</u>	<u>186,811</u>	<u>318,460</u>	<u>126,138</u>	<u>160,583</u>	<u>921,634</u>	<u>(1,568,747)</u>	<u>17,927,658</u>
OPERATING EXPENSES										
Administration	243,372	11,584	1,331,953	148,635	11,703	31,501	12,518	197,384	(790,133)	3,690,017
Tenant services	125	64,180	26	183,351	26,888	53,058	-	1,505	-	354,239
Utilities	106,699	206	10,948	554	-	-	36,377	87,911	-	525,042
Maintenance and operations	162,383	1,475	36,310	6,507	-	-	130,647	236,026	(778,614)	1,573,928
General expenses	6,073	-	8,308	-	-	9	206	56,415	-	273,924
Insurance	55,519	1,038	88,780	652	291	-	-	70,876	-	509,993
Housing assistance payments	-	-	9,357,955	-	204,194	-	-	-	-	9,720,770
Depreciation	175,155	-	42,816	-	-	-	490	213,719	-	929,625
TOTAL OPERATING EXPENSES	<u>749,326</u>	<u>78,483</u>	<u>10,877,096</u>	<u>339,699</u>	<u>243,076</u>	<u>84,568</u>	<u>180,238</u>	<u>863,836</u>	<u>(1,568,747)</u>	<u>17,577,538</u>
OPERATING INCOME (LOSS)	<u>233,007</u>	<u>(72,210)</u>	<u>(111,864)</u>	<u>(152,888)</u>	<u>75,384</u>	<u>41,570</u>	<u>(19,655)</u>	<u>57,798</u>	<u>-</u>	<u>350,120</u>
NONOPERATING REVENUE (EXPENSE)										
Interest income	12,631	342	3,614	-	-	553	5,243	10,812	(144,986)	939,509
Extraordinary items	(19,299)	-	-	-	-	-	-	(297,944)	-	(625,786)
Transfers in (out)	-	75,302	(132,976)	174,760	-	(75,000)	-	-	-	-
Interest expense	(125,383)	-	-	-	-	-	-	(155,259)	144,986	(334,384)
NET NONOPERATING REVENUE (EXPENSE)	<u>(132,051)</u>	<u>75,644</u>	<u>(129,362)</u>	<u>174,760</u>	<u>-</u>	<u>(74,447)</u>	<u>5,243</u>	<u>(442,391)</u>	<u>-</u>	<u>(20,661)</u>
CHANGE IN NET POSITION	<u>100,956</u>	<u>3,434</u>	<u>(241,226)</u>	<u>21,872</u>	<u>75,384</u>	<u>(32,877)</u>	<u>(14,412)</u>	<u>(384,593)</u>	<u>-</u>	<u>329,459</u>
NET POSITION AT BEGINNING OF YEAR	<u>1,890,288</u>	<u>27,278</u>	<u>543,608</u>	<u>(28,955)</u>	<u>(69,912)</u>	<u>56,548</u>	<u>140,100</u>	<u>1,997,123</u>	<u>-</u>	<u>31,546,431</u>
NET POSITION AT END OF YEAR	<u>\$ 1,991,244</u>	<u>\$ 30,712</u>	<u>\$ 302,382</u>	<u>\$ (7,083)</u>	<u>\$ 5,472</u>	<u>\$ 23,671</u>	<u>\$ 125,688</u>	<u>\$ 1,612,530</u>	<u>\$ -</u>	<u>\$ 31,875,890</u>

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
COMBINING STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2024

	GENERAL ADMINISTRATION	ACQUISITIONS AND DEVELOPMENT	MONUMENT BUSINESS CENTER	CRYSTAL BROOK	EMERGENCY HOUSING VOUCHERS	HOUSING PLUS HEALTH	HOUSING SERVICE COORDINATOR	RATEKIN TOWER	WALNUT PARK	SERVICE COORDINATOR
CASH FLOWS FROM OPERATING ACTIVITIES										
Cash received from tenants/participants	\$ -	\$ 489,997	\$ -	\$ 383,434	\$ -	\$ -	\$ -	\$ 346,295	\$ 411,907	\$ -
Cash received from operating grants	-	-	-	-	149,897	829	-	639,701	454,122	48,788
Other income received	2,732,658	450,000	129,355	87,576	-	-	-	161,070	18,202	-
Cash received from (payments for) interprogram services	(351,974)	-	-	1,582	-	(596)	-	(247)	96	-
Cash payments to vendors	(1,093,252)	(181,767)	(14,531)	(275,833)	(150)	-	(5,014)	(532,380)	(409,059)	(23,950)
Cash payments to employees	(1,749,606)	(271,309)	-	(30,566)	-	(233)	(17,999)	(211,823)	(178,093)	(47,063)
Cash payments for housing assistance	-	-	-	-	(158,621)	-	-	-	-	-
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	<u>(462,174)</u>	<u>486,921</u>	<u>114,824</u>	<u>166,193</u>	<u>(8,874)</u>	<u>-</u>	<u>(23,013)</u>	<u>402,616</u>	<u>297,175</u>	<u>(22,225)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES										
Notes receivable	(2,855)	-	-	-	-	-	-	-	-	-
Acquisition of capital assets	(14,129)	(1,060,124)	-	(189,945)	-	-	-	(95,969)	(269,397)	-
Loan proceeds	-	-	-	-	-	-	-	111,244	-	-
Principal payments	(98,788)	(464,992)	(46,589)	(28,156)	-	-	-	(80,711)	(118,814)	-
Interest paid	(34,436)	(6,813)	(50,347)	(30,841)	-	-	-	(23,335)	(29,620)	-
NET CASH PROVIDED BY (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(150,208)</u>	<u>(1,531,929)</u>	<u>(96,936)</u>	<u>(248,942)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(88,771)</u>	<u>(417,831)</u>	<u>-</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES										
Extraordinary items	-	-	-	-	-	-	-	(308,543)	-	-
Transfers in (out)	(16,760)	-	-	-	(25,326)	-	23,075	(23,075)	(26,590)	26,590
NET CASH PROVIDED BY (USED IN) NONCAPITAL FINANCING ACTIVITIES	<u>(16,760)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(25,326)</u>	<u>-</u>	<u>23,075</u>	<u>(331,618)</u>	<u>(26,590)</u>	<u>26,590</u>
CASH FLOWS FROM INVESTING ACTIVITIES										
Interest received	174,952	85,287	3,860	16,087	1,270	-	-	2,201	63,734	-
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(454,190)	(959,721)	21,748	(66,662)	(32,930)	-	62	(15,572)	(83,512)	4,365
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	6,729,052	(945,149)	141,276	670,757	88,373	-	-	405,865	2,260,833	(13,012)
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>\$ 6,274,862</u>	<u>\$ (1,904,870)</u>	<u>\$ 163,024</u>	<u>\$ 604,095</u>	<u>\$ 55,443</u>	<u>\$ -</u>	<u>\$ 62</u>	<u>\$ 390,293</u>	<u>\$ 2,177,321</u>	<u>\$ (8,647)</u>

(Continued on page 37)

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
COMBINING STATEMENT OF CASH FLOWS - Continued
YEAR ENDED DECEMBER 31, 2024

	NELLIE BECHTEL	FSS	HOUSING CHOICE VOUCHERS	HOUSING ADVOCATE	TBRA	DOORS 2 SUCCESS	MCPAHON	LINDEN POINTE LLLP	ELIMINATING ENTRY	TOTAL
CASH FLOWS FROM OPERATING ACTIVITIES										
Cash received from tenants/participants	\$ 759,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 907,454	\$ -	\$ 3,298,177
Cash received from operating grants	199,327	-	10,828,873	186,811	207,151	89,004	-	-	-	12,804,503
Other income (loss) received	23,838	6,273	4,075	-	85,475	37,134	160,583	47,057	(1,568,747)	2,374,549
Cash received from (payments for) interprogram services	488	-	-	-	(85,475)	6,467	(4,554)	434,213	-	-
Cash payments to vendors	(385,357)	(27,260)	(649,015)	(348,055)	(38,519)	(79,568)	(179,281)	(535,179)	1,568,747	(3,209,423)
Cash payments to employees	(182,740)	(45,497)	(776,303)	(4,588)	-	-	-	714	-	(3,515,106)
Cash payments for housing assistance	-	-	(9,357,955)	-	(204,194)	-	-	-	-	(9,720,770)
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	<u>414,646</u>	<u>(66,484)</u>	<u>49,675</u>	<u>(165,832)</u>	<u>(35,562)</u>	<u>53,037</u>	<u>(23,252)</u>	<u>854,259</u>	<u>-</u>	<u>2,031,930</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES										
Notes receivable	-	-	-	-	-	-	-	-	107,298	104,443
Acquisition of capital assets	(5,990)	-	-	-	-	-	(9,803)	(475,778)	-	(2,121,135)
Loan proceeds	-	-	-	-	-	-	-	-	(107,298)	3,946
Principal payments	(98,653)	-	-	-	-	-	-	(118,573)	-	(1,055,276)
Interest paid	(125,383)	-	-	-	-	-	-	(155,259)	-	(456,034)
NET CASH PROVIDED BY (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(230,026)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(9,803)</u>	<u>(749,610)</u>	<u>-</u>	<u>(3,524,056)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES										
Extraordinary items	(19,299)	-	-	-	-	-	-	(297,944)	-	(625,786)
Transfers in (out)	-	75,302	(132,976)	174,760	-	(75,000)	-	-	-	-
NET CASH PROVIDED BY (USED IN) NONCAPITAL FINANCING ACTIVITIES	<u>(19,299)</u>	<u>75,302</u>	<u>(132,976)</u>	<u>174,760</u>	<u>-</u>	<u>(75,000)</u>	<u>-</u>	<u>(297,944)</u>	<u>-</u>	<u>(625,786)</u>
CASH FLOWS FROM INVESTING ACTIVITIES										
Interest received	12,631	342	3,614	-	-	553	5,243	10,812	-	380,586
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	177,952	9,160	(79,687)	8,928	(35,562)	(21,410)	(27,812)	(182,483)	-	(1,737,326)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	424,613	20,015	349,023	-	(40,156)	115,745	155,749	1,172,924	-	11,535,908
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>\$ 602,565</u>	<u>\$ 29,175</u>	<u>\$ 269,336</u>	<u>\$ 8,928</u>	<u>\$ (75,718)</u>	<u>\$ 94,335</u>	<u>\$ 127,937</u>	<u>\$ 990,441</u>	<u>\$ -</u>	<u>\$ 9,798,582</u>

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HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
COMBINING STATEMENT OF CASH FLOWS - Continued
YEAR ENDED DECEMBER 31, 2024

	GENERAL ADMINISTRATION	ACQUISITIONS AND DEVELOPMENT	MONUMENT BUSINESS CENTER	CRYSTAL BROOK	EMERGENCY HOUSING VOUCHERS	HOUSING PLUS HEALTH	HOUSING SERVICE COORDINATOR	RATEKIN TOWER	WALNUT PARK	SERVICE COORDINATOR
<u>RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION</u>										
Cash and investments	\$ 6,228,854	\$ (1,904,870)	\$ 133,024	\$ 401,883	\$ 55,443	\$ -	\$ 62	\$ 22,152	\$ 2,006,347	\$ (8,647)
Cash and investments - restricted	46,008	-	30,000	202,212	-	-	-	368,141	170,974	-
CASH AND CASH EQUIVALENTS PER STATEMENT OF NET POSITION	\$ 6,274,862	\$ (1,904,870)	\$ 163,024	\$ 604,095	\$ 55,443	\$ -	\$ 62	\$ 390,293	\$ 2,177,321	\$ (8,647)
<u>RECONCILIATION OF INCOME (LOSS) FROM OPERATIONS TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES</u>										
Operating income (loss)	\$ (318,383)	\$ 18,117	\$ 77,299	\$ 89,562	\$ 25,326	\$ 829	\$ (21,316)	\$ 396,356	\$ 53,815	\$ (22,627)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities										
Depreciation	196,076	-	37,731	36,784	-	-	-	64,454	162,400	-
Changes in assets and liabilities										
Decrease (increase) in assets										
Accounts receivable	62,356	-	-	7,868	-	-	-	(57,811)	13,301	-
Due from other governments	-	-	-	-	(34,145)	-	-	-	-	(3,476)
Due from other programs	(362,258)	-	-	1,582	-	-	-	(247)	96	-
Inventory	(25,310)	-	-	-	-	-	-	-	-	-
Prepaid expenses	(59,010)	-	1	(5)	-	-	-	-	-	-
Increase (decrease) in liabilities										
Accounts payable - operations	6,050	(29,086)	(207)	(161)	-	-	-	(697)	64,937	-
Accrued expenses	28,021	7,890	-	29,190	-	(233)	(1,697)	1,930	1,580	3,878
Unearned revenue	-	490,000	-	-	-	-	-	-	-	-
Due to other governments	-	-	-	-	(55)	-	-	-	-	-
Due to other programs	10,284	-	-	-	-	(596)	-	-	-	-
Tenants' security deposits	-	-	-	1,373	-	-	-	(1,369)	1,046	-
Tenants' FSS escrow	-	-	-	-	-	(596)	-	-	-	-
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	\$ (462,174)	\$ 486,921	\$ 114,824	\$ 166,193	\$ (8,874)	\$ (596)	\$ (23,013)	\$ 402,616	\$ 297,175	\$ (22,225)

(Continued on page 39)

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
COMBINING STATEMENT OF CASH FLOWS - Continued
YEAR ENDED DECEMBER 31, 2024

	NELLIE BECHTEL	FSS	HOUSING CHOICE VOUCHERS	HOUSING ADVOCATE	TBRA	DOORS 2 SUCCESS	MCPAHON	LINDEN POINTE LLLP	ELIMINATING ENTRY	TOTAL
<u>RECONCILIATION OF CASH AND CASH EQUIVALENTS PER STATEMENT OF CASH FLOWS TO THE STATEMENT OF NET POSITION</u>										
Cash and investments	\$ 482,071	\$ (1,302)	\$ 148,577	\$ 8,928	\$ (75,718)	\$ 5,622	\$ 127,937	\$ 735,916	\$ -	\$ 8,366,279
Cash and investments - restricted	120,494	30,477	120,759	-	-	88,713	-	254,525	-	1,432,303
CASH AND CASH EQUIVALENTS PER STATEMENT OF NET POSITION	\$ 602,565	\$ 29,175	\$ 269,336	\$ 8,928	\$ (75,718)	\$ 94,335	\$ 127,937	\$ 990,441	\$ -	\$ 9,798,582
<u>RECONCILIATION OF INCOME (LOSS) FROM OPERATIONS TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES</u>										
Operating income (loss)	\$ 233,007	\$ (72,210)	\$ (111,864)	\$ (152,888)	\$ 75,384	\$ 41,570	\$ (19,655)	\$ 57,798	\$ -	\$ 350,120
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities										
Depreciation	175,155	-	42,816	-	-	-	490	213,719	-	929,625
Changes in assets and liabilities										
Decrease (increase) in assets										
Accounts receivable	50	-	9,915	-	-	-	-	26,388	-	62,067
Due from other governments	-	5,962	67,716	-	(25,834)	-	-	-	-	10,223
Due from other programs	-	-	-	-	-	-	-	(7,520)	368,347	-
Inventory	-	-	-	-	-	-	-	-	-	(25,310)
Prepaid expenses	-	-	-	(29)	-	-	-	-	-	(59,043)
Increase (decrease) in liabilities										
Accounts payable - operations	5,831	(63)	(1,047)	53	(1)	-	467	(2,355)	-	43,721
Accrued expenses	243	(173)	6,276	(12,968)	364	-	-	118,007	-	182,308
Unearned revenue	-	-	-	-	-	5,000	-	-	-	495,000
Due to other governments	-	-	-	-	-	-	-	-	-	(55)
Due to other programs	488	-	-	-	(85,475)	6,467	(4,554)	441,733	(368,347)	-
Tenants' security deposits	(128)	-	-	-	-	-	-	6,489	-	7,411
Tenants' FSS escrow	-	-	35,863	-	-	-	-	-	-	35,267
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	\$ 414,646	\$ (66,484)	\$ 49,675	\$ (165,832)	\$ (35,562)	\$ 53,037	\$ (23,252)	\$ 854,259	\$ -	\$ 2,031,334

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
COMBINING STATEMENT OF NET POSITION - COMPONENT UNITS
DECEMBER 31, 2024

<u>ASSETS</u>	ARBOR VISTA LLLP	VILLAGE PARK LLLP	THE HIGHLANDS LLLP	THE HIGHLANDS II LLLP	2814 LLLP	TOTAL
CURRENT ASSETS						
Cash and cash equivalents	\$ 143,047	\$ 168,072	\$ 42,220	\$ 123,149	\$ 70,288	\$ 546,776
Cash and cash equivalents - restricted	505,132	515,330	325,122	311,549	229,750	1,886,883
Receivables						
Tenants	35,690	14,827	14,709	3,147	-	68,373
Prepaid expenses	-	-	-	-	786	786
TOTAL CURRENT ASSETS	<u>683,869</u>	<u>698,229</u>	<u>382,051</u>	<u>437,845</u>	<u>300,824</u>	<u>2,502,818</u>
NONCURRENT ASSETS						
Other assets, net of accumulated amortization	25,268	15,896	55,063	80,400	98,631	275,258
Land	1,062,457	720,000	390,335	573,120	580,000	3,325,912
Land improvements	1,834,146	1,267,446	1,425,099	762,147	1,538,417	6,827,255
Buildings and improvements	10,771,424	12,013,357	14,551,290	13,699,803	13,796,645	64,832,519
Equipment	160,557	369,240	284,626	735,463	512,974	2,062,860
Less accumulated depreciation	<u>(8,262,181)</u>	<u>(4,688,757)</u>	<u>(3,552,240)</u>	<u>(2,488,209)</u>	<u>(1,813,681)</u>	<u>(20,805,068)</u>
TOTAL NONCURRENT ASSETS	<u>5,591,671</u>	<u>9,697,182</u>	<u>13,154,173</u>	<u>13,362,724</u>	<u>14,712,986</u>	<u>56,518,736</u>
TOTAL ASSETS	<u>\$ 6,275,540</u>	<u>\$ 10,395,411</u>	<u>\$ 13,536,224</u>	<u>\$ 13,800,569</u>	<u>\$ 15,013,810</u>	<u>\$ 59,021,554</u>
<u>LIABILITIES AND NET POSITION</u>						
LIABILITIES						
CURRENT LIABILITIES						
Accounts payable	\$ 1,329	\$ 3,209	\$ 3,315	\$ 5,055	\$ 5,239	\$ 18,147
Accrued expenses	29,838	140,429	38,291	41,923	81,768	332,249
Unearned revenue	-	-	-	-	1,249	1,249
Tenants' security deposits	63,130	66,161	43,838	50,993	49,693	273,815
Current portion of notes payable	64,540	60,041	26,108	20,363	21,704	192,756
TOTAL CURRENT LIABILITIES	<u>158,837</u>	<u>269,840</u>	<u>111,552</u>	<u>118,334</u>	<u>159,653</u>	<u>818,216</u>
NONCURRENT LIABILITIES						
Developer fee payable	6,702	-	-	98,226	224,912	329,840
Notes payable	3,911,967	3,019,640	2,232,720	3,316,155	3,341,304	15,821,786
Accrued interest payable	3,053,819	775,329	486,224	904,741	245,118	5,465,231
TOTAL NONCURRENT LIABILITIES	<u>6,972,488</u>	<u>3,794,969</u>	<u>2,718,944</u>	<u>4,319,122</u>	<u>3,811,334</u>	<u>21,616,857</u>
TOTAL LIABILITIES	<u>7,131,325</u>	<u>4,064,809</u>	<u>2,830,496</u>	<u>4,437,456</u>	<u>3,970,987</u>	<u>22,435,073</u>
NET POSITION						
Net investment in capital assets	1,589,896	6,601,605	10,840,282	9,945,806	11,251,347	40,228,936
Restricted	442,002	449,169	281,284	260,556	180,057	1,613,068
Unrestricted	<u>(2,887,683)</u>	<u>(720,172)</u>	<u>(415,838)</u>	<u>(843,249)</u>	<u>(388,581)</u>	<u>(5,255,523)</u>
TOTAL NET POSITION	<u>(855,785)</u>	<u>6,330,602</u>	<u>10,705,728</u>	<u>9,363,113</u>	<u>11,042,823</u>	<u>36,586,481</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 6,275,540</u>	<u>\$ 10,395,411</u>	<u>\$ 13,536,224</u>	<u>\$ 13,800,569</u>	<u>\$ 15,013,810</u>	<u>\$ 59,021,554</u>

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
COMBINING STATEMENT OF REVENUE, EXPENSES, AND
CHANGES IN NET POSITION - COMPONENT UNITS
YEAR ENDED DECEMBER 31, 2024

	ARBOR VISTA LLLP	VILLAGE PARK LLLP	THE HIGHLANDS LLL	THE HIGHLANDS II LLL	2814 LLL	TOTAL
OPERATING REVENUE						
Dwelling rental	\$ 719,430	\$ 789,093	\$ 597,222	\$ 621,865	\$ 569,913	\$ 3,297,523
Other operating revenue	28,941	21,525	49,365	43,334	30,276	173,441
TOTAL OPERATING REVENUE	<u>748,371</u>	<u>810,618</u>	<u>646,587</u>	<u>665,199</u>	<u>600,189</u>	<u>3,470,964</u>
OPERATING EXPENSES						
Administration	214,344	190,245	282,631	288,542	166,064	1,141,826
Tenant services	704	-	1,140	1,064	175	3,083
Utilities	59,709	58,597	66,178	75,542	93,260	353,286
Maintenance and operations	228,972	184,296	123,602	66,468	180,710	784,048
General expenses	-	46,312	3,161	11,820	30,103	91,396
Insurance	55,196	61,271	70,205	69,752	56,743	313,167
Depreciation and amortization	396,704	393,054	471,009	463,082	482,100	2,205,949
TOTAL OPERATING EXPENSES	<u>955,629</u>	<u>933,775</u>	<u>1,017,926</u>	<u>976,270</u>	<u>1,009,155</u>	<u>4,892,755</u>
OPERATING INCOME (LOSS)	<u>(207,258)</u>	<u>(123,157)</u>	<u>(371,339)</u>	<u>(311,071)</u>	<u>(408,966)</u>	<u>(1,421,791)</u>
NONOPERATING REVENUE (EXPENSE)						
Interest income	5,144	12,109	8,691	6,866	5,893	38,703
Interest expense	(349,184)	(196,784)	(135,083)	(209,689)	(103,590)	(994,330)
NET NONOPERATING REVENUE (EXPENSE)	<u>(344,040)</u>	<u>(184,675)</u>	<u>(126,392)</u>	<u>(202,823)</u>	<u>(97,697)</u>	<u>(955,627)</u>
CHANGE IN NET POSITION	(551,298)	(307,832)	(497,731)	(513,894)	(506,663)	(2,377,418)
NET POSITION AT BEGINNING OF YEAR	<u>(304,487)</u>	<u>6,638,434</u>	<u>11,203,459</u>	<u>9,877,007</u>	<u>11,549,486</u>	<u>38,963,899</u>
NET POSITION AT END OF YEAR	<u>\$ (855,785)</u>	<u>\$ 6,330,602</u>	<u>\$ 10,705,728</u>	<u>\$ 9,363,113</u>	<u>\$ 11,042,823</u>	<u>\$ 36,586,481</u>

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
COMBINING STATEMENT OF CASH FLOWS - COMPONENT UNITS
YEAR ENDED DECEMBER 31, 2024

	ARBOR VISTA LLLP	VILLAGE PARK LLLP	THE HIGHLANDS LLLP	THE HIGHLANDS II LLLP	2814 LLLP	TOTAL
CASH FLOWS FROM OPERATING ACTIVITIES						
Cash received from tenants/participants	\$ 718,427	\$ 804,094	\$ 590,183	\$ 625,795	\$ 576,993	\$ 3,315,492
Other income received	28,941	19,466	32,362	43,334	30,276	154,379
Cash payments to vendors	(381,431)	(390,660)	(464,219)	(433,853)	(465,443)	(2,135,606)
Cash payments to employees	(176,875)	(151,650)	(79,459)	(89,581)	(108,325)	(605,890)
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	<u>189,062</u>	<u>281,250</u>	<u>78,867</u>	<u>145,695</u>	<u>33,501</u>	<u>728,375</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Payment of developer fee	(63,324)	-	-	(41,363)	-	(104,687)
Acquisition of capital assets	-	(29,252)	-	-	-	(29,252)
Principal payments	(61,409)	(56,990)	(24,721)	(19,326)	(20,660)	(183,106)
Interest paid	(82,657)	(107,673)	(124,193)	(56,488)	(52,799)	(423,810)
NET CASH PROVIDED BY (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(207,390)</u>	<u>(193,915)</u>	<u>(148,914)</u>	<u>(117,177)</u>	<u>(73,459)</u>	<u>(740,855)</u>
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest received	<u>5,144</u>	<u>12,109</u>	<u>8,692</u>	<u>6,867</u>	<u>5,893</u>	<u>38,705</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(13,184)	99,444	(61,355)	35,385	(34,065)	26,225
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>661,363</u>	<u>583,958</u>	<u>428,697</u>	<u>399,313</u>	<u>334,103</u>	<u>2,407,434</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>\$ 648,179</u>	<u>\$ 683,402</u>	<u>\$ 367,342</u>	<u>\$ 434,698</u>	<u>\$ 300,038</u>	<u>\$ 2,433,659</u>

(Continued on page 43)

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
COMBINING STATEMENT OF CASH FLOWS - COMPONENT UNITS - Continued
YEAR ENDED DECEMBER 31, 2024

	<u>ARBOR VISTA LLLP</u>	<u>VILLAGE PARK LLLP</u>	<u>THE HIGHLANDS LLLP</u>	<u>THE HIGHLANDS II LLLP</u>	<u>2814 LLLP</u>	<u>TOTAL</u>
<u>RECONCILIATION OF CASH AND CASH EQUIVALENTS</u>						
<u>STATEMENT OF CASH FLOWS TO THE STATEMENT</u>						
<u>OF THE STATEMENT OF NET POSITION</u>						
Cash and cash equivalents	\$ 143,047	\$ 168,072	\$ 42,220	\$ 123,149	\$ 70,288	\$ 546,776
Cash and cash equivalents - restricted	<u>505,132</u>	<u>515,330</u>	<u>325,122</u>	<u>311,549</u>	<u>229,750</u>	<u>1,886,883</u>
CASH AND CASH EQUIVALENTS PER						
STATEMENT OF NET POSITION	<u>\$ 648,179</u>	<u>\$ 683,402</u>	<u>\$ 367,342</u>	<u>\$ 434,698</u>	<u>\$ 300,038</u>	<u>\$ 2,433,659</u>
<u>RECONCILIATION OF INCOME (LOSS) FROM OPERATIONS</u>						
<u>TO NET CASH PROVIDED BY (USED IN) OPERATING</u>						
<u>ACTIVITIES</u>						
Operating income (loss)	\$ (207,258)	\$ (123,157)	\$ (371,339)	\$ (311,071)	\$ (408,966)	\$(1,421,791)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities						
Depreciation and amortization	396,704	393,054	471,009	463,082	482,100	2,205,949
Changes in assets and liabilities						
Decrease (increase) in assets						
Accounts receivable	(3,902)	14,724	(5,875)	4,649	4,858	14,454
Increase (decrease) in liabilities						
Accounts payable - operations	(1,572)	(297)	3,239	255	(578)	1,047
Accrued expenses	2,191	(3,351)	(17,003)	(10,501)	(46,135)	(74,799)
Unearned revenue	-	-	-	-	1,249	1,249
Tenants' security deposits	<u>2,899</u>	<u>277</u>	<u>(1,164)</u>	<u>(719)</u>	<u>973</u>	<u>2,266</u>
NET CASH PROVIDED BY (USED IN)						
OPERATING ACTIVITIES	<u>\$ 189,062</u>	<u>\$ 281,250</u>	<u>\$ 78,867</u>	<u>\$ 145,695</u>	<u>\$ 33,501</u>	<u>\$ 728,375</u>

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
SUPPLEMENTARY INFORMATION REQUIRED BY HUD
DECEMBER 31, 2024

Reserve for Replacements

In accordance with the provisions of the regulatory agreement, restricted cash is held in trust with CHFA, to be used for replacement of property with the approval of HUD. Under the agreement, the Housing Authority must deposit \$6,674 (\$6,480 prior to September 2024) monthly.

	<u>RATEKIN TOWER</u> <u>APARTMENTS</u>
Balance - December 31, 2023	\$ 267,911
Deposits	78,730
Transfer	-
Interest earned	1,862
Approved withdrawals	<u>(103,059)</u>
Balance - December 31, 2024	<u><u>\$ 245,444</u></u>

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
RATEKIN TOWER APARTMENTS
HUD PROJECT NO. EH101-35341/35571
SUPPLEMENTARY INFORMATION REQUIRED BY HUD - Continued
DECEMBER 31, 2024

SURPLUS CASH NOTE

In July 2003, the Housing Authority refinanced the Ratekin debt. Subsequent to the refinance, Ratekin's regulatory agreement does not require a residual receipts reserve. The agreement requires a surplus cash calculation that allows for an Incentive Performance Fee to the Housing Authority's general operating fund with the remaining surplus cash deposited into a restricted surplus cash account. These surplus funds are to be used as follows: 75 percent to make principal and interest payments on the Ratekin 2nd mortgage and 25 percent to the Housing Authority's general operating fund.

SCHEDULE OF CHANGES IN FIXED ASSETS

	BALANCE AT DECEMBER 31, <u>2023</u>	<u>ADDITIONS</u>	<u>DEDUCTIONS</u>	BALANCE AT DECEMBER 31, <u>2024</u>
<u>Fixed Assets:</u>				
Land	\$ 485,530	\$ -	\$ -	\$ 485,530
Building	6,352,636	95,969	-	6,448,605
Land Improvements	13,300	-	-	13,300
Equipment	<u>474,993</u>	-	-	<u>474,993</u>
Total	7,326,459	95,969	-	7,422,428
<u>Less Accumulated Depreciation:</u>				
Accumulated Depreciation	<u>(6,169,554)</u>	<u>(64,454)</u>	-	<u>(6,234,008)</u>
<u>Net Book Value:</u>				
TOTAL	<u>\$ 1,156,905</u>	<u>\$ 31,515</u>	<u>\$ -</u>	<u>\$ 1,188,420</u>

Detail of Asset Additions:

Elevator Project **\$ 95,969**

Detail of Asset Deductions: NONE

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
NELLIE BETCHEL APARTMENTS
FHA CONTRACT NO. CO990069004
SUPPLEMENTARY INFORMATION REQUIRED BY HUD - Continued
DECEMBER 31, 2024

SCHEDULE OF CHANGES IN FIXED ASSETS

	BALANCE AT DECEMBER 31, <u>2023</u>	<u>ADDITIONS</u>	<u>TRANSFERS</u>	BALANCE AT DECEMBER 31, <u>2024</u>
<u>Fixed Assets:</u>				
Land	\$ 290,337	\$ -	\$ -	\$ 290,337
Building	5,546,339	-	-	5,546,339
Land Improvements	423,075	-	-	423,075
Equipment	<u>155,392</u>	<u>5,990</u>	-	<u>161,382</u>
Total	6,415,143	5,990	-	6,421,133
<u>Less Accumulated Depreciation:</u>				
Accumulated Depreciation	<u>(1,203,904)</u>	<u>(175,836)</u>	-	<u>(1,379,740)</u>
<u>Net Book Value:</u>				
TOTAL	<u>\$5,211,239</u>	<u>\$ (169,846)</u>	<u>\$ -</u>	<u>\$5,041,393</u>

Detail of Asset Additions:

Camera System **\$ 5,990**

Detail of Asset Deductions: NONE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING - FEDERAL HOUSING COMMISSIONER
OFFICE OF MULTIFAMILY HOUSING MANAGEMENT AND OCCUPANCY

**COMPUTATION OF SURPLUS CASH, DISTRIBUTIONS, AND
RESIDUAL RECEIPTS**

PROJECT NAME		FISCAL PERIOD ENDED:	PROJECT NUMBER	
Ratekin Tower Apartments		0	EH101-35341/35571	
PART A-COMPUTE SURPLUS CASH				
1 Cash (Accounts 1120,1191)		\$ 39,309		
2 Tenant subsidy vouchers due for period covered by financial statement				
3 Other - Amount due for online rent collections		1,556		
(a) Total Cash (Add Lines 1,2, and 3)			\$ 40,865	
4 Accrued mortgage interest payable		\$ 2,499		
5 Delinquent mortgage principal payments				
6 Delinquent deposits to reserve for replacements				
7 Accounts payable (due within 30 days)		3,954		
8 Loans and notes payable (Due within 30 days)		6,788		
9 Deficient Tax Insurance or MIP Escrow deposits				
10 Accrued expenses (not escrowed)		8,887		
11 Prepaid rents (Account 2210)		-		
12 Tenant security deposits liability (Accounts 2191 and 2192)		37,150		
13 Other (Describe)		-		
(b) Less Total Current Obligations (Add Lines 4 through 13)				\$ 59,278
(c) Surplus Cash (Deficiency)(Line (a) minus Line (b))				\$ (18,413)
PART B - COMPUTE DISTRIBUTIONS TO OWNERS AND REQUIRED DEPOSIT TO RESIDUAL RECEIPTS				
1 Surplus Cash			\$ -	
Ltd Div	2a Annual Distribution Earned During Fiscal Period Covered by the Statement	\$ -		
	2b Distribution Accrued and Unpaid as of the End of the Prior Fiscal Period			
Proj	2c Distributions Paid During Fiscal Period Covered by Statement			
	3 Amount to be Carried on Balance Sheet as Distribution Earned but Unpaid (Line 2a plus 2b minus 2c)	-		
4 Amount Available for distribution during next Fiscal Period			\$ -	
5 Deposit Due restricted surplus cash account			\$ -	
75% to make principal and interest payments on Ratekin 2nd mortgage			\$ -	
25% to the Housing Authority's general operating fund			\$ -	
PREPARED BY		REVIEWED BY		
LOAN TECHNICIAN		LOAN SERVICER		
DATE		DATE		

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING - FEDERAL HOUSING COMMISSIONER
OFFICE OF MULTIFAMILY HOUSING MANAGEMENT AND OCCUPANCY

**COMPUTATION OF SURPLUS CASH, DISTRIBUTIONS, AND
RESIDUAL RECEIPTS**

PROJECT NAME		FISCAL PERIOD ENDED:	PROJECT NUMBER
Nellie Bechtel Apartments		12/31/2023	CO990069004
PART A-COMPUTE SURPLUS CASH			
1 Cash (Accounts 1120,1191)		\$ 528,981	
2 Tenant subsidy vouchers due for period covered by financial statement			
3 Other - Amount due from replacement reserves		-	
(a) Total Cash (Add Lines 1,2, and 3)		\$ 528,981	
4 Accrued mortgage interest payable		\$ 11,605	
5 Delinquent mortgage principal payments			
6 Delinquent deposits to reserve for replacements			
7 Accounts payable (due within 30 days)		7,401	
8 Loans and notes payable (Due within 30 days)		8,254	
9 Deficient Tax Insurance or MIP Escrow deposits			
10 Accrued expenses (not escrowed)		10,114	
11 Prepaid rents (Account 2210)		-	
12 Tenant security deposits liability (Accounts 2191 and 2192)		46,910	
13 Other (Describe)			
(b) Less Total Current Obligations (Add Lines 4 through 13)		\$ 84,284	
(c) Surplus Cash (Deficiency)(Line (a) minus Line (b))		\$ 444,697	
PART B - COMPUTE DISTRIBUTIONS TO OWNERS AND REQUIRED DEPOSIT TO RESIDUAL RECEIPTS			
1 Surplus Cash		\$ 444,697	
Ltd Div	2a Annual Distribution Earned During Fiscal Period Covered by the Statement	\$ -	
	2b Distribution Accrued and Unpaid as of the End of the Prior Fiscal Period		
Proj	2c Distributions Paid During Fiscal Period Covered by Statement		
	3 Amount to be Carried on Balance Sheet as Distribution Earned but Unpaid (Line 2a plus 2b minus 2c)	-	
4 Amount Available for distribution during next Fiscal Period		\$ -	
5 Deposit Due restricted surplus cash account		\$ 444,697	
75% to make principal and interest payments		\$ 333,523	
25% to the Housing Authority's general operating fund		\$ 111,174	
PREPARED BY		REVIEWED BY	
LOAN TECHNICIAN		LOAN SERVICER	
DATE		DATE	

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED DECEMBER 31, 2024

<u>GRANTOR/PASS THROUGH AGENCY/ PROGRAM TITLE AND GRANT NUMBER</u>	<u>ASSISTANCE LISTING NUMBER</u>	<u>PASS-THRU GRANT IDENTIFICATION NUMBER</u>	<u>SUBRECIPIENT PASS-THROUGH EXPENDITURES</u>	<u>FEDERAL EXPENDITURES</u>
<u>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</u>				
Housing Voucher Cluster				
Section 8 Housing Choice Vouchers	14.871	N/A	-	\$ 10,199,767
Emergency Housing Vouchers	14.871	N/A	-	198,896
Mainstream	14.879	N/A	-	<u>498,300</u>
TOTAL Housing Voucher Cluster				<u>10,896,963</u>
Section 8 Project-Based Cluster				
Section 8 Housing Assistance Payments Program	14.195	N/A	-	<u>199,327</u>
Section 8 New Construction	14.182	N/A	-	<u>1,093,823</u>
Service Coordinator for Multifamily Housing	14.191	N/A	-	<u>52,264</u>
Family Self-Sufficiency Program Coordinator	14.896	N/A	-	<u>48,291</u>
Colorado Housing and Finance Authority				
Housing Counseling Assistance Program	14.239	CMS-46791	-	<u>232,985</u>
Mortgage Insurance for the Purchase or Refinancing of Existing Multifamily Housing Projects	14.155	N/A	-	<u>2,340,042</u>
Housing Finance Agency Risk Sharing Loan	14.188	N/A	-	<u>929,860</u>
TOTAL U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT				<u>15,793,555</u>
<u>U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES</u>				
477 Cluster				
Mesa County Department of Human Services				
Temporary Assistance for Needy Families	93.558	C177A	-	<u>106,811</u>
TOTAL EXPENDITURES OF FEDERAL AWARDS				<u>\$ 15,900,366</u>

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS - Continued
 YEAR ENDED DECEMBER 31, 2024

Notes to the Schedule of Expenditures of Federal Awards

Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Housing Authority and is presented on 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* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the presentation of, the financial statements.

Summary of Significant Accounting Policies

Expenditures reported on this schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Housing Authority has elected not to use the 10 percent minimus indirect cost rate allowed under the Uniform Guidance.

Disclosure of Other Forms of Assistance

The loan listed subsequently is administered by HUD, and the balance of the transactions relating to the program are included in the Authority's basic financial statements. Loans outstanding at the beginning of the period and loans made during the period are included in the federal expenditures presented in the Schedule. The balance of the loan outstanding at December 31, 2024 consisted of:

<u>Assistance Listing Number</u>	<u>Program Name</u>	<u>Outstanding Balance at December 31, 2024</u>
14.155	Mortgage Insurance for the Purchase or Refinancing of Existing Multifamily Projects	\$ 2,340,042
14.188	Housing Finance Agencies Risk Sharing	849,149

**HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado**

OTHER REPORTS



**INDEPENDENT AUDITORS' 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 Grand Junction
Grand Junction, 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 basic financial statements of the Housing Authority of the City of Grand Junction ("Housing Authority"), as of and for the year ended December 31, 2024, and the related notes to financial statements, which collectively comprise the Housing Authority's basic financial statements, and have issued our report hereon dated June 23, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Housing Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the basic financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Housing Authority's financial statements will not be prevented or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit the 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's financial statements are free of 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 intended 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 Housing Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Hawkins Ash CPAs, LLP

La Crosse, Wisconsin
June 23, 2025



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE
FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL
OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

To the Board of Commissioners
Housing Authority of the City of Grand Junction
Grand Junction, Colorado

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Housing Authority of the City of Grand Junction's (the "Housing Authority") 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 the Housing Authority's major federal programs for the year ended December 31, 2024. The Housing Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2024.

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 (U.S. GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Housing Authority 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'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 the Housing Authority'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 the Housing Authority's compliance based on our audit. 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 U.S. GAAS, *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 the Housing Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with U.S. GAAS, *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 the Housing Authority'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 the Housing Authority'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 the Housing Authority'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.

Report on Internal Control Over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' 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. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

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.

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.

Hawkins Ash CPAs, LLP

La Crosse, Wisconsin
June 23, 2025

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED DECEMBER 31, 2024

Section I - Summary of Auditors' Results

Financial Statements

Type of auditors' report issued: Unmodified

Internal control over financial reporting:

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

Noncompliance material to financial statements noted? Yes No

Federal Awards

Internal control over major federal programs:

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

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

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

Identification of major federal programs:

<u>Assistance Listing Numbers</u>	<u>Name of Federal Cluster/Program</u>
14.871 & 14.879	Housing Voucher Cluster
14.188	Housing Finance Agency Risk Sharing Loan

Dollar threshold used to distinguish between Type A and Type B programs: \$750,000

Auditee qualified as low-risk auditee? Yes No

Section II - Financial Statement Findings - NONE

Section III - Federal Award Findings and Questioned Costs - NONE

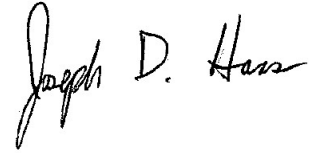
Section IV - Prior Year Findings – NONE

HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
Grand Junction, Colorado
SCHEDULE OF FINDINGS AND QUESTIONED COSTS - CONTINUED
YEAR ENDED DECEMBER 31, 2024

Section V - Other Issues

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 1. Does the auditors' report or the notes to the financial statements include a disclosure with regard to substantial doubt as to the auditee's ability to continue as a going concern? | No |
| 2. Was a management letter or other document conveying audit comments issued as a result of this audit? | Yes |

Name and signature of partner



Joseph D. Haas, Partner