

**Housing Authority of the City of Rifle, Colorado  
dba Rifle Housing Authority**

**Financial Statements**

**December 31, 2024**

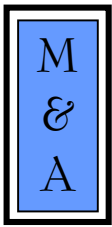


**Housing Authority of the City of Rifle, Colorado  
dba Rifle Housing Authority**

**Financial Statements  
December 31, 2024**

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# MCMAHAN AND ASSOCIATES, L.L.C.

*Certified Public Accountants and Consultants*

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## INDEPENDENT AUDITOR'S REPORT

**To the Board of Commissioners  
Housing Authority of the City of Rifle, Colorado  
dba Rifle Housing Authority  
Rifle, Colorado**

### ***Opinions***

We have audited the accompanying financial statements of the Housing Authority of the City of Rifle, Colorado, dba Rifle Housing Authority (the "Authority"), as of and for the year ended December 31, 2024, as listed in the table of contents, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the 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 ("U.S. GAAP").

### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the 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***

The Authority's management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP, 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, the Authority's management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for one year after the date that the financial statements are issued.

*Member: American Institute of Certified Public Accountants*

**INDEPENDENT AUDITORS REPORT**  
**To the Board of Commissioners**  
**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Rifle, Colorado**

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our 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 U.S. GAAS 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 U.S. GAAS, 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 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 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***

U.S. GAAP require that the Management's Discussion and Analysis in section B be presented to supplement the basic financial statements. Such information is the responsibility of the Authority's management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with U.S. 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 Authority's basic financial statements. The supplementary schedules in section E – including the budgetary comparison schedules - are presented for purposes of additional analysis and are not a required part of the basic financial statements.

**INDEPENDENT AUDITORS REPORT**  
**To the Board of Commissioners**  
**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Rifle, Colorado**

***Supplementary Information (continued)***

The supplementary schedules in section E are the responsibility of the Authority's management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*McMahan and Associates, L.L.C.*

**McMahan and Associates, L.L.C.**  
**Avon, Colorado**  
**July 17, 2025**

**MANAGEMENT'S DISCUSSION and ANALYSIS**



# Housing Authority of the City of Rifle, Colorado dba Rifle Housing Authority Management's Discussion and Analysis December 31, 2024

As management of the Housing Authority of the City of Rifle, Colorado, dba Rifle Housing Authority (the "Authority"), we offer readers of the Authority's financial statements this narrative summary of the financial activities of the Authority for the fiscal year ended December 31, 2024. We encourage readers to consider the information presented here in conjunction with the Authority's 2024 financial statements.

## Financial Highlights

- The Authority's assets exceeded its liabilities by \$5,517,679 at December 31, 2024.
- The Authority assets are highly liquid at December 31, 2024, with \$2,297,393 of cash and investments.
- The Authority continues to have no long-term debt.
- The Authority's net position increased by \$171,783 in 2024.
- Total revenues for 2024 grew \$115,500 from 2023, while aggregate expenses increased \$71,071.

## Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements are comprised of two components: 1) financial statements; and 2) notes to the financial statements. These components are discussed below.

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

The *Statement of Net Position* presents information on all the Authority's assets and liabilities (both short-term and long-term), with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The *Statement of Revenues, Expenses and Changes in Net Position* shows how the government's net position changed during the years presented. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., earned revenue that will be received in subsequent years).

The *Statement of Cash Flows* shows the Authority's sources of cash inflows and outflows for the years presented. Cash flows are categorized among operating, non-capital financing, capital and related financing and investing activities, and unlike items reported in the Statement of Revenues, Expenses and Changes in Fund Net Position, these amounts are reported on the cash basis of accounting.

The business-type activity of the Authority relates to residential rental operations. There are currently no governmental-type activities occurring at the Authority.

The Authority's basic financial statements can be found in section C of this report.

*Proprietary Fund:* The Authority maintains a proprietary fund commonly known as an enterprise fund. Enterprise funds are used to report business-type activities. The Authority uses an enterprise fund to account for its residential rental operations.

*Notes to the Financial Statements:* The notes provide a background of the entity, certain required statutes, and accounting policies utilized by the Authority. They also provide additional information that will aid in the interpretation of the financial statements. The Notes to the Financial Statements can be found in section D of this report.

## Overview of the Financial Statements (continued)

*Other Information:* In addition to the basic financial statements and accompanying notes, this report also contains certain supplementary information. The *Schedule of Revenues, Expenses, and Changes in Net Position – All Projects – Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis* provides a detailed comparison of the Authority’s actual revenues and expenditures to budgeted amounts. As the Authority’s budget was adopted in a manner that is not consistent with Generally Accepted Accounting Principles (“GAAP”), this schedule reconciles the Authority’s non-GAAP budget presentation to the GAAP-basis financial statements. This supplementary information can be found in section E of this report.

*Financial Analysis of the Authority:* The following table shows the Authority’s assets, liabilities, and net position at the end of 2024 and 2023:

### Housing Authority of the City of Rifle, Colorado dba Rifle Housing Authority Net Position

	<u>2024</u>	<u>2023</u>
<b>Assets:</b>		
Current assets	\$ 2,297,393	2,058,981
Other assets	1,827,597	1,778,427
Capital assets, net	<u>1,506,828</u>	<u>1,605,221</u>
<b>Total Assets</b>	<u>5,631,818</u>	<u>5,442,629</u>
<b>Liabilities:</b>		
Current liabilities	72,085	69,089
Non-current liabilities	<u>42,054</u>	<u>27,644</u>
<b>Total Liabilities</b>	<u>114,139</u>	<u>96,733</u>
<b>Net Position:</b>		
Net investment in capital assets	1,506,828	1,605,221
Unrestricted net position	<u>4,010,851</u>	<u>3,740,675</u>
<b>Total Net Position</b>	<u>\$ 5,517,679</u>	<u>5,345,896</u>

The Authority continues to maintain a high degree of liquidity, with cash and investment balances representing 41% of total assets at December 31, 2024.

Capital assets – which includes land, buildings, equipment, and furniture and fixtures (net of accumulated depreciation) used in the operation of the Authority’s housing operations – comprises 27% of the Authority’s total assets. During 2024, the Authority’s net capital assets decreased by a total of \$98,393, as a result of depreciation expense exceeding capital additions for the year.

The Authority’s net position – the extent to which assets exceeded liabilities – was \$5,517,679 at December 31, 2024. This comprises the Authority’s net investment in capital assets (\$1,506,828) and unrestricted net position (\$4,010,851) which may be used to meet the Authority’s ongoing obligations. The Authority reports a positive balance in all components of net position at December 31, 2024.

## Overview of the Financial Statements (continued)

*Financial Analysis of the Authority (continued):* The following table summarizes the changes in the Authority's net position for 2024 and 2023:

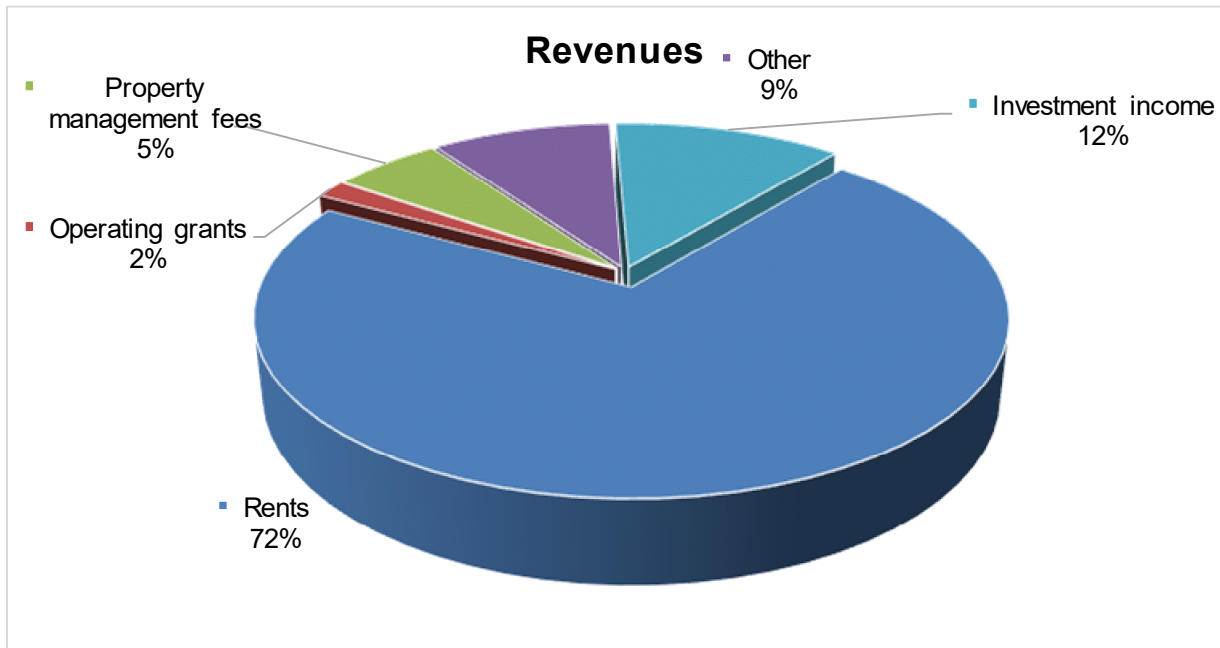
	<u>2024</u>	<u>2023</u>
<b>Revenues:</b>		
Program revenues:		
Rentals	\$ 898,450	864,788
Grants	20,500	3,000
Property management fees	70,320	68,278
Other	115,535	72,808
General revenues		
Investment income	147,149	127,580
<b>Total Revenues</b>	<u>1,251,954</u>	<u>1,136,454</u>
<b>Expenses:</b>		
Operations and maintenance	810,947	751,033
General and administrative	269,224	258,067
<b>Total Expenses</b>	<u>1,080,171</u>	<u>1,009,100</u>
<b>Change in net position</b>	171,783	127,354
<b>Net Position - Beginning of Year</b>	<u>5,345,896</u>	<u>5,218,542</u>
<b>Net Position - End of Year</b>	<u>\$ 5,517,679</u>	<u>5,345,896</u>

Rents and rental assistance are typically the Authority's most significant sources of revenues, accounting for approximately 72% of the Authority's total revenues.

The 2024 increase in the Authority's net position of \$171,783 was mainly attributable to the increase in investment income earned on the Authority's cash balances held with the bank. Interest earned on bank balances in 2024 was \$97,979 compared to \$75,545 in 2023. In addition, both the Jackson Heights and Kendall Heights projects had rent increases during the year with little vacancies.

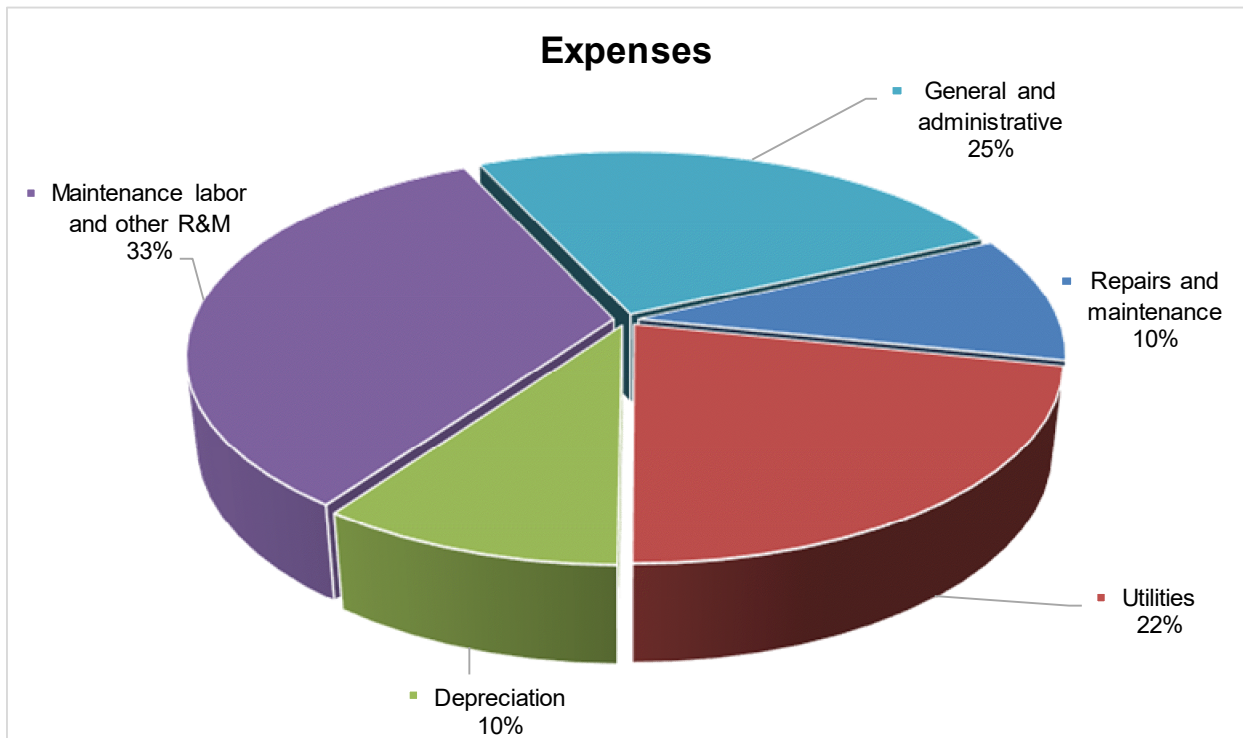
## Overview of the Financial Statements (continued)

*Financial Analysis of the Authority (continued):* The following chart summarizes the components of the Authority's total revenues in 2024:



The Authority's total revenues increased \$115,500 between 2023 and 2024, primarily due to the increases in investment income, rental income, and revenue for expense reimbursements relating to management service agreements.

The following chart summarizes the Authority's expenses, by natural classification, during 2024:



The Authority's expenses increased \$71,071 from 2023. Additional payroll costs were incurred in connection with wage increases and wages for employees hired during fiscal year 2024, part of which was reimbursed by the Partnership under a management services agreement.

## Budget Variances

During 2024, no supplemental appropriations were made to the Authority's budget. 2024 revenues were \$188,950 higher than budgeted for the year, while actual 2024 expenditures for the Authority were \$67,237 lower than budgeted. Significant budget variances were as follows:

	<u>Final Budget</u>	<u>Actual Amount</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Reason</u>
<b>Revenues:</b>				
<i>Non-operating:</i>				
Investment income	\$ -	147,149	147,149	The investment income earned on cash held in Authority bank accounts is not budgeted. Additionally, the approximate \$50K interest earned on notes receivable from Partnership are budgeted.

## Capital assets:

In 2024, the Authority made additions to capital assets totaling \$6,484, which included building improvements of patio and parking lot, and recorded depreciation expense of \$104,877. Additional information about the Authority's capital assets can be found in the Notes to the Financial Statements in section D.

## Next Year's Budget and Rates

The Authority's net position at the end of 2024 was \$5,517,679. The Authority's 2025 budget anticipates an increase in net position of \$52,517, with revenues of \$1,049,096 and expenditures of \$996,579.

## Request for Information

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the government's finances.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to Housing Authority of the City of Rifle, Colorado, 250 Ute Avenue, Rifle, Colorado 81650.

**BASIC FINANCIAL STATEMENTS**



**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Statement of Net Position**  
**December 31, 2024 and 2023**

	<b>2024</b>	<b>2023</b>
<b>Assets:</b>		
<b>Current assets:</b>		
Cash and investments - Unrestricted	2,240,890	2,005,770
Cash and investments - Restricted	56,503	53,211
<b>Total - Current assets</b>	<b>2,297,393</b>	<b>2,058,981</b>
<b>Non-current assets:</b>		
Notes receivable:		
Principal receivable in more than one year	1,706,739	1,714,773
Interest receivable in more than one year	120,758	63,554
Investment in Partnership	100	100
Capital assets:		
Capital assets not being depreciated	271,989	271,989
Depreciable capital assets, net of accumulated depreciation	1,234,839	1,333,232
<b>Total - Non-current assets</b>	<b>3,334,425</b>	<b>3,383,648</b>
<b>Total Assets</b>	<b>5,631,818</b>	<b>5,442,629</b>
<b>Liabilities:</b>		
<b>Current liabilities:</b>		
Accounts payable and accrued expenses	7,564	8,915
Accrued payroll liabilities	8,018	6,963
Tenant security deposits	56,503	53,211
<b>Total - Current liabilities</b>	<b>72,085</b>	<b>69,089</b>
<b>Non-current liabilities:</b>		
Accrued compensated absences - Due in more than one year	42,054	27,644
<b>Total Liabilities</b>	<b>114,139</b>	<b>96,733</b>
<b>Net Position:</b>		
Net investment in capital assets	1,506,828	1,605,221
Unrestricted net position	4,010,851	3,740,675
<b>Total Net Position</b>	<b>5,517,679</b>	<b>5,345,896</b>

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

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Statement of Revenue, Expenses, and Changes in Net Position**  
**For the Years Ended December 31, 2024 and 2023**

	<b>2024</b>	<b>2023</b>
<b>Operating Revenues:</b>		
Tenant rents, net	575,996	546,633
Tenant assistance payments	322,454	318,155
<b>Total - Rental Revenues</b>	898,450	864,788
Grants	20,500	3,000
Property management fees	70,320	68,278
Miscellaneous	115,535	72,808
	1,104,805	1,008,874
<b>Operating expenses:</b>		
<b>Operations and maintenance:</b>		
Maintenance labor	273,174	229,155
Repairs and maintenance	110,091	94,538
Utilities	236,216	234,277
Capital outlay	86,589	78,060
Depreciation	104,877	115,003
<b>Total - Operations and maintenance</b>	810,947	751,033
<b>General and administrative:</b>		
Manager salary	119,678	115,321
Employee benefits	51,596	48,954
Legal fees	1,100	789
Accounting and auditing	14,389	13,874
Insurance and bonding	36,986	28,403
Other administrative	45,475	50,726
<b>Total - General and administrative</b>	269,224	258,067
<b>Total Operating Expenses</b>	1,080,171	1,009,100
<b>Income (Loss) from Operations</b>	24,634	(226)
<b>Non-operating Revenues (Expenses):</b>		
Investment income	147,149	127,580
<b>Change in Net Position</b>	171,783	127,354
<b>Net Position - Beginning of Year</b>	5,345,896	5,218,542
<b>Net Position - End of Year</b>	5,517,679	5,345,896

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

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Statement of Cash Flows**  
**For the Years Ended December 31, 2024 and 2023**

	<b>2024</b>	<b>2023</b>
<b>Cash Flows From Operating Activities:</b>		
Cash received for rents and housing assistance	901,742	864,349
Operating grants and other cash receipts	136,035	75,808
Property management fees received	70,320	68,278
Cash paid for goods and services	(530,402)	(551,292)
Cash paid for wages and benefits	(430,778)	(330,130)
	<b>146,917</b>	<b>127,013</b>
<b>Cash Flows From Capital and Related Financing Activities:</b>		
Cash paid to acquire capital assets	(6,484)	(7,350)
<b>Net Cash Provided (Used) by Capital and Related Financing Activities</b>	<b>(6,484)</b>	<b>(7,350)</b>
<b>Cash Flows From Investing Activities:</b>		
Interest received	97,979	75,545
<b>Net Cash Provided (Used) By Investing Activities</b>	<b>97,979</b>	<b>75,545</b>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b>238,412</b>	<b>195,208</b>
<b>Cash and Cash Equivalents - Beginning</b>	<b>2,058,981</b>	<b>1,863,773</b>
<b>Cash and Cash Equivalents - Ending</b>	<b>2,297,393</b>	<b>2,058,981</b>
<b>Cash and Cash Equivalents - Ending is comprised of:</b>		
Cash and cash equivalents - Unrestricted	2,240,890	2,005,770
Cash and cash equivalents - Restricted	56,503	53,211
	<b>2,297,393</b>	<b>2,058,981</b>
<b>Reconciliation of Income (Loss) from Operations to Net Cash Provided (Used) by Operating Activities:</b>		
Income (loss) from operations	24,634	(226)
<b>Adjustments to reconcile:</b>		
Depreciation	104,877	115,003
(Increase) decrease - Accounts receivable - Other	-	10,733
Increase (decrease) - Accounts payable / accruals	(1,351)	1,387
Increase (decrease) - Accrued payroll liabilities	1,055	3,405
Increase (decrease) - Tenant security deposits	3,292	(439)
Increase (decrease) - Accrued compensated absences	14,410	(2,850)
<b>Net Cash Provided (Used) By Operating Activities</b>	<b>146,917</b>	<b>127,013</b>

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

**NOTES to the FINANCIAL STATEMENTS**



**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2024**

**I. Summary of Significant Accounting Policies**

The Housing Authority of the City of Rifle, Colorado, dba Rifle Housing Authority (the "Authority"), was established on April 27, 1977 pursuant to section 29-4-201 et seq. of the Colorado Revised Statutes, to provide safe and adequate housing for the inhabitants of the City of Rifle, Colorado (the "City").

The Authority operates two low-income rental apartment projects in Rifle, Colorado:

- Kendall Heights consists of 15 buildings with a total of 60 units reserved for elderly and disabled tenants. Tenant rents at Kendall Heights are subsidized by the United States Department of Housing and Urban Development ("HUD") through a Section 8 Housing Assistance Payments contract ("HAP Contract") with the Authority.
- Jackson Heights consists of 10 buildings with a total of 46 units, which are restricted to tenants that are at least 55 years old or disabled. Rents for qualifying tenants in Jackson Heights may be subsidized through vouchers issued by another local housing authority.

The Authority is governed by a seven-member Board of Commissioners (the "Board"); all of whom are appointed by the City's elected City Council for two-year terms.

The Authority's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP") for governmental entities. The Governmental Accounting Standards Board ("GASB") is the standard-setting body for the establishment of GAAP for governmental entities. The more significant accounting policies established by GAAP used by the Authority are discussed below.

**A. Reporting Entity**

The reporting entity consists of (a) the primary government, i.e., the Authority, and (b) organizations for which the Authority is financially accountable. The Authority is considered to be financially accountable for a legally separate organization if it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the Authority. Consideration is also given to other organizations that are fiscally dependent, i.e., unable to adopt a budget, levy tax, or issue debt without approval by the Authority. Organizations for which the nature and significance of their relationship with the Authority are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Once appointed, the Board controls all Authority financial resources, can buy or sell property, enter into contracts, and incur indebtedness of behalf of the Authority.

Based on the criteria above, the Authority is not financially accountable for any other entity, nor is the Authority a component unit of any other government.

**B. Financial Reporting**

The Authority uses funds to report its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions and activities. A fund is a separate accounting entity with a self-balancing set of accounts.

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**B. Financial Reporting (continued)**

The Authority uses a proprietary fund-type – an enterprise fund – to account for its sole activity: renting apartment units to qualifying, low-income individuals. Enterprise funds are used to account for operations (a) which are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that the costs (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 revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

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

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the account and reported in the financial statements. Financial statement presentation refers to classification of revenues by source and expenses by function.

**1. Measurement Focus and basis of Accounting**

Proprietary funds use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

**2. Financial Statement Presentation**

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority's enterprise fund are charges to tenants for rentals, together with related tenant rent-based government assistance. Operating expenses for the enterprise fund include the costs to operate and maintain the Authority's apartments, depreciation, and expenses incurred in administering the Authority's operations. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

**D. Financial Statement Accounts**

**1. Cash and Investments**

Cash and cash equivalents include amounts in demand deposits, as well as short-term investments with a maturity date within three months of the date acquired by the Authority.

Investments are stated at fair value or net asset value. The change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts (continued)**

**1. Cash and Investments (continued)**

The Authority follows Colorado state statutes as an investment policy, which permits investments in the following type of obligations which corresponds with state statutes:

- U.S. Treasury obligations (maximum maturity of 60 months)
- Federal instrumentality securities (maximum maturity of 60 months)
- FDIC-insured certificates of deposit (maximum maturity of 18 months)
- Corporate bonds (maximum maturity of 36 months)
- Prime commercial paper (maximum maturity of 9 months)
- Eligible banker's acceptances
- Repurchase agreements
- General Obligations and Revenue Obligations
- Local government investment pools
- Money market mutual funds

**2. Restricted Assets**

Certain assets of the Authority are classified as restricted assets because their use is restricted to specific purposes by legally-binding commitments. At December 31, 2024, the Authority held restricted cash balances related to security deposits.

**3. Receivables**

Receivables, if any, consist primarily of amounts due from tenants for rents and other charges, as well as amounts due from HUD and other entities for tenant assistance.

Receivables are reported net of an allowance for uncollectible accounts. The Authority's management reviews such accounts periodically to consider the collectability of the balances and determined that no allowance for uncollectible accounts was required at December 31, 2024.

**4. Investment in Partnership**

The Authority holds a 0.01% interest as the Class B Limited Partner in Maxfield Heights, LLLP (the "Partnership"). The Partnership was organized as a limited liability limited partnership in January 2020 to develop a 50-unit multifamily affordable housing development (the "Maxfield Heights Project") in Rifle, Colorado, pursuant to an Agreement of Limited Liability Limited Partnership, effective in April 2020 and as subsequently amended (the "Partnership Agreement"). The Authority's investment in the Partnership is accounted for using the cost method of accounting.

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts (continued)**

**5. Capital Assets**

Capital assets, which include land, buildings and improvements, and furniture and equipment, are reported in the financial statements. Capital assets are defined by the Authority as assets with an initial cost of at least \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost. Donated capital assets, if any, are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Capital assets (excluding land) are depreciated, using the straight-line method, over the following estimated useful lives:

<b>Asset</b>	<b>Estimated Useful Life (Years)</b>
Buildings and improvements	5 - 50 years
Furniture and equipment	5 - 15 years

**6. Accrued Compensated Absences**

The Authority allows its employees to accumulate paid time off, based on the employee's length of service, up to a maximum of 400 hours. Paid time off is paid out upon termination up to the maximum accrual. The Authority also allows employees to accumulate sick leave at a rate of 7.38 hours per month regardless of employee's length of service. Sick leave can accumulate up to 48 hours but is not paid out on termination.

The Authority estimates how much of the leave is more likely than not to be used as paid leave and recognizes that portion as a liability for compensated absences.

**7. Deferred Inflows and Outflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The Authority does not have any item that qualifies for reporting in this category at December 31, 2024.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Authority does not have any item that qualifies for reporting in this category at December 31, 2024.

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts (continued)**

**8. Net Position**

Governments report reservations of net position for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. At December 31, 2024, the Authority did not report any amounts as restricted net position.

**9. Restricted and Unrestricted Resources**

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as needed.

**10. Use of Estimates**

The preparation of financial statements in conformity with GAAP requires the Authority's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

**II. Stewardship, Compliance, and Accountability**

**A. Budgetary Information**

In the fall of each year, the Board formally adopts a budget with appropriations for its sole fund for the ensuing year, pursuant to the State of Colorado *Local Budget Law*. The budget incorporates both projects (Kendall Heights and Jackson Heights) operated by the Authority, and are reported in a single proprietary fund. Expenditures may not legally exceed appropriations at the fund level and all appropriations lapse at year-end.

The Authority's budget is adopted on a non-GAAP basis. A reconciliation to GAAP basis is included in the supplementary budgetary comparison schedule on page E3.

No supplemental appropriations to the Authority's original budget were made for 2024.

**B. Comparative Information**

Comparative total data for the prior year has been presented in certain sections of the accompanying financial statements in order to provide an understanding of the changes in the Authority's financial position and operations. However, comparative data has not been presented in all statements since their inclusion would make the statements unduly complex and difficult to understand. The comparative information is not included in accordance with GAAP and such information should be read with the Authority's prior year financial statements.

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(Continued)**

**II. Stewardship, Compliance, and Accountability (continued)**

**C. TABOR Amendment**

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer's Bill of Rights ("TABOR"). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

The Authority's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

**III. Detailed Notes on All Funds**

**A. Deposits and Investments**

Colorado's Public Deposit Protection Act ("PDPA") requires that all units of local government deposit cash in eligible public depositories; eligibility is determined by State regulators. Amounts on deposit in excess of levels insured by the Federal Deposit Insurance Corporation (the "FDIC") must be collateralized. The eligible collateral is determined by the PDPA. The PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to the aggregate uninsured deposits. The FDIC insures the first \$250,000 of the Authority's interest-bearing deposits at each financial institution. Deposit balances over \$250,000 are collateralized as required by the PDPA. The Authority's deposits at December 31, 2024 are entirely covered by FDIC or by PDPA.

At December 31, 2024, the carrying value of the Authority's deposits was \$2,297,393 and the bank balance of these accounts was \$2,298,955. The difference between carrying and bank balances represents items that had not cleared the bank at year end.

The Authority held deposits and investments with the following ratings and maturities at December 31, 2024:

<u>Type</u>	<u>Standard &amp; Poor's Rating</u>	<u>Carrying Amount</u>	<u>Investment Maturities</u>	
			<u>Less Than One Year</u>	<u>One to Five Years</u>
<b>Deposits:</b>				
Checking	Not Rated	\$ 314,674	314,674	-
Savings	Not Rated	1,982,719	1,982,719	-
<b>Total</b>		<b>\$ 2,297,393</b>	<b>2,297,393</b>	<b>-</b>

**Housing Authority of the City of Rifle, Colorado  
 dba Rifle Housing Authority  
 Notes to the Financial Statements  
 December 31, 2024  
 (Continued)**

**III. Detailed Notes on All Funds (continued)**

**A. Deposits and Investments (continued)**

The Authority's cash and investments are presented on the Statement of Net Position at December 31, 2024 as follows:

Cash and investments - Unrestricted	\$ 2,240,890
Cash and investments - Restricted	<u>56,503</u>
<b>Total</b>	<u><u>\$ 2,297,393</u></u>

**B. Notes Receivable**

In April 2020, the Authority received an \$800,000 promissory note from the Partnership as consideration for the Partnership's purchase of certain land from the Authority for use in the Partnership's development of the Maxfield Heights Project. The note is secured by a deed of trust on the land and an assignment of all Rents and Revenues of the Partnership attributable to the property, but is subordinate to certain other long-term debt of the Partnership. The outstanding principal balance of the note bears simple interest at 3% per annum, with annual payments of principal and interest to the extent of the Partnership's annual Cash Flow, as defined. The note matures in April 2060.

During 2024, the Authority accrued interest income of \$17,147 in respect of the promissory note. At December 31, 2024, accrued interest receivable on the note was \$49,643 and the principal balance outstanding on the note was \$663,739.

In October 2022, the Authority executed a promissory note in the principal amount of \$150,000 with the Partnership, to fund the Partnership's development, management, operation, and leasing of the Maxfield Heights Project. The note is secured by a deed of trust on the land and an assignment of all Rents and Revenues of the Partnership attributable to the property, but is subordinate to certain other long-term debt of the Partnership. The outstanding principal balance of the note bears simple interest at 3.43% per annum, with annual payments of principal and interest to the extent of the Partnership's annual Cash Flow, as defined. The note matures in November 2057.

During 2024, the Authority accrued interest income of \$5,159 in respect of the promissory note. At December 31, 2024, accrued interest receivable on the note was \$11,516 and the principal balance outstanding on the note was \$150,000.

In October 2022, the Authority executed a promissory note in the principal amount of \$593,000 with the Partnership, to fund the Partnership's development, management, operation, and leasing of the Maxfield Heights Project. The note is secured by a deed of trust on the land and an assignment of all Rents and Revenues of the Partnership attributable to the property, but is subordinate to certain other long-term debt of the Partnership. The outstanding principal balance of the note bears simple interest at 3% per annum, with annual payments of principal and interest to the extent of the Partnership's annual Cash Flow, as defined. The note matures in April 2060.

During 2024, the Authority accrued interest income of \$17,839 in respect of the promissory note. At December 31, 2024, accrued interest receivable on the note was \$39,577 and the principal balance outstanding on the note was \$593,000.

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(Continued)**

**III. Detailed Notes on All Funds (continued)**

**B. Notes Receivable (continued)**

In October 2022, the Authority executed a promissory note in the principal amount of \$300,000 with the Partnership, to fund the Partnership's development, management, operation, and leasing of the Maxfield Heights Project. The note is secured by a deed of trust on the land and an assignment of all Rents and Revenues of the Partnership attributable to the property, but is subordinate to certain other long-term debt of the Partnership. The outstanding principal balance of the note bears simple interest at 3% per annum, with annual payments of principal and interest to the extent of the Partnership's annual Cash Flow, as defined. The note matures in April 2060.

During 2024, the Authority accrued interest income of \$9,025 in respect of the promissory note. At December 31, 2024, accrued interest receivable on the note was \$20,022 and the principal balance outstanding on the note was \$300,000.

**C. Capital Assets**

The Authority's capital asset activity for 2024 was as follows:

	<u>Balance Jan. 1/24</u>	<u>Additions</u>	<u>Disposals</u>	<u>Balance Dec. 31/24</u>
Capital assets not being depreciated:				
Land	\$ 271,989	-	-	271,989
Total capital assets not being depreciated	<u>271,989</u>	<u>-</u>	<u>-</u>	<u>271,989</u>
Capital assets being depreciated:				
Buildings and improvements	4,226,462	6,484	-	4,232,946
Furniture and equipment	57,860	-	-	57,860
Total capital assets being depreciated	<u>4,284,322</u>	<u>6,484</u>	<u>-</u>	<u>4,290,806</u>
Less accumulated depreciation for:				
Buildings and improvements	(2,904,803)	(97,715)	-	(3,002,518)
Furniture and equipment	(46,287)	(7,162)	-	(53,449)
Total accumulated depreciation	<u>(2,951,090)</u>	<u>(104,877)</u>	<u>-</u>	<u>(3,055,967)</u>
Total capital assets being depreciated, net	<u>1,333,232</u>	<u>(98,393)</u>	<u>-</u>	<u>1,234,839</u>
<b>Total Capital Assets, Net</b>	<u>\$ 1,605,221</u>	<u>(98,393)</u>	<u>-</u>	<u>1,506,828</u>

**D. Long-term Liabilities**

Long-term liability activity for 2024 was as follows:

	<u>Balance Jan. 1/24</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance Dec. 31/24</u>
Accrued compensated absences	\$ 27,644	37,293	(22,883)	42,054

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(Continued)**

**III. Detailed Notes on All Funds (continued)**

**E. HAP Contract**

Effective in November 2015, the Authority entered into a HAP Contract with HUD to subsidize sixty tenant rents in the Kendall Heights project. Based on the resources and income of each qualifying tenant, HUD determines the HAP subsidy to be provided to the Authority. The HAP Contract has a 20-year term, expiring in October 2035. During 2024, the Authority earned HAP subsidies totaling \$303,707, or 34% of the Authority's total operating revenues.

**IV. Other Information**

**A. Risk Management**

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and general liability. The Authority carries commercial coverage for these risks and does not expect claims to exceed their coverage. There have been no reductions in coverage in 2024.

**B. Savings Incentive Match Plan for Employees**

The Authority has established a Savings Incentive Match for Employees retirement plan (the "SIMPLE Plan") covering all full-time employees.

The Plan is a defined contribution plan; as such, the Authority has no liability for losses under the Plan and is only liable to pay the value of benefits credited to a participant. The Authority matches employee contributions up to 3% of participating employee wages.

The Authority's current year covered payroll was \$273,878 and current year total payroll was \$392,978. For 2024, the Authority's contributions to the plan totaled \$8,392, while employee contributions totaled \$12,198.

**C. Grant Funds**

The Authority participates in several grant arrangements. Expenses financed by grants are subject to audit and disallowance by granting authorities. Management of the Authority is unaware of any non-compliance issues and feels any potential questions or disallowed costs would not materially affect the presentation of the Authority's financial statements as of and for the year ended December 31, 2024.

**D. Maxfield Heights Project**

Under the terms of the Partnership Agreement, the Authority is to be paid a \$250,000 advisory / facilitation fee for its services in connection with the Maxfield Heights Project. A total of \$137,500 was payable upon the Authority's admission to the Partnership (\$25,000 from the Partnership and \$112,500 from an affiliate of the Partnership's General Partner), with the remaining \$112,500 payable from an affiliate of the Partnership's General Partner upon the earlier of (i) the Partnership's receipt of the Second Installment of Capital Contributions from the Investor Limited Partner pursuant to the Partnership Agreement, or (ii) six months following the issuance of certificates of occupancy for the Maxfield Heights Project.

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(Continued)**

**IV. Other Information (continued)**

**D. Maxfield Heights Project (continued)**

The Partnership Agreement also calls for the Partnership to reimburse the Authority \$25,000 for legal fees and other transactional costs incurred upon its admission to the Partnership.

During 2021, the Authority received fees totaling \$112,500 from the Partnership, as required by the Partnership Agreement.

In April 2020, the Authority entered into a Purchase Option and Right of First Refusal Agreement (the "Purchase Option Agreement"), pursuant to which the Partnership and its Limited Partners granted the Authority a right of first refusal to purchase, for the price and terms specified in the Purchase Option Agreement, either the Maxfield Heights Project (including all related real estate, fixtures, and personal property) or the Limited Partners' aggregate interests in the Partnership.

In May 2021, the Authority's Board approved assigning \$250,000 of its cash balances to fund the Authority's intent to exercise the Purchase Option Agreement in the future. During 2022, the Board approved additional assignments and the opening of a new money market account, whereby all future payments received on the note receivable related to the land contributed to the Partnership will be deposited. As of December 31, 2024, the Authority had \$477,665 set aside for the future exercise of the option.

**E. Services Agreement**

Effective April 30, 2020, but commencing in August 2021, the Authority entered into a Services Agreement with TWG Management, LLC ("TWG", an entity affiliated with the developers of Maxfield Heights Project), pursuant to which the Authority is to assign certain of its management and maintenance employees to manage, operate, and maintain the Maxfield Heights Project for TWG. In consideration for the services provided by the Authority, TWG is to pay a fixed annual fee of \$66,288. Barring termination under applicable provisions, the Services Agreement has an initial term of one year, but automatically renews for successive one-year terms.

In June 2023, the first amendment to the Services Agreement was executed, which revised the fixed annual fee TWG is to pay to \$68,280. Beginning January 1, 2024, the fee will be increased by 3% annually.

In October 2024, the second amendment of the Services Agreement was entered into, according to which TWG shall pay the Authority a fixed annual fee of \$79,151. Beginning January 1, 2026, the fee will be increased annually at a rate of 3% as long as the Agreement is renewed.

During 2024, the Authority received \$70,320 from TWG under the Services Agreement.

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(Continued)**

**IV. Other Information (continued)**

**F. Intergovernmental Agreement – City of Rifle**

In September 2022, the Authority and the City entered into an Intergovernmental Agreement, under which the City agreed to make monthly payments to the Authority for maintenance work performed by Authority employees at the City of Rifle Senior Center. Under the terms of the agreement, the City will reimburse the Authority a monthly maximum of \$1,700 for these services rendered. The Agreement is to remain in effect unless otherwise terminated by either party.

During 2024, the Authority received a total of \$16,466 from the City in accordance with these arrangements.

**G. Related Party**

A member of the Board is employed as a manager at the bank that holds the Authority's cash and investments. The Authority performed a competitive review of area banks to determine which best met the Authority's requirements; which included safety, liquidity, and yield. The referenced Board member abstains from voting in matters pertaining to the Authority's banking and investment decisions.

**H. Concentration – Geographic**

The Authority operates two low-income rental properties in Rifle, Colorado. Future operations could be affected by economic changes or other conditions in that geographical area.

**I. New Accounting Standard**

Effective January 1, 2024, the Authority implemented Governmental Accounting Standards Board Statement No. 101, *Compensated Absences* ("GASB 101"), which requires governments to recognize a liability for all forms of compensated absences, including those that are not paid upon an employee's separation from service, such as sick leave. Under GASB 101, compensated absence liability is based on historical data about the accumulation and forfeiture of leave balances, rather than solely on termination payouts. The implementation of GASB 101 was applied retroactively, but the adoption of this standard resulted in no change or restatement to the Authority's beginning net position for 2024 or 2023.

**SUPPLEMENTARY INFORMATION**



**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Schedule of Net Position - All Projects**  
**December 31, 2024**  
**(With Comparative Totals for December 31, 2023)**

	2024			2023	
	Kendall Heights	Jackson Heights	Maxfield Heights	Total	Total
<b>Assets:</b>					
<b>Current assets:</b>					
Cash and investments - Unrestricted	186,433	2,054,457	-	2,240,890	2,005,770
Cash and investments - Restricted	31,282	25,221	-	56,503	53,211
Due (to) from other project	760,712	(660,636)	(100,076)	-	-
<b>Total - Current assets</b>	<u>978,427</u>	<u>1,419,042</u>	<u>(100,076)</u>	<u>2,297,393</u>	<u>2,058,981</u>
<b>Non-current assets:</b>					
Notes receivable:					
Principal receivable in more than one year	-	1,706,739	-	1,706,739	1,714,773
Interest receivable in more than one year	-	120,758	-	120,758	63,554
Investment in Partnership	-	100	-	100	100
Capital assets:					
Capital assets not being depreciated	110,246	161,743	-	271,989	271,989
Depreciable capital assets, net of accumulated depreciation	437,405	797,434	-	1,234,839	1,333,232
<b>Total - Non-current assets</b>	<u>547,651</u>	<u>2,786,774</u>	<u>-</u>	<u>3,334,425</u>	<u>3,383,648</u>
<b>Total Assets</b>	<u>1,526,078</u>	<u>4,205,816</u>	<u>(100,076)</u>	<u>5,631,818</u>	<u>5,442,629</u>
<b>Liabilities:</b>					
<b>Current liabilities:</b>					
Accounts payable and accrued expenses	4,321	3,031	212	7,564	8,915
Accrued payroll liabilities	-	8,018	-	8,018	6,963
Tenant security deposits	31,282	25,221	-	56,503	53,211
<b>Total - Current liabilities</b>	<u>35,603</u>	<u>36,270</u>	<u>212</u>	<u>72,085</u>	<u>69,089</u>
<b>Non-current liabilities:</b>					
Accrued compensated absences - Due in more than one year	23,670	16,377	2,007	42,054	27,644
<b>Total Liabilities</b>	<u>59,273</u>	<u>52,647</u>	<u>2,219</u>	<u>114,139</u>	<u>96,733</u>
<b>Net Position:</b>					
Net investment in capital assets	547,651	959,177	-	1,506,828	1,605,221
Unrestricted net position (deficit)	919,154	3,193,992	(102,295)	4,010,851	3,740,675
<b>Total Net Position</b>	<u>1,466,805</u>	<u>4,153,169</u>	<u>(102,295)</u>	<u>5,517,679</u>	<u>5,345,896</u>

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

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Schedule of Revenues, Expenses, and Changes in Net Position - All Projects**  
**For the Year Ended December 31, 2024**  
**(With Comparative Totals for the Year Ended December 31, 2023)**

	<b>2024</b>			<b>2023</b>	
	<b>Kendall Heights</b>	<b>Jackson Heights</b>	<b>Maxfield Heights</b>	<b>Total</b>	<b>Total</b>
<b>Revenues:</b>					
Tenant rents, net	293,764	282,232	-	575,996	546,633
Tenant assistance payments	303,707	18,747	-	322,454	318,155
<b>Total - Rentals</b>	<b>597,471</b>	<b>300,979</b>	<b>-</b>	<b>898,450</b>	<b>864,788</b>
Grants	-	20,500	-	20,500	3,000
Property management fees	-	-	70,320	70,320	68,278
Miscellaneous	34,326	28,232	52,977	115,535	72,808
<b>Total Revenues</b>	<b>631,797</b>	<b>349,711</b>	<b>123,297</b>	<b>1,104,805</b>	<b>1,008,874</b>
<b>Operating expenses:</b>					
<b>Operations and maintenance:</b>					
Maintenance labor	122,628	78,810	71,736	273,174	229,155
Repairs and maintenance	53,188	20,356	36,547	110,091	94,538
Utilities	138,798	96,598	820	236,216	234,277
Capital outlay	37,199	49,207	183	86,589	78,060
Depreciation	52,868	52,009	-	104,877	115,003
<b>Total - Operations and maintenance</b>	<b>404,681</b>	<b>296,980</b>	<b>109,286</b>	<b>810,947</b>	<b>751,033</b>
<b>General and administrative:</b>					
Manager salary	47,394	35,753	36,531	119,678	115,321
Employee benefits	22,403	16,741	12,452	51,596	48,954
Legal fees	627	473	-	1,100	789
Accounting and auditing	7,187	5,398	1,804	14,389	13,874
Insurance and bonding	21,047	15,939	-	36,986	28,403
Other administrative	26,784	17,302	1,389	45,475	50,726
<b>Total - General and administrative</b>	<b>125,442</b>	<b>91,606</b>	<b>52,176</b>	<b>269,224</b>	<b>258,067</b>
<b>Total Operating Expenses</b>	<b>530,123</b>	<b>388,586</b>	<b>161,462</b>	<b>1,080,171</b>	<b>1,009,100</b>
<b>Income (Loss) from Operations</b>	<b>101,674</b>	<b>(38,875)</b>	<b>(38,165)</b>	<b>24,634</b>	<b>(226)</b>
<b>Non-operating Revenues (Expenses):</b>					
Investment income	-	147,149	-	147,149	127,580
<b>Change in Net Position</b>	<b>101,674</b>	<b>108,274</b>	<b>(38,165)</b>	<b>171,783</b>	<b>127,354</b>
<b>Net Position (Deficit) - Beginning</b>	<b>1,365,131</b>	<b>4,044,895</b>	<b>(64,130)</b>	<b>5,345,896</b>	<b>5,218,542</b>
<b>Net Position (Deficit) - Ending</b>	<b>1,466,805</b>	<b>4,153,169</b>	<b>(102,295)</b>	<b>5,517,679</b>	<b>5,345,896</b>

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

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Schedule of Revenues, Expenses, and Changes in Net Position - All Projects**  
**Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis**  
**For the Year Ended December 31, 2024**  
**(With Comparative Actual Amounts for the Year Ended December 31, 2023)**

	<b>2024</b>		<b>2023</b>	
	<b>Original and Final Budget</b>	<b>Actual</b>	<b>Final Budget Variance Favorable (Unfavorable)</b>	<b>Actual</b>
<b>Revenues:</b>				
Tenant rents, net	872,975	575,996	(296,979)	546,633
Tenant assistance payments	-	322,454	322,454	318,155
<b>Total - Rentals</b>	<b>872,975</b>	<b>898,450</b>	<b>25,475</b>	<b>864,788</b>
Grants	-	20,500	20,500	3,000
Property management fees	70,325	70,320	(5)	68,278
Miscellaneous	62,500	115,535	53,035	72,808
<b>Total Revenues</b>	<b>1,005,800</b>	<b>1,104,805</b>	<b>99,005</b>	<b>1,008,874</b>
<b>Operating expenses:</b>				
<b>Operations and maintenance:</b>				
Maintenance labor	264,232	273,174	(8,942)	229,155
Repairs and maintenance	126,000	110,091	15,909	94,538
Utilities	255,100	236,216	18,884	234,277
Capital outlay	141,300	93,073	48,227	85,410
<b>Total - Operations and maintenance</b>	<b>786,632</b>	<b>712,554</b>	<b>74,078</b>	<b>643,380</b>
<b>General and administrative:</b>				
Manager salary	121,670	119,678	1,992	115,321
Employee benefits	44,398	51,596	(7,198)	48,954
Legal fees	2,000	1,100	900	789
Accounting and auditing	12,900	14,389	(1,489)	13,874
Insurance and bonding	39,300	36,986	2,314	28,403
Other administrative	42,115	45,475	(3,360)	50,726
<b>Total - General and administrative</b>	<b>262,383</b>	<b>269,224</b>	<b>(6,841)</b>	<b>258,067</b>
<b>Total Operating Expenses</b>	<b>1,049,015</b>	<b>981,778</b>	<b>67,237</b>	<b>901,447</b>
<b>Income (Loss) from Operations</b>	<b>(43,215)</b>	<b>123,027</b>	<b>166,242</b>	<b>107,427</b>
<b>Non-operating Revenues (Expenses):</b>				
Investment income	-	89,945	89,945	75,545
<b>Change in Net Position - Budget Basis</b>	<b>(43,215)</b>	<b>212,972</b>	<b>256,187</b>	<b>182,972</b>
<b>Reconciliation to GAAP Basis:</b>				
Capitalized assets		6,484		7,350
Accrued interest receivable change		57,204		52,035
Depreciation expense		(104,877)		(115,003)
<b>Change in net position - GAAP basis</b>		<b>171,783</b>		<b>127,354</b>
<b>Net Position - Beginning</b>		<b>5,345,896</b>		<b>5,218,542</b>
<b>Net Position - Ending</b>		<b>5,517,679</b>		<b>5,345,896</b>

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

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Schedule of Revenues, Expenses, and Changes in Net Position - Kendall Heights**  
**Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis**  
**For the Year Ended December 31, 2024**  
**(With Comparative Actual Amounts for the Year Ended December 31, 2023)**

	2024		Final Budget Variance Favorable (Unfavorable)	2023
	Original and Final Budget	Actual		Actual
<b>Revenues:</b>				
Tenant rents, net	590,000	293,764	(296,236)	267,588
Tenant assistance payments	-	303,707	303,707	299,438
<b>Total - Rentals</b>	590,000	597,471	7,471	567,026
Miscellaneous	34,675	34,326	(349)	35,971
<b>Total Revenues</b>	624,675	631,797	7,122	602,997
<b>Operating expenses:</b>				
<b>Operations and maintenance:</b>				
Maintenance labor	113,851	122,628	(8,777)	94,926
Repairs and maintenance	76,900	53,188	23,712	62,291
Utilities	151,100	138,798	12,302	138,644
Capital outlay	95,800	43,683	52,117	58,446
<b>Total - Operations and maintenance</b>	437,651	358,297	79,354	354,307
<b>General and administrative:</b>				
Manager salary	42,591	47,394	(4,803)	41,901
Employee benefits	20,176	22,403	(2,227)	20,297
Legal fees	1,500	627	873	-
Accounting and auditing	7,500	7,187	313	7,001
Insurance and bonding	22,300	21,047	1,253	15,179
Other administrative	23,500	26,784	(3,284)	21,633
<b>Total - General and administrative</b>	117,567	125,442	(7,875)	106,011
<b>Total Operating Expenses</b>	555,218	483,739	71,479	460,318
<b>Change in Net Position - Budget Basis</b>	69,457	148,058	78,601	142,679
<b>Reconciliation to GAAP Basis:</b>				
Capitalized assets		6,484		4,189
Depreciation expense		(52,868)		(53,746)
<b>Change in net position - GAAP basis</b>		101,674		93,122
<b>Net Position - Beginning</b>		1,365,131		1,272,009
<b>Net Position - Ending</b>		1,466,805		1,365,131

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

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Schedule of Revenues, Expenses, and Changes in Net Position - Jackson Heights**  
**Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis**  
**For the Year Ended December 31, 2024**  
**(With Comparative Actual Amounts for the Year Ended December 31, 2023)**

	<b>2024</b>		<b>Final Budget Variance Favorable (Unfavorable)</b>	<b>2023</b>
	<b>Original and Final Budget</b>	<b>Actual</b>		<b>Actual</b>
<b>Revenues:</b>				
Tenant rents, net	282,975	282,232	(743)	279,045
Tenant assistance payments	-	18,747	18,747	18,717
<b>Total - Rentals</b>	<b>282,975</b>	<b>300,979</b>	<b>18,004</b>	<b>297,762</b>
Grants	-	20,500	20,500	3,000
Miscellaneous	27,825	28,232	407	28,844
<b>Total Revenues</b>	<b>310,800</b>	<b>349,711</b>	<b>38,911</b>	<b>329,606</b>
<b>Operating expenses:</b>				
<b>Operations and maintenance:</b>				
Maintenance labor	85,949	78,810	7,139	71,024
Repairs and maintenance	49,100	20,356	28,744	26,098
Utilities	104,000	96,598	7,402	94,879
Capital outlay	45,500	49,207	(3,707)	26,920
<b>Total - Operations and maintenance</b>	<b>284,549</b>	<b>244,971</b>	<b>39,578</b>	<b>218,921</b>
<b>General and administrative:</b>				
Manager salary	32,130	35,753	(3,623)	31,627
Employee benefits	15,222	16,741	(1,519)	15,311
Legal fees	500	473	27	337
Accounting and auditing	5,400	5,398	2	5,259
Insurance and bonding	17,000	15,939	1,061	11,290
Other administrative	18,615	17,302	1,313	17,983
<b>Total - General and administrative</b>	<b>88,867</b>	<b>91,606</b>	<b>(2,739)</b>	<b>81,807</b>
<b>Total Operating Expenses</b>	<b>373,416</b>	<b>336,577</b>	<b>36,839</b>	<b>300,728</b>
<b>Income (Loss) from Operations</b>	<b>(62,616)</b>	<b>13,134</b>	<b>75,750</b>	<b>28,878</b>
<b>Non-operating Revenues (Expenses):</b>				
Investment income	-	89,945	89,945	75,545
<b>Change in Net Position - Budget Basis</b>	<b>(62,616)</b>	<b>103,079</b>	<b>165,695</b>	<b>104,423</b>
<b>Reconciliation to GAAP Basis:</b>				
Capitalized assets		-		3,161
Accrued interest receivable change		57,204		52,035
Depreciation expense		(52,009)		(61,257)
<b>Change in net position - GAAP basis</b>		<b>108,274</b>		<b>98,362</b>
<b>Net Position - Beginning</b>		<b>4,044,895</b>		<b>3,946,533</b>
<b>Net Position - Ending</b>		<b>4,153,169</b>		<b>4,044,895</b>

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

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Schedule of Revenues, Expenses, and Changes in Net Position - Maxfield Heights**  
**Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis**  
**For the Year Ended December 31, 2024**  
**(With Comparative Actual Amounts for the Year Ended December 31, 2023)**

	2024		Final Budget Variance Favorable (Unfavorable)	2023
	Original and Final Budget	Actual		Actual
<b>Revenues:</b>				
Property management fees	70,325	70,320	(5)	68,278
Miscellaneous	-	52,977	52,977	7,993
<b>Total Revenues</b>	70,325	123,297	52,972	76,271
<b>Operating expenses:</b>				
<b>Operations and maintenance:</b>				
Maintenance labor	64,432	71,736	(7,304)	63,205
Repairs and maintenance	-	36,547	(36,547)	6,149
Utilities	-	820	(820)	754
Capital outlay	-	183	(183)	44
<b>Total - Operations and maintenance</b>	64,432	109,286	(44,854)	70,152
<b>General and administrative:</b>				
Manager salary	46,949	36,531	10,418	41,793
Employee benefits	9,000	12,452	(3,452)	13,346
Legal fees	-	-	-	452
Accounting and auditing	-	1,804	(1,804)	1,614
Insurance and bonding	-	-	-	1,934
Other administrative	-	1,389	(1,389)	11,110
<b>Total - General and administrative</b>	55,949	52,176	3,773	70,249
<b>Total Operating Expenses</b>	120,381	161,462	(41,081)	140,401
<b>Income (Loss) from Operations</b>	(50,056)	(38,165)	11,891	(64,130)
<b>Net Position (Deficit) - Beginning</b>		(64,130)		-
<b>Net Position (Deficit) - Ending</b>		(102,295)		(64,130)

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

**Housing Authority of the City of Rifle, Colorado**  
**dba Rifle Housing Authority**  
**Schedule of Cash Flows - All Projects**  
**For the Year Ended December 31, 2024**  
**(With Comparative Totals for the Year Ended December 31, 2023)**

	2024			2023	
	Kendall Heights	Jackson Heights	Maxfield Heights	Total	Total
<b>Cash Flows From Operating Activities:</b>					
Cash received for rents and housing assistance	600,424	301,318	-	901,742	864,349
Operating grants and other cash receipts	34,326	48,732	52,977	136,035	75,808
Property management fees received	-	-	70,320	70,320	68,278
Cash paid for goods and services	(287,181)	(201,899)	(41,322)	(530,402)	(551,292)
Cash paid for wages and benefits	(180,725)	(126,633)	(123,420)	(430,778)	(330,130)
Transfers in (out)	(125,366)	94,659	30,707	-	-
<b>Net Cash Provided (Used) By Operating Activities</b>	<b>41,478</b>	<b>116,177</b>	<b>(10,738)</b>	<b>146,917</b>	<b>127,013</b>
<b>Cash Flows From Capital and Related Financing Activities:</b>					
Cash paid to acquire capital assets	(6,484)	-	-	(6,484)	(7,350)
<b>Net Cash Provided (Used) by Capital and Related Financing Activities</b>	<b>(6,484)</b>	<b>-</b>	<b>-</b>	<b>(6,484)</b>	<b>(7,350)</b>
<b>Cash Flows From Investing Activities:</b>					
Interest received	-	97,979	-	97,979	75,545
<b>Net Cash Provided (Used) By Investing Activities</b>	<b>-</b>	<b>97,979</b>	<b>-</b>	<b>97,979</b>	<b>75,545</b>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b>34,994</b>	<b>214,156</b>	<b>(10,738)</b>	<b>238,412</b>	<b>195,208</b>
<b>Cash and Cash Equivalents - Beginning</b>	<b>182,721</b>	<b>1,865,522</b>	<b>10,738</b>	<b>2,058,981</b>	<b>1,863,773</b>
<b>Cash and Cash Equivalents - Ending</b>	<b>217,715</b>	<b>2,079,678</b>	<b>-</b>	<b>2,297,393</b>	<b>2,058,981</b>
<b>Cash and Cash Equivalents - Ending is comprised of:</b>					
Cash and cash equivalents - Unrestricted	186,433	2,054,457	-	2,240,890	2,005,770
Cash and cash equivalents - Restricted	31,282	25,221	-	56,503	53,211
	<u>217,715</u>	<u>2,079,678</u>	<u>-</u>	<u>2,297,393</u>	<u>2,058,981</u>
<b>Reconciliation of Income (Loss) from Operations to Net Cash Provided (Used) by Operating Activities:</b>					
Income (loss) from operations	101,674	(38,875)	(38,165)	24,634	(226)
<b>Adjustments:</b>					
Depreciation	52,868	52,009	-	104,877	115,003
Increase (decrease) - Inter-project balances	(125,366)	94,659	30,707	-	-
(Increase) decrease - Accounts receivable - Other	-	-	-	-	10,733
Increase (decrease) - Accounts payable / accruals	(1,522)	268	(97)	(1,351)	1,387
Increase (decrease) - Accrued payroll liabilities	-	1,055	-	1,055	3,405
Increase (decrease) - Tenant security deposits	2,953	339	-	3,292	(439)
Increase (decrease) - Accrued compensated absences	10,871	6,722	(3,183)	14,410	(2,850)
<b>Net Cash Provided (Used) By Operating Activities</b>	<b>41,478</b>	<b>116,177</b>	<b>(10,738)</b>	<b>146,917</b>	<b>127,013</b>

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