

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

Financial Statements

December 31, 2025

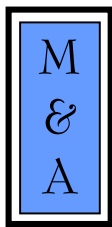


**Housing Authority of the City of Rifle, Colorado
dba Rifle Housing Authority**

**Financial Statements
December 31, 2025**

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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, 2025, 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, 2025 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 13, 2026

MANAGEMENT'S DISCUSSION and ANALYSIS



Housing Authority of the City of Rifle, Colorado

dba Rifle Housing Authority

Management's Discussion and Analysis

December 31, 2025

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, 2025. We encourage readers to consider the information presented here in conjunction with the Authority's 2025 financial statements.

Financial Highlights

- The Authority's assets exceeded its liabilities by \$5,681,562 at December 31, 2025.
- The Authority assets are highly liquid at December 31, 2025, with \$2,526,784 of cash and investments.
- The Authority continues to have no long-term debt.
- The Authority's net position increased by \$163,883 in 2025.
- Total revenues for 2025 declined \$25,711 from 2024, while aggregate expenses decreased \$17,811.

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 2025 and 2024:

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

	2025	2024
Assets:		
Current assets	\$ 2,526,784	2,297,393
Other assets	1,879,444	1,827,597
Capital assets, net	1,410,469	1,506,828
Total Assets	5,816,697	5,631,818
Liabilities:		
Current liabilities	89,763	72,085
Non-current liabilities	45,372	42,054
Total Liabilities	135,135	114,139
Net Position:		
Net investment in capital assets	1,410,469	1,506,828
Unrestricted net position	4,271,093	4,010,851
Total Net Position	\$ 5,681,562	5,517,679

The Authority continues to maintain a high degree of liquidity, with cash and investment balances representing 43% of total assets at December 31, 2025.

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 24% of the Authority's total assets. During 2025, the Authority's net capital assets decreased by a total of \$96,359, as a result of depreciation expense.

The Authority's net position – the extent to which assets exceeded liabilities – was \$5,681,562 at December 31, 2025. This comprises the Authority's net investment in capital assets (\$1,410,469) and unrestricted net position (\$4,271,093) 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, 2025.

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 2025 and 2024:

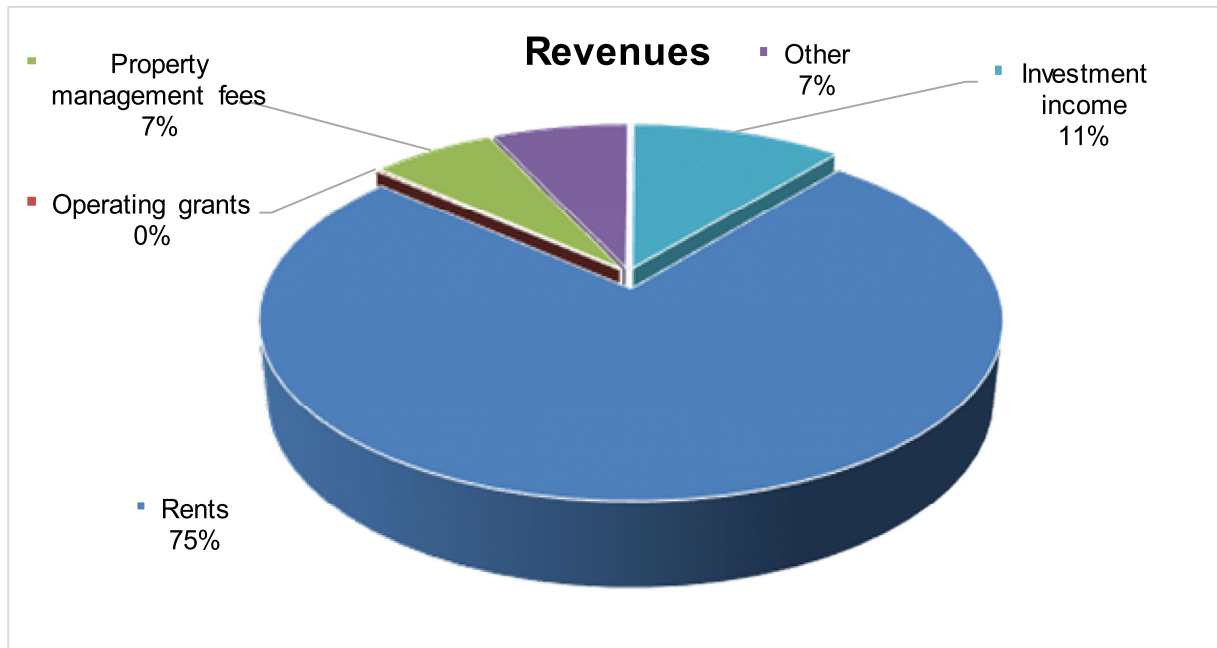
Housing Authority of the City of Rifle, Colorado		
dba Rifle Housing Authority		
<u>Change in Net Position</u>		
	2025	2024
Revenues:		
Program revenues:		
Rentals	\$ 922,224	898,450
Grants	2,000	20,500
Property management fees	79,152	70,320
Other	87,922	115,535
General revenues		
Investment income	134,945	147,149
Total Revenues	1,226,243	1,251,954
Expenses:		
Operations and maintenance	778,824	810,947
General and administrative	283,536	269,224
Total Expenses	1,062,360	1,080,171
Change in net position	163,883	171,783
Net Position - Beginning of Year	5,517,679	5,345,896
Net Position - End of Year	\$ 5,681,562	5,517,679

Rents and rental assistance are typically the Authority's most significant sources of revenues, accounting for approximately 75% of the Authority's total revenues.

The 2025 increase in the Authority's net position of \$163,883 was mainly attributable to the Kendall Heights rent increases and a decrease in capital expenditures for all projects in 2025. Capital outlay expenditures were \$93,073 in 2024 compared to \$48,740 in 2025.

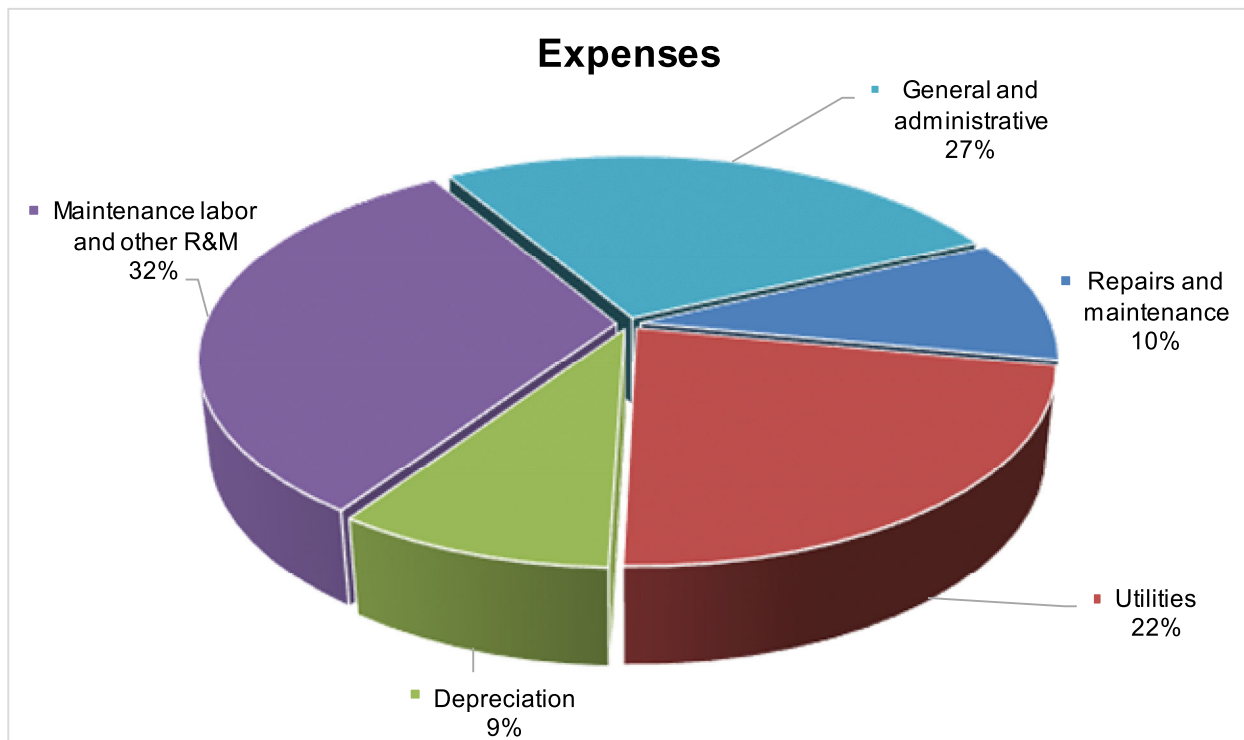
Overview of the Financial Statements (continued)

Financial Analysis of the Authority (continued): The following chart summarizes the components of the Authority's total revenues in 2025:



The Authority's total revenues decreased \$25,711 between 2024 and 2025, primarily due to the decreases in revenue for expense reimbursements relating to management service agreements and a decrease in the rate of return on interest-earning cash balances in 2025.

The following chart summarizes the Authority's expenses, by natural classification, during 2025:



The Authority's expenses decreased \$17,811 from 2024. 2025 had increases in legal fees due to discussions over buying out the management's portion of Maxfield Heights, and payroll costs had a normal increase. However, capital outlay expenditures decreased significantly, which led to an overall reduction in expenses for 2025.

Budget Variances

During 2025, no supplemental appropriations were made to the Authority's budget. 2025 revenues were \$125,300 higher than budgeted for the year, while actual 2025 expenditures for the Authority were \$30,578 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>
Revenues:				
<u>Non-operating:</u>				
Investment income	\$ -	134,945	134,945	The investment income earned on cash held in Authority bank accounts is not budgeted. Additionally, the approximate \$52K interest earned on notes receivable from Partnership are not

Capital assets:

In 2025, the Authority had no capital asset additions, and recorded depreciation expense of \$96,359. 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 2025 was \$5,681,562. The Authority's 2026 budget anticipates a decrease in net position of \$11,307, with revenues of \$1,074,283 and expenditures of \$1,085,590.

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, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Assets:		
Current assets:		
Cash and investments - Unrestricted	2,465,937	2,240,890
Cash and investments - Restricted	60,847	56,503
Total - Current assets	<u>2,526,784</u>	<u>2,297,393</u>
Non-current assets:		
Notes receivable:		
Principal receivable in more than one year	1,706,739	1,706,739
Interest receivable in more than one year	172,605	120,758
Investment in Partnership	100	100
Capital assets:		
Capital assets not being depreciated	271,989	271,989
Depreciable capital assets, net of accumulated depreciation	1,138,480	1,234,839
Total - Non-current assets	<u>3,289,913</u>	<u>3,334,425</u>
Total Assets	<u>5,816,697</u>	<u>5,631,818</u>
Liabilities:		
Current liabilities:		
Accounts payable and accrued expenses	8,113	7,564
Accrued payroll liabilities	20,803	8,018
Tenant security deposits	60,847	56,503
Total - Current liabilities	<u>89,763</u>	<u>72,085</u>
Non-current liabilities:		
Accrued compensated absences - Due in more than one year	45,372	42,054
Total Liabilities	<u>135,135</u>	<u>114,139</u>
Net Position:		
Net investment in capital assets	1,410,469	1,506,828
Unrestricted net position	4,271,093	4,010,851
Total Net Position	<u>5,681,562</u>	<u>5,517,679</u>

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, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Operating Revenues:		
Tenant rents, net	597,597	575,996
Tenant assistance payments	324,627	322,454
Total - Rental Revenues	<u>922,224</u>	<u>898,450</u>
Grants	2,000	20,500
Property management fees	79,152	70,320
Miscellaneous	87,922	115,535
Total Revenues	<u>1,091,298</u>	<u>1,104,805</u>
Operating expenses:		
Operations and maintenance:		
Maintenance labor	289,284	273,174
Repairs and maintenance	105,621	110,091
Utilities	238,820	236,216
Capital outlay	48,740	86,589
Depreciation	96,359	104,877
Total - Operations and maintenance	<u>778,824</u>	<u>810,947</u>
General and administrative:		
Manager salary	125,427	119,678
Employee benefits	53,329	51,596
Legal fees	7,752	1,100
Accounting and auditing	15,497	14,389
Insurance and bonding	39,028	36,986
Other administrative	42,503	45,475
Total - General and administrative	<u>283,536</u>	<u>269,224</u>
Total Operating Expenses	<u>1,062,360</u>	<u>1,080,171</u>
Income (Loss) from Operations	28,938	24,634
Non-operating Revenues (Expenses):		
Investment income	134,945	147,149
Change in Net Position	163,883	171,783
Net Position - Beginning of Year	<u>5,517,679</u>	<u>5,345,896</u>
Net Position - End of Year	<u><u>5,681,562</u></u>	<u><u>5,517,679</u></u>

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, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Cash Flows From Operating Activities:		
Cash received for rents and housing assistance	926,568	901,742
Operating grants and other cash receipts	89,922	136,035
Property management fees received	79,152	70,320
Cash paid for goods and services	(499,319)	(530,402)
Cash paid for wages and benefits	(450,030)	(430,778)
	<u>146,293</u>	<u>146,917</u>
Net Cash Provided (Used) By Operating Activities		
Cash Flows From Capital and Related Financing Activities:		
Cash paid to acquire capital assets	-	(6,484)
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>-</u>	<u>(6,484)</u>
Cash Flows From Investing Activities:		
Interest received	83,098	97,979
	<u>83,098</u>	<u>97,979</u>
Net Cash Provided (Used) By Investing Activities		
Net Increase (Decrease) in Cash and Cash Equivalents	229,391	238,412
Cash and Cash Equivalents - Beginning	<u>2,297,393</u>	<u>2,058,981</u>
Cash and Cash Equivalents - Ending	<u><u>2,526,784</u></u>	<u><u>2,297,393</u></u>
Cash and Cash Equivalents - Ending is comprised of:		
Cash and cash equivalents - Unrestricted	2,465,937	2,240,890
Cash and cash equivalents - Restricted	60,847	56,503
	<u><u>2,526,784</u></u>	<u><u>2,297,393</u></u>
Reconciliation of Income (Loss) from Operations to Net Cash Provided (Used) by Operating Activities:		
Income (loss) from operations	28,938	24,634
Adjustments to reconcile:		
Depreciation	96,359	104,877
Increase (decrease) - Accounts payable / accruals	548	(1,351)
Increase (decrease) - Accrued payroll liabilities	12,786	1,055
Increase (decrease) - Tenant security deposits	4,344	3,292
Increase (decrease) - Accrued compensated absences	3,318	14,410
	<u>3,318</u>	<u>14,410</u>
Net Cash Provided (Used) By Operating Activities	<u><u>146,293</u></u>	<u><u>146,917</u></u>

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

NOTES to the BASIC FINANCIAL STATEMENTS



Housing Authority of the City of Rifle, Colorado
dba Rifle Housing Authority
Notes to the Financial Statements
December 31, 2025

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 on 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, 2025
(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, 2025
(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, 2025, 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, 2025.

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, 2025
(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:

<u>Asset</u>	<u>Estimated Useful Life (Years)</u>
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 3.38 hours per pay period regardless of employee's length of service. Sick leave can accumulate up to 480 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, 2025.

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, 2025.

Housing Authority of the City of Rifle, Colorado
dba Rifle Housing Authority
Notes to the Financial Statements
December 31, 2025
(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, 2025, 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 2025.

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, 2025
(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, 2025 are entirely covered by FDIC or by PDPA.

At December 31, 2025, the carrying value of the Authority's deposits was \$2,526,784 and the bank balance of these accounts was \$2,526,412. 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, 2025:

Type	Standard & Poor's Rating	Carrying Amount	Investment Maturities	
			Less Than One Year	One to Five Years
Deposits:				
Checking	Not Rated	\$ 284,908	284,908	-
Savings	Not Rated	2,241,876	2,241,876	-
Total		<u>\$ 2,526,784</u>	<u>2,526,784</u>	<u>-</u>

Housing Authority of the City of Rifle, Colorado
dba Rifle Housing Authority
Notes to the Financial Statements
December 31, 2025
(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, 2025 as follows:

Cash and investments - Unrestricted	\$ 2,465,937
Cash and investments - Restricted	<u>60,847</u>
Total	<u>\$ 2,526,784</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 2025, the Authority accrued interest income of \$19,912 in respect of the promissory note. At December 31, 2025, accrued interest receivable on the note was \$69,555 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 2025, the Authority accrued interest income of \$5,145 in respect of the promissory note. At December 31, 2025, accrued interest receivable on the note was \$16,661 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 2025, the Authority accrued interest income of \$17,790 in respect of the promissory note. At December 31, 2025, accrued interest receivable on the note was \$57,367 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, 2025
(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 2025, the Authority accrued interest income of \$9,000 in respect of the promissory note. At December 31, 2025, accrued interest receivable on the note was \$29,022 and the principal balance outstanding on the note was \$300,000.

C. Capital Assets

The Authority's capital asset activity for 2025 was as follows:

	Balance			Balance
	Jan. 1/25	Additions	Disposals	Dec. 31/25
Capital assets not being depreciated:				
Land	\$ 271,989	-	-	271,989
Total capital assets not being depreciated	271,989	-	-	271,989
Capital assets being depreciated:				
Buildings and improvements	4,232,946	-	-	4,232,946
Furniture and equipment	57,860	-	-	57,860
Total capital assets being depreciated	4,290,806	-	-	4,290,806
Less accumulated depreciation for:				
Buildings and improvements	(3,002,518)	(94,889)	-	(3,097,407)
Furniture and equipment	(53,449)	(1,470)	-	(54,919)
Total accumulated depreciation	(3,055,967)	(96,359)	-	(3,152,326)
Total capital assets being depreciated, net	1,234,839	(96,359)	-	1,138,480
Total Capital Assets, Net	\$ 1,506,828	(96,359)	-	1,410,469

D. Long-term Liabilities

Long-term liability activity for 2025 was as follows:

	Balance			Balance
	Jan. 1/25	Additions	Reductions	Dec. 31/25
Accrued compensated absences	\$ 42,054	35,955	(32,637)	45,372
	<u>\$ 42,054</u>	<u>35,955</u>	<u>(32,637)</u>	<u>45,372</u>

Housing Authority of the City of Rifle, Colorado
dba Rifle Housing Authority
Notes to the Financial Statements
December 31, 2025
(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 2025, the Authority earned HAP subsidies totaling \$306,402, or 33% 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 2025.

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 \$251,685 and current year total payroll was \$432,617. For 2025, the Authority's contributions to the plan totaled \$7,562, while employee contributions totaled \$12,604.

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, 2025.

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, 2025
(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, 2025, the Authority had \$598,070 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 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, and the fee will be increased by 3% annually. Barring termination under applicable provisions, the Services Agreement has an initial term of one year, but automatically renews for successive one-year terms.

During 2025, the Authority received \$79,152 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, 2025
(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 2025, the Authority received a total of \$18,309 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.

SUPPLEMENTARY INFORMATION



Housing Authority of the City of Rifle, Colorado
dba Rifle Housing Authority
Schedule of Net Position - All Projects
December 31, 2025
(With Comparative Totals for December 31, 2024)

	2025				2024
	Kendall Heights	Jackson Heights	Maxfield Heights	Total	Total
Assets:					
Current assets:					
Cash and investments - Unrestricted	168,417	2,297,520	-	2,465,937	2,240,890
Cash and investments - Restricted	33,743	27,104	-	60,847	56,503
Due (to) from other project	979,990	(833,864)	(146,126)	-	-
Total - Current assets	<u>1,182,150</u>	<u>1,490,760</u>	<u>(146,126)</u>	<u>2,526,784</u>	<u>2,297,393</u>
Non-current assets:					
Notes receivable:					
Principal receivable in more than one year	-	1,706,739	-	1,706,739	1,706,739
Interest receivable in more than one year	-	172,605	-	172,605	120,758
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	<u>387,872</u>	<u>750,608</u>	<u>-</u>	<u>1,138,480</u>	<u>1,234,839</u>
Total - Non-current assets	<u>498,118</u>	<u>2,791,795</u>	<u>-</u>	<u>3,289,913</u>	<u>3,334,425</u>
Total Assets	<u>1,680,268</u>	<u>4,282,555</u>	<u>(146,126)</u>	<u>5,816,697</u>	<u>5,631,818</u>
Liabilities:					
Current liabilities:					
Accounts payable and accrued expenses	3,683	3,671	759	8,113	7,564
Accrued payroll liabilities	7,081	10,713	3,009	20,803	8,018
Tenant security deposits	<u>33,743</u>	<u>27,104</u>	<u>-</u>	<u>60,847</u>	<u>56,503</u>
Total - Current liabilities	<u>44,507</u>	<u>41,488</u>	<u>3,768</u>	<u>89,763</u>	<u>72,085</u>
Non-current liabilities:					
Accrued compensated absences - Due in more than one year	<u>21,627</u>	<u>16,112</u>	<u>7,633</u>	<u>45,372</u>	<u>42,054</u>
Total Liabilities	<u>66,134</u>	<u>57,600</u>	<u>11,401</u>	<u>135,135</u>	<u>114,139</u>
Net Position:					
Net investment in capital assets	498,118	912,351	-	1,410,469	1,506,828
Unrestricted net position (deficit)	<u>1,116,016</u>	<u>3,312,604</u>	<u>(157,527)</u>	<u>4,271,093</u>	<u>4,010,851</u>
Total Net Position	<u>1,614,134</u>	<u>4,224,955</u>	<u>(157,527)</u>	<u>5,681,562</u>	<u>5,517,679</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, 2025
(With Comparative Totals for the Year Ended December 31, 2024)

	2025			2024
	Kendall Heights	Jackson Heights	Maxfield Heights	Total
Revenues:				
Tenant rents, net	320,077	277,520	-	597,597
Tenant assistance payments	306,402	18,225	-	324,627
Total - Rentals	626,479	295,745	-	922,224
Grants	-	2,000	-	2,000
Property management fees	-	-	79,152	79,152
Miscellaneous	34,464	28,389	25,069	87,922
Total Revenues	660,943	326,134	104,221	1,091,298
Operating expenses:				
Operations and maintenance:				
Maintenance labor	121,597	92,376	75,311	289,284
Repairs and maintenance	60,148	25,878	19,595	105,621
Utilities	135,890	101,436	1,494	238,820
Capital outlay	20,282	24,445	4,013	48,740
Depreciation	49,533	46,826	-	96,359
Total - Operations and maintenance	387,450	290,961	100,413	778,824
General and administrative:				
Manager salary	46,787	35,963	42,677	125,427
Employee benefits	22,692	17,239	13,398	53,329
Legal fees	4,376	3,376	-	7,752
Accounting and auditing	7,709	5,789	1,999	15,497
Insurance and bonding	22,242	16,786	-	39,028
Other administrative	22,358	19,179	966	42,503
Total - General and administrative	126,164	98,332	59,040	283,536
Total Operating Expenses	513,614	389,293	159,453	1,062,360
Income (Loss) from Operations	147,329	(63,159)	(55,232)	28,938
Non-operating Revenues (Expenses):				
Investment income	-	134,945	-	134,945
Change in Net Position	147,329	71,786	(55,232)	163,883
Net Position (Deficit) - Beginning	1,466,805	4,153,169	(102,295)	5,517,679
Net Position (Deficit) - Ending	1,614,134	4,224,955	(157,527)	5,517,679

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, 2025
(With Comparative Actual Amounts for the Year Ended December 31, 2024)

	2025			2024
	Original and Final Budget	Actual	Final Budget Variance Favorable (Unfavorable)	Actual
Revenues:				
Tenant rents, net	903,975	597,597	(306,378)	575,996
Tenant assistance payments	-	324,627	324,627	322,454
Total - Rentals	903,975	922,224	18,249	898,450
Grants	-	2,000	2,000	20,500
Property management fees	79,151	79,152	1	70,320
Miscellaneous	65,970	87,922	21,952	115,535
Total Revenues	1,049,096	1,091,298	42,202	1,104,805
Operating expenses:				
Operations and maintenance:				
Maintenance labor	321,438	289,284	32,154	273,174
Repairs and maintenance	102,240	105,621	(3,381)	110,091
Utilities	258,700	238,820	19,880	236,216
Capital outlay	98,000	48,740	49,260	93,073
Total - Operations and maintenance	780,378	682,465	97,913	712,554
General and administrative:				
Manager salary	78,624	125,427	(46,803)	119,678
Employee benefits	37,612	53,329	(15,717)	51,596
Legal fees	1,000	7,752	(6,752)	1,100
Accounting and auditing	13,900	15,497	(1,597)	14,389
Insurance and bonding	43,000	39,028	3,972	36,986
Other administrative	42,065	42,503	(438)	45,475
Total - General and administrative	216,201	283,536	(67,335)	269,224
Total Operating Expenses	996,579	966,001	30,578	981,778
Income (Loss) from Operations	52,517	125,297	72,780	123,027
Non-operating Revenues (Expenses):				
Investment income	-	83,098	83,098	89,945
Change in Net Position - Budget Basis	52,517	208,395	155,878	212,972
Reconciliation to GAAP Basis:				
Capitalized assets		-		6,484
Accrued interest receivable change		51,847		57,204
Depreciation expense		(96,359)		(104,877)
Change in net position - GAAP basis		163,883		171,783
Net Position - Beginning		5,517,679		5,345,896
Net Position - Ending		5,681,562		5,517,679

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, 2025
(With Comparative Actual Amounts for the Year Ended December 31, 2024)

	2025			2024
	Original and Final Budget	Actual	Final Budget Variance Favorable (Unfavorable)	Actual
Revenues:				
Tenant rents, net	621,000	320,077	(300,923)	293,764
Tenant assistance payments	-	306,402	306,402	303,707
Total - Rentals	621,000	626,479	5,479	597,471
Miscellaneous	36,657	34,464	(2,193)	34,326
Total Revenues	657,657	660,943	3,286	631,797
Operating expenses:				
Operations and maintenance:				
Maintenance labor	112,030	121,597	(9,567)	122,628
Repairs and maintenance	56,200	60,148	(3,948)	53,188
Utilities	153,000	135,890	17,110	138,798
Capital outlay	50,000	20,282	29,718	43,683
Total - Operations and maintenance	371,230	337,917	33,313	358,297
General and administrative:				
Manager salary	44,816	46,787	(1,971)	47,394
Employee benefits	21,439	22,692	(1,253)	22,403
Legal fees	500	4,376	(3,876)	627
Accounting and auditing	8,200	7,709	491	7,187
Insurance and bonding	25,000	22,242	2,758	21,047
Other administrative	23,850	22,358	1,492	26,784
Total - General and administrative	123,805	126,164	(2,359)	125,442
Total Operating Expenses	495,035	464,081	30,954	483,739
Change in Net Position - Budget Basis	162,622	196,862	34,240	148,058
Reconciliation to GAAP Basis:				
Capitalized assets		-		6,484
Depreciation expense		(49,533)		(52,868)
Change in net position - GAAP basis		147,329		101,674
Net Position - Beginning		1,466,805		1,365,131
Net Position - Ending		1,614,134		1,466,805

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, 2025
(With Comparative Actual Amounts for the Year Ended December 31, 2024)

	2025			2024
	Original and Final Budget	Actual	Final Budget Variance Favorable (Unfavorable)	Actual
Revenues:				
Tenant rents, net	282,975	277,520	(5,455)	282,232
Tenant assistance payments	-	18,225	18,225	18,747
Total - Rentals	282,975	295,745	12,770	300,979
Grants	-	2,000	2,000	20,500
Miscellaneous	29,313	28,389	(924)	28,232
Total Revenues	312,288	326,134	13,846	349,711
Operating expenses:				
Operations and maintenance:				
Maintenance labor	84,504	92,376	(7,872)	78,810
Repairs and maintenance	46,040	25,878	20,162	20,356
Utilities	105,700	101,436	4,264	96,598
Capital outlay	48,000	24,445	23,555	49,207
Total - Operations and maintenance	284,244	244,135	40,109	244,971
General and administrative:				
Manager salary	33,808	35,963	(2,155)	35,753
Employee benefits	16,173	17,239	(1,066)	16,741
Legal fees	500	3,376	(2,876)	473
Accounting and auditing	5,700	5,789	(89)	5,398
Insurance and bonding	18,000	16,786	1,214	15,939
Other administrative	18,215	19,179	(964)	17,302
Total - General and administrative	92,396	98,332	(5,936)	91,606
Total Operating Expenses	376,640	342,467	34,173	336,577
Income (Loss) from Operations	(64,352)	(16,333)	48,019	13,134
Non-operating Revenues (Expenses):				
Investment income	-	83,098	83,098	89,945
Change in Net Position - Budget Basis	<u>(64,352)</u>	66,765	<u>131,117</u>	103,079
Reconciliation to GAAP Basis:				
Accrued interest receivable change		51,847		57,204
Depreciation expense		<u>(46,826)</u>		<u>(52,009)</u>
Change in net position - GAAP basis		71,786		108,274
Net Position - Beginning		<u>4,153,169</u>		<u>4,044,895</u>
Net Position - Ending		<u>4,224,955</u>		<u>4,153,169</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 - Maxfield Heights
Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis
For the Year Ended December 31, 2025
(With Comparative Actual Amounts for the Year Ended December 31, 2024)

	2025			2024
	Original and Final Budget	Actual	Final Budget Variance Favorable (Unfavorable)	Actual
Revenues:				
Property management fees	79,151	79,152	1	70,320
Miscellaneous	-	25,069	25,069	52,977
Total Revenues	<u>79,151</u>	<u>104,221</u>	<u>25,070</u>	<u>123,297</u>
Operating expenses:				
Operations and maintenance:				
Maintenance labor	124,904	75,311	49,593	71,736
Repairs and maintenance	-	19,595	(19,595)	36,547
Utilities	-	1,494	(1,494)	820
Capital outlay	-	4,013	(4,013)	183
Total - Operations and maintenance	<u>124,904</u>	<u>100,413</u>	<u>24,491</u>	<u>109,286</u>
General and administrative:				
Manager salary	-	42,677	(42,677)	36,531
Employee benefits	-	13,398	(13,398)	12,452
Accounting and auditing	-	1,999	(1,999)	1,804
Other administrative	-	966	(966)	1,389
Total - General and administrative	<u>-</u>	<u>59,040</u>	<u>(59,040)</u>	<u>52,176</u>
Total Operating Expenses	<u>124,904</u>	<u>159,453</u>	<u>(34,549)</u>	<u>161,462</u>
Income (Loss) from Operations	<u>(45,753)</u>	<u>(55,232)</u>	<u>(9,479)</u>	<u>(38,165)</u>
Net Position (Deficit) - Beginning		<u>(102,295)</u>		<u>(64,130)</u>
Net Position (Deficit) - Ending		<u>(157,527)</u>		<u>(102,295)</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 Cash Flows - All Projects
For the Year Ended December 31, 2025
(With Comparative Totals for the Year Ended December 31, 2024)

	2025				2024
	Kendall Heights	Jackson Heights	Maxfield Heights	Total	Total
Cash Flows From Operating Activities:					
Cash received for rents and housing assistance	628,940	297,628	-	926,568	901,742
Operating grants and other cash receipts	34,464	30,389	25,069	89,922	136,035
Property management fees received	-	-	79,152	79,152	70,320
Cash paid for goods and services	(274,589)	(196,710)	(28,020)	(499,319)	(530,402)
Cash paid for wages and benefits	(185,092)	(142,687)	(122,251)	(450,030)	(430,778)
Transfers in (out)	(219,278)	173,228	46,050	-	-
Net Cash Provided (Used) By Operating Activities	(15,555)	161,848	-	146,293	146,917
Cash Flows From Capital and Related Financing Activities:					
Cash paid to acquire capital assets	-	-	-	-	(6,484)
Net Cash Provided (Used) by Capital and Related Financing Activities	-	-	-	-	(6,484)
Cash Flows From Investing Activities:					
Interest received	-	83,098	-	83,098	97,979
Net Cash Provided (Used) By Investing Activities	-	83,098	-	83,098	97,979
Net Increase (Decrease) in Cash and Cash Equivalents	(15,555)	244,946	-	229,391	238,412
Cash and Cash Equivalents - Beginning	217,715	2,079,678	-	2,297,393	2,058,981
Cash and Cash Equivalents - Ending	202,160	2,324,624	-	2,526,784	2,297,393
Cash and Cash Equivalents - Ending is comprised of:					
Cash and cash equivalents - Unrestricted	168,417	2,297,520	-	2,465,937	2,240,890
Cash and cash equivalents - Restricted	33,743	27,104	-	60,847	56,503
	<u>202,160</u>	<u>2,324,624</u>	<u>-</u>	<u>2,526,784</u>	<u>2,297,393</u>
Reconciliation of Income (Loss) from Operations to Net Cash Provided (Used) by Operating Activities:					
Income (loss) from operations	147,329	(63,159)	(55,232)	28,938	24,634
Adjustments:					
Depreciation	49,533	46,826	-	96,359	104,877
Increase (decrease) - Inter-project balances	(219,278)	173,228	46,050	-	-
Increase (decrease) - Accounts payable / accruals	(638)	640	546	548	(1,351)
Increase (decrease) - Accrued payroll liabilities	7,081	2,695	3,010	12,786	1,055
Increase (decrease) - Tenant security deposits	2,461	1,883	-	4,344	3,292
Increase (decrease) - Accrued compensated absences	(2,043)	(265)	5,626	3,318	14,410
Net Cash Provided (Used) By Operating Activities	(15,555)	161,848	-	146,293	146,917

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