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HOMES FOR GOOD HOUSING AGENCY

BOARD OF COMMISSIONERS MEETING WEDNESDAY JULY 24TH, 2019

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- VI. DISCUSSION— 2020 ANNUAL AGENCY BUDGET WORK SESSION

AGENDA

Homes for Good Housing Agency



BOARD OF COMMISSIONERS

Location of the meeting:

Board of County Commissioners Conference Room, Public Service Building, 125 East 8th Avenue, Eugene, OR, 97401

Phone: 541.682.2506

The meeting location is wheelchair-accessible. Anyone needing special accommodations (deaf, people with hearing loss, language translation, chemical sensitivity needs, and large print copies of agenda), please make your request at least 48 hours prior to the meeting.

Wednesday, July 24th, 2019

(1:30 p.m.) Board of County Commissioners Conference Room, Public Service Building, 125 East 8th Avenue, Eugene, OR, 97401

1. PUBLIC COMMENTS – 20 Minutes

(Maximum time 20 minutes: Speakers will be taken in the order in which they sign up and will be limited to 3-minutes per public comments. If the number wishing to testify exceeds 10 speakers, then additional speakers may be allowed if the chair determines that time permits or may be taken at a later time.)

2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE (2 min. limit per commissioner)

3. ADJUSTMENTS TO THE AGENDA

4. COMMISSIONERS' BUSINESS

5. EMERGENCY BUSINESS

6. ADMINISTRATION

- A. Approval of Minutes: 06/19/2019
- B. Executive Director Report (Estimated 5 minutes)
- C. **PRESENTATION**—Audit Exit Report from Moss Adams (Estimated 20 minutes)
- D. **ORDER 19-24-07-01H**— In the Matter of Acknowledging Former and Current Discriminatory Practices in Oregon. (Estimated 15 Minutes) (Emily Yates, Family Self Sufficiency Coordinator)
- E. **DISCUSSION**—2020 Annual Budget Work Session (Estimated 20 minutes) (Jeff Bridgens, Finance Director)

7. OTHER BUSINESS

Adjourn

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



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Wednesday, June 19th, 2019

(1:30 p.m.) Board of County Commissioners Conference Room, Public Service Building, 125 East 8th Avenue, Eugene, OR, 97401

1. PUBLIC COMMENTS

Sara Pendersen

Pat Reilly

Joshua Kielas

Jaqueline McClure

Julie Hulme

Above is a list of those who bore public testimony, a recording of public comment is available upon request by emailing jshaw@homesforgood.org. Written testimony that was submitted can be found in APPENDIX A.

2. COMMISSIONERS RESPONSE TO PUBLIC COMMENT AND/OR OTHER ISSUES AND REMONSTRANCE

Jay Bozievich: I would like to express my disappointment that people feel there was no public process. When Eugene developed and adopted the masterplan there was significant public process, and it was at that time that the greenway goals were addressed, not in the individual development of a single parcel. Unless you want to change that masterplan and ask for re-zoning, that is when you would have to re-address that greenway goal. But that parcel was zoned medium density residential and passed through the entire process of appeals and everything else and met the standard to be part of the masterplan for Eugene, in a very public process. We share the same values of protecting the greenway, and the masterplan process addresses that, and pre-dates my elected time in office. So, I wanted to say there was a very public process to zone that land as medium density residential. There has also been a very public process where this board

has adopted masterplans and have adopted 5-year plans that we have to submit to HUD. Those plans stated that we were going to get rid of some properties, so we could purchase or develop other properties, and identified some of the surplus, and was done very openly and publicly. The land was put on the market publicly, and there was nothing that excluded anyone from purchasing it, and we don't have the ability to choose who purchases it, we did not pick who purchased it. In fact, we would probably be putting the organization at liability and at risk if we denied someone from purchasing it, there is the Fair Housing Act which makes it illegal to deny people from submitting contracts. So, there was a public process to set the zoning of the property, there was a public process to set the masterplans for this organization, and the land was sold publicly. At this point we are under contract, and I don't believe we have the ability to enter into a dispute resolution process.

Pete Sorensen: I am really happy that we had the opportunity for public comment today. We heard a little bit about the work that Mr. Reilly and other River Road residents are putting into the issue of affordable housing on River Road. Thanks for handing out your leaflets Mr. Reilly for what's going on in this development. Sometimes when we have these conversations about low income housing, people are mad at us because we are trying to get affordable or low-income housing places. We had quite an ongoing dispute with the neighbors for the Oaks at 14th when we were working with people who were just being released from prison and jail, and that was very controversial. But what I'm interested in is always looking forward. In any given facet of life we are going to make mistakes, we are going to wish we did things differently, and I don't want to go backwards to look at those mistakes, but I also want to recognize that we have a dispute, and we have people who are angry at the agency, and we have a buyer who I think will not want to buy where they are not wanted, and you are right Commissioner: we have a contract, and contracts can either be enforced, they can be modified or they can be canceled, or changed, and that process for doing that, such as the extension of the contract, and if we wanted to, to cut down on the opposition and anger and see if there can be an agreement, that is what mediation is all about: seeing if we can get people to come to an agreement, that seems to be a good thing. I think at the appropriate time, which will probably be the next item on the agenda, that we move the discussion of the Lombard street property to the top of the line so that the people who have come here for public comment can see the discussion.

I was taking notes and one person said we should have mediation for all, one person said we should cancel the contract, one person said we should have mediation between Evergreen and Homes for Good, now to me, those are all different things. I would like to see a discussion when we get to that item, and to move that item up so that people who are here for public comment can see that.

Pat Farr: Thank you, not much to say, but that the majority of the former board is still the majority of this board. We are a seven member board, only a few members have changed. We are not a board of the Lane County Commissioners, nor do we make decisions as Lane County Commissioners. Thank you.

Michelle Thurston: I would like to point out that when this sale happened, I was not part of this board either. So that makes three of us that are new who did not know what was going on. But, that being said, my second day as a new commissioner, a lot of you came to the meeting and expressed your concern over the sale of this property, and quite frankly I had heard of the

sale but didn't know much about it. So, over the last year I have done an exorbitant amount of research, asking questions, looking up things, and trying to decipher what I heard from the community and what Homes for Good had to say, and doing that I have come up with my thought. You are right, the area is a beautiful area, it is gorgeous, but my role as a Homes for Good Commissioner is to do what is right for Homes for Good, and the people who will utilize those services. In my opinion, selling that property was the right thing to do because the ability to use that property as public housing, to get the tax exempt status, the cost, the location, the fact that it is in the flood-plane (and I know that that has been addressed, but still that is a costly thing) and every time we have to shell out money for a legal battle, or surveys, that is money that is being taken away. That is someone who is not being housed. So in the future we have to look at facts, like: we could have built tiny homes on the property like someone suggested, maybe 5 or 6. But then again, we are looking at a community that doesn't want things built there, and just a few units, where we could use this money to build a large complex, or at least built more units to house more people. So as hard as it is to say, we have to look at: what can we do for the least amount of money for the greatest amount of good for a community and house the people who need homes. In my opinion, this is how this is done. Is it a beautiful area? Absolutely, but the way the zoning is happening, this is how it goes now. This is what the community chose years ago. We are following those rules, exactly as they are laid out. As Commissioner Bozievich said, nothing was done behind the back, no slide of hand or lack of communication. Everyone can find the steps that Homes for Good took to sell this property, and now we need this money to build more housing. I do appreciate everyone coming, and I have listened, and I have heard what you have to say. I would like to say that I am not an elected official, I have been a resident in the Homes for Good programs for over twenty years, and I know what it's like to need affordable housing. I would like to point out that when we are in this room, the Lane County Commissioners are not Lane County Commissioners, they are board members who have to do what is the best for Homes for Good, and it seems like most people when they come in here are not addressing them as board members, they are addressing them as Lane County Commissioners. I just wanted to point out that there is a distinction between the Lane County Commissioners, and the Homes for Good Board of Commissioners.

Joe Berney: I came into this in January, during the years in which Commissioner Bozievich mentioned, that the public process was taking place. I want to apologize that I was not part of that. I was traveling back and forth to southern California building literally hundreds of millions of dollars of solar, energy efficiency, energy storage and microgrids, commercial industrial retrofits because of my interest in clean energy. I don't know what options are, and are not available for this board, and I rely on Jacob and staff to tell us that. But I do want to say this: if there is the ability to have a dispute resolution process, I for one would be for that. Were I involved earlier on, sir, I would have asked the exact same questions that you asked. But I don't know if there is the time for that or not at this point. I for one will ensure that all of the citizen input of items discussed are applied, or I at least as one person will vote that they be applied, to further Homes for Good activities.

Heather Buch: Thank you. When it comes to an ADR, in my experiences with contracts and such, my first hunch is that it's not going to fly. With ADRs we have to have interest on both sides, and we have a buyer who really wants this property, I don't think they would have lasted this long if they didn't. So, I don't know if that would work, although I am in the same boat as

Commissioner Sorenson, that when we talk about the future, I think It might be the right time to talk about how we can facilitate this better in the future, and how we can involve the community more so that this doesn't happen again.

Joe Berney: I also think that people have brought up a good point, and it might not be applicable at this point, but that is: who does Homes for Good sell to and what is that process? And if it is a public process and we can't intervene, I get that, but I also know that this particular developer has a pretty bad rep in the community and it does make for bad optics.

Jay Bozievich: I don't disagree with what you said, but it is one of those things that we would be in a world of legal liability if we turn down an offer without good reason.

Michelle Thurston: Or pick and choose who we sell to.

Jay Bozievich: Right

Patt Farr: Just on the note of the developer: I have had bad experiences with Evergreen, mainly, however, on their response to Eugene code, and requirements by the city of Eugene. So actually, to villainize Everygreen might not be completely accurate, but Eugene code requires less parking to in order to encourage people to use more transit instead of personal vehicles. I have spent many years working on bringing more affordable housing and supportive housing, and it is high on my list, and if I had my County Commissioner hat on, I would put it as 1a on the issues for the county, but also the city of Eugene requires certain things like dense infill based upon zero expansion of the urban growth boundary, and that's absolutely going to happen, and that's an issue with the city of Eugene.

3. AJUSTMENTS TO THE ADGENDA

Jacob Fox: I like Pete's idea of moving the River Road discussion to the top of the agenda, but what we have encountered over the last six months, is that because of the public comment taking up so much time it has really disrupted the Board and staff's ability to present and deliberate on other items. So, we have about 55 minutes, and frankly a little more than 55 minutes left on the agenda. So I guess if you would like to move it to the top, we have a number of guests here to help present materials, and I think they can all be here until three, but I need to ask just for business reasons that we keep the discussion to 20 minutes or less, if the Board chooses to move this discussion.

Pete Sorenson: I would like to make the request to move item 6.G: DISCUSSION—River Road, Lombard Street Property Sale to the top of the agenda. I have no objection to setting a timer to keep the discussion at 20 minutes.

Char Reavis: Ok, if there are no other objections, we will move it to the top of the list but limit it to exactly 20 minutes.

4. COMMISSIONERS' BUSINESS

Patt Farr is participating via phone and may lose cell phone reception.

5. EMERGENCY BUSINESS

6. ADMINISTRATION

A. Approval of Minutes: 05/22/2019

Motion: **Michelle Thurston**

Second: **Heather Buch**

Minute approved as written unanimously 7/0

G. DISCUSSION—River Road, Lombard Street Property Sale. (Estimated 20 minutes) (Jacob Fox, Executive Director) (Ross Williamson, Legal Counsel)

Jacob Fox: In your board packet is a summary of materials that have been previously presented to the Board. We understand the neighbor's opposition to the project, I don't argue with that opposition, I think that that is their right as humans and members of this community. In your packet is a brief memo, a timeline of significant events, and a Q&A. We put this together because we wanted people to be able to see how this played out, and because there was a lot of misinformation being circulated by some members of the neighborhood. I'm not saying that people misrepresented the information in a devious way, but buying and selling property, and the world of affordable housing is a complex ecosystem, and we just wanted to make this fact sheet so that we could be clear and transparent.

Jay pointed out the amount of energy that has been brought to this board, and the accusations that I have misrepresented information or haven't been transparent to the Board does feel bad to me, it doesn't make me feel good as a person who has integrity and ethics and has always been truthful as an employee in every organization that I have worked for. But again, that is my job to deal with controversial issues, and we have been shouted down in many neighborhoods and been told that they don't want low income people in their backyards. What I would say, out of respect for the neighbors is that I appreciate the fact that you guys haven't communicated that. But for me the fact that so much energy has been spent giving public testimony and organizing people to oppose this sale to this board, and frankly very little, if any, energy engaging with the city of Eugene to enhance greenway protection and change the code that underlays the land-use options for this properties and other properties throughout Eugene, also just feels out of balance and weird to me. Frankly, I will say I lived in Portland for twenty years, and I had apartment communities built up right next to my house, and I had neighbors looking right into my backyard, and it doesn't feel good, and that happened all over Portland, and with the way the population is changing that's going to happen in Eugene.

Interjection from Audience: Not necessarily

Jacob Fox: Infill is going to happen in Eugene unless citizens work with elected officials, and planning bodies to make changes.

So with that, my engagement with Ross, and a handful of other attorneys indicates to me that us trying to get out of this contract would be a breach of a purchase and sale agreement, we would be litigated against, it is highly likely we would lose, almost certainly that we would lose, and we would end up being told by a judge to sell the property based on the terms of the contract that we breached. I haven't felt much wiggle room, and I haven't felt I could bring the Board options, because that is the nature of the legally binding purchase and sale agreement that I believe we are in, based on lots of discussions with lots of different lawyers.

Ross Williamson: Ross tells of the times that he came before the board and talked to them in executive session about this matter last year, and his colleague Rebecca coming in March of this year.

The end result is as Jacob has just told you, and there is no change to that advice.

Michelle Thurston: What would be the cost approximately be if Homes for Good breaches the contract, gets brought to court, and is sued by the other side?

Ross Williamson: Our estimate is that a legal battle would be about \$100,000 and that is primarily because we believe we would not win.

Michelle Thurston: And that would be taken away from what we receive for the property itself.

Ross Williamson: You would have to find that money somewhere, yes.

Pete Sorenson: A lot of times contracts provide that the side that breaches the contract pays the other sides attorney fees, is that a provision that is written into this contract?

Ross Williamson: Yes, I do believe it is, and that is the reason for the high number. The cost to my office to defend the litigation would probably not be \$100,000 but if it proceeds to the end, and you have to pay our fees and the other sides fees, that's where the numbers gets big.

Pete Sorenson: What are some of the factors of Evergreen not wanting to move forward? Is the 400-day extension an indication of Evergreen wanting to move forward? Or is it them saying we need a lot more time, we might not want to do this? Could that be the opening for mediation?

Ross Williamson: Putting myself in their shoes, I believe that their opinion would be that they have spent a lot of money on attorneys, and experts, and professionals to get this property developed. And what that extension was, is to go through the land-use process, which they are still going through and are defending litigation right now on that process. So, they are obviously spending money to put this project forward, and so I see no reason for them to back out.

Michelle Thurston: And that's the LUBA?

Ross Williamson: Right, they are actually before the Court of Appeals right now.

Pete Sorenson: Do you anticipate another extension?

Ross Williamson: I have no way of knowing that, but it seems that they are wanting to resolve the litigation before closing. So, I would expect that would be the case.

Pete Sorenson: Are they eligible for another extension?

Ross Williamson: I believe they are.

Pete Sorenson: So, they can get another 400 days on top of what we have already agreed to?

Ross Williamson: And again, as soon as they resolve those issues I think they will be ready to close. So, the variable right now I think we have is the land-use approval for the development. Once that is settled, I don't see any more roadblocks to them closing.

Jacob Fox: The way the purchase and sale agreement is written, the time in which they have to buy the property tolls until the appeal is concluded. So, after the appeals process in the Court of Appeals is concluded, and if it is favorable to the buyer, they have 30 days to purchase the property. There is one possible next step: the opponents of the project could propose the Oregon Supreme Court takes the case, but as I understand it the Oregon Supreme Court doesn't take land-use cases often. So, if the Oregon Supreme Court did take it, the purchase and sale agreement would continue to toll until that process is complete.

Pete Sorenson: Lastly, do you have an idea of whether mediation would be appropriate in this case?

Ross Williamson: To be honest, I don't see how it would work, mediation is a voluntary process, Evergreen has no reason to enter into a voluntary process right now.

Michelle Thurston: When the contract was originally done, was the extension put in the original contract, or was it added later?

Ross Williamson: The allowance for an extension was in the original contract.

Michelle Thurston: So, this wasn't something that just came by, and we are going to extend this, but it was in the original verbiage and wasn't added in later.

Ross Williamson: Right, they knew they had a land-use process in front of them, and they built in that opportunity to fulfill the land-use process before closing. So that was built in.

Pete Sorenson: Another question: in terms of the opportunities for the public to challenge this, one is the land-use, but what are some of the other options can be reasonably foreseen with these types of disputes?

Ross Williamson: Other than the Land-Use Appeal process, I don't know of another legal forum for the complaints.

B. EXECUTIVE DIRECTOR REPORT (estimated 5 minutes)

Jacob Fox: I think the thing that I on the front of my mind, and important to the Board is the development of the Homes for Good diversity, equity, and inclusion initiative. This is a process of looking at our intimate systems with an "equity lens" and the Lane County Commissioners have done a lot of great work under the county umbrella in terms of business systems. The example that I like to use, and we haven't done this analysis yet, but one of the things that we will be doing is looking at the demographics and race of people who are receiving eviction notices and analyzing whether there is a disparity or not. Are we issuing eviction notices to people with disabilities on a more frequent basis? Are we issuing eviction notices to communities of color more often than we are to Caucasian folks who live in our housing? I am very committed to this work. Char and Michelle actually interviewed with our consultants yesterday, and there will be other opportunities for the Board to engage. As this initiative takes shape I will be keeping the Board up to speed and at some point this fall there will be some sort of more formal engagement with the board to help us think about how to run a more equitable organization.

Char Reavis: For people who have severe and consistent health illness or issues, will that be considered in the assessment of evictions?

Jacob Fox: Yes, it will. Wakan is not here, but we will be looking at our eviction process.

C. ORDER 19-19-06-01H— In the Matter of Approving the Submission of the PHA 2020-2025 Five-Year Plan and FY2020 Annual Plan (Estimated 15 minutes) (Alli Swartz, Real Estate Specialist) (Melanie Church, Property Management Analyst)

Melanie Church: Explains the process that Homes for Good has taken in evaluating, modifying, and taking input for their guiding documents. The next step is a board order to allow the submission to HUD.

Michelle Thurston: Did you have any significant questions, adjustments, or comments on the plan?

Melanie Church: We did not.

Char Reavis: I just wanted to express my appreciation again of the staff bringing these to the RAB and getting input and feedback on them.

Michelle Thurston: Also expresses her appreciation.

Jay Bozievich: Points out the public notice of the plan.

Melanie Church and Michelle Thurston: Discuss the various public notices that were given for the plan including the posting in the Register Guard, the affidavit that goes with it, the public hearing, etc.

Jay Bozievich: Following up: does this plan include the disposing of any property?

Jacob Fox: I'm thinking about the sale of the scattered sites, and I don't think those are talked about in this plan, I think they have been talked about in previous plans.

Steve Ochs: They have been talked about in previous plans, and there will be a board order for a significant amendment for RAD phase 2 in an upcoming board meeting. There will be a public hearing for that probably in the August meeting, and it will be on the disposal of the remaining 100 units of the scattered sites.

Jay Bozievich: I just wanted to point out that there was public notice, and there was a public hearing, and that the plan was available for inspection and comment. I just wanted to point out that there is nothing secretive about what we are doing.

Motion: **Heather Buch**

Second: **Michelle Thurston**

This motion has passed 6/0 with Pat Farr being excused

D. ORDER 19-19-06-02H— In the Matter of Authorizing Execution of Ground Lease with Lane County for the Bus Barn Property in Eugene, Oregon. (Steve Ochs, Real Estate Development Director) (Estimated 5 minutes)

Steve Ochs: Explains about the need for the Bus Barn lease and the relationship to the MD Commons project. He talks about the RFP process of getting the land, and potential long-term plans ideas for the property.

Jacob Fox: Talks about the day care that is currently on the property who Homes for Good will continue to let use the space, and other opportunities for the land.

Jay Bozievich: I have a question for Ross: So, since five of us on this board are Lane County Commissioners, and Lane County is on both sides of the lease, is there a conflict of interest for us voting on this?

Ross Williamson: Ethics laws worry about you and your capacity as a business owner, so since Lane County is not a business, it isn't a conflict of interest.

Motion: **Heather Buch**

Second: **Michelle Thurston**

This motion has passed 6/0 with Pat Farr being excused

E. ORDER 19-19-06-03H— In the Matter of Authorizing the Execution and Delivery of a Financing Agreement and Note in the Principal Amount Not to Exceed \$9,200,000 to Refinance the 2017 Loan and Finance the Renovation, Improvement and Equipping of the Admin Building; Designating an Authorized Representative and Special Counsel; and Related Matters. (Estimated 20 minutes) (Nora Cronin, Project Developer)

Jacob Fox: Introduces some of the architects from PIVOT architecture, and John Brown the real-estate broker, who came to the meeting to answer any questions. Jacob expresses his excitement for the project.

A lot has changed since I started with the organization in 2013. I would say we were really disinvested in our employees. We had a culture of not sending them to trainings, our fleet was in disrepair, many buildings had envelope issues, and one of the administrative buildings is almost uninhabitable. Jacob expresses that because of the growing complexity of the organization they figured out about four years ago that we need to get under one roof. Getting under one roof will help eliminate redundancies: two buildings means two front desks, extra administrative support, two alarm systems, etc.

Jacob talks about trauma considerations, and trauma informed design.

Jacob talks about the reality of mass-shooting, and the shooter scare situation that occurred at the Day Island office this past month. Jacob also talks about seismic and other emergency event precautions the new building will address.

Nora Cronin: Talks about the loan and financing that was decided on. She talks about the tax-exempt portion of the loan. Not all of the loan can be tax exempt because Kaiser will be leasing the ground floor, and they are not a public entity or nonprofit, and can't benefit from a tax-exempt loan. Homes for Good took the square footage of what Kaiser is renting, which is 15%,

so that portion will get a higher interest rate, but the other 85% of the purchasing cost, and all of the cost of the construction will be at the lower loan interest-rate.

Jacob Fox: Talks about potential visions for the property, and potentially building affordable housing over what is now a parking lot.

Michelle Thurston: So, will all of the Homes for Good Staff, including that maintenance staff and shops behind Fairview be running out of the new building?

Jacob Fox: No, a lot of the staff at Fairview will move into the new building. At the Fairview property we have a woodshop, metal shop, and a paint booth, and that is an area that our maintenance staff uses. We have actually been putting in shops at various properties and the vision that there will be onsite maintenance shops, not necessarily at every building, but distributed geographically around the county. Then our intention will be to lease out the entire complex.

Michelle Thurston: How will that effect the community of McKenzie Village?

Jacob Fox: Jacob describes the complex of McKenzie village, and the administrative building being the central hub to the community.

The idea that the maintenance staff and property management staff for that site would probably office somewhere in the building, and be excluded from the space that we lease.

Michelle Thurston: I'm thinking specifically of the community room that McKenzie Village uses.

Jacob Fox: We would either use that community room, or build a new one in the future, residents would still have access to using that space.

Joe Berney: What is the length of the loan?

Nora Cronin: Explains the loan terms.

Joe Berney: Has anyone looked at the potential of later down the line, expanding the building up?

Nora Cronin: No, we have not gone through that exercise.

Michelle Thurston: Is it possible to do that for a historic building?

Nora Cronin: It is a historically significant building, but it is not a historic building. But the short answer is no, we haven't explored it. But it would probably be a pretty crazy to think about. Nora also explains about the environmental review that the building site had to undergo through HUD and the State Historic Preservation Office because of Homes for Good's funding.

Michelle Thurston: As a resident I am really excited about this. There has been times that I have had to go back and forth between the buildings, and I don't drive anymore, and the access to public transportation isn't very good and there are no quick routes, especially when there is bad weather. Michelle also talks about being excited about the openness of the building compared to the darkness of the current buildings, and the increase of parking.

Motion: **Heather Buch**

Second: **Michelle Thurston**

This motion has passed 6/0 with Pat Farr being excused

F. ORDER 19-19-06-04H— In the Matter of Updating the Housing Choice Voucher Administrative Plan Local Preferences (Estimated 15 minutes) (Beth Ochs, Rent Assistance Division Director)

Heather Buch: I would like to recuse myself of this vote. I would like to declare a conflict of interest. I have a business interest with a property management company. Because of tenant law, property managers must take Section 8 vouchers, and since this order is about changing section 8, I will recuse myself.

Beth Ochs: Explains the Mainstream Vouchers.

Motions: **PETE SORENSON**

Second: **JOE BERNEY**

This motion has passed 5/0 with Pat Farr being excused, and Heather Buch recusing herself.

7. OTHER BUSINESS

Adjourn

Please note this is a short excerpt of the proceedings, a full recording of the meeting is available upon request by emailing jshaw@homesforgood.org

Key Features

Affordable
Energy Efficient
Ample Green Space
Vibrant Landscaping
Community Connections
Emergency Preparedness



St. Vincent de Paul Society of Lane County, Inc. presents

River Road Affordable Housing

53 units for households at or below 50% and 30% of AMI

Fostering Community

The River Road Community Organization (RRCO) has shared extensive input throughout this process, which has informed our process and design.

We look forward to continued collaboration with the neighborhood through our four member Neighborhood Engagement Team.

By providing high performance housing centered around vibrant landscaping and open space, River Road Affordable Housing is a model for multifamily development. RRAH provides opportunities for residents to learn and grow and invites neighbors to connect.

Affordable for Populations in need

- Most units for families at or below 50% AMI
 - 1 bedroom (7): \$533
 - 2 bedroom (16): \$633
 - 3 bedroom (24): \$729
- 5 units for households at 30% AMI
 - 1 bedroom (4): \$293
 - 2 bedroom (1): \$350
- 5 units for clients of Womenspace



Energy Efficient

- Earth Advantage standards
- High performance building envelope
- Ductless mini-split heat pumps provide efficient heating & cooling
- All buildings PV ready

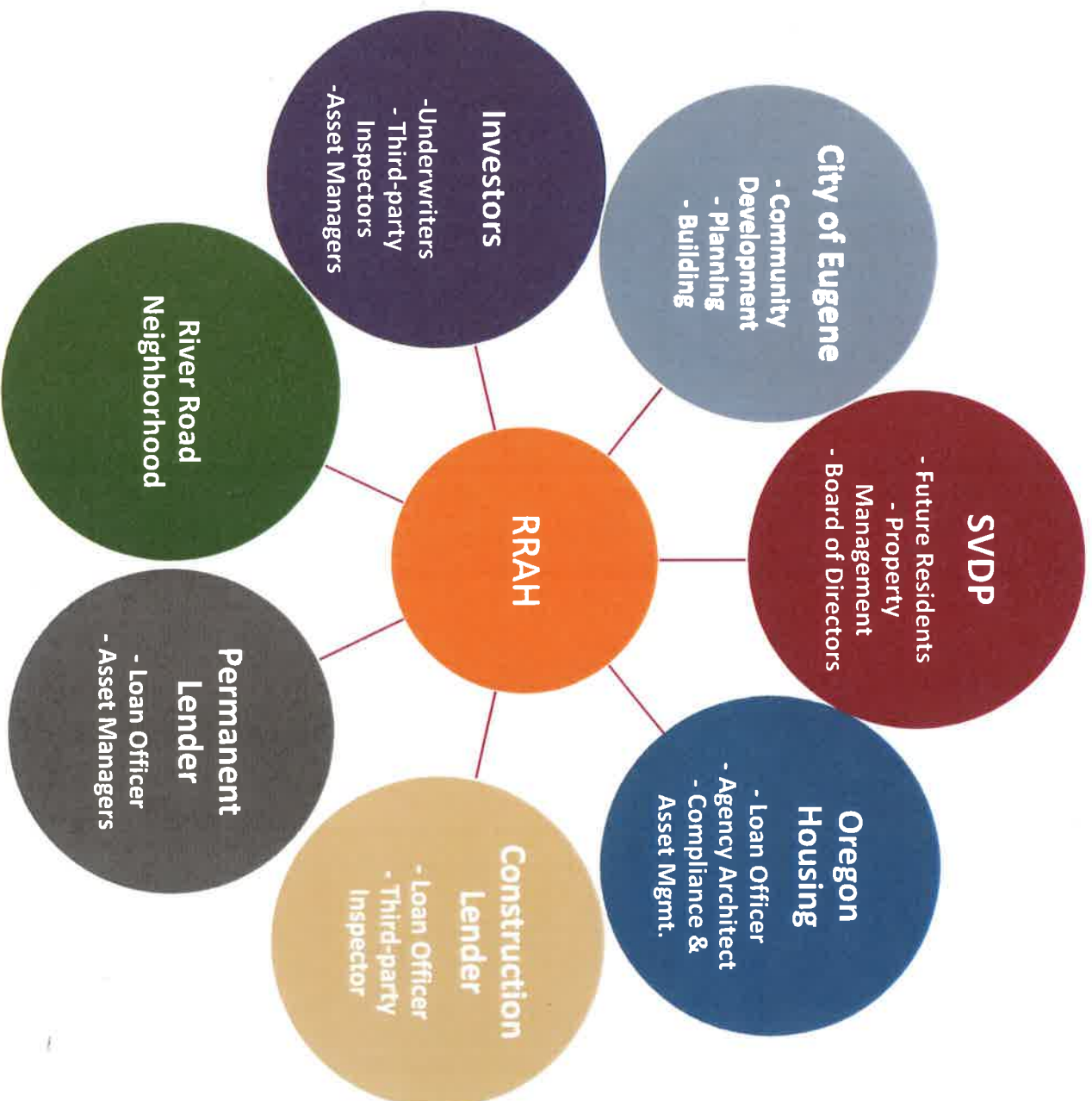
Promotes Multimodal Transportation

- EWEB Electric Car Sharing Pilot Program
- PeaceHealth Rides Bikeshare Station
- Ample parking

Innovative community building (above) is built to essential facility standards and can be immediately occupied after an emergency. It includes a gathering space, a 'flex space', kitchen, computer area, offices, and a large storage area for emergency supplies. This building will serve residents and neighborhood groups.

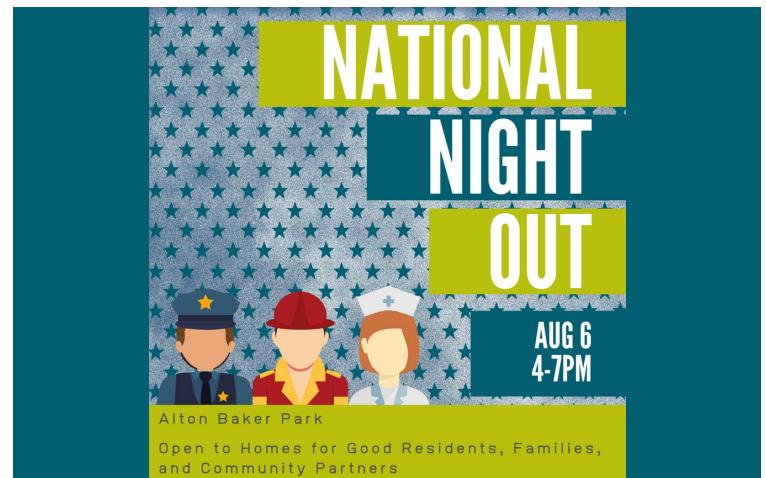


River Road Affordable Housing Stakeholders



July 6th, 2019 marked the 70th year of Homes for Good serving Lane County. We will be celebrating this milestone by communicating our past achievements, our current achievements, and our planned future achievements through a video that we are currently working to finalize. When this video is complete, we will share with the Homes for Good Commissioners along with many organizations and leaders in our community. I want to give a special thanks to Ela Kubok and Jordyn Shaw for their creative and exceptional work on celebrating all that we have accomplished and all that we will accomplish in the coming years. In addition to the video, we will be adding our 70 years of providing a home to people with low-incomes as a theme to the many community events we have planned over the coming months including the Market District Commons ground breaking, the National Night out celebration on August 6th, the ground breaking for The Commons on MLK, the ground breaking for Taney Place, the ground breaking for Hayden Bridge Meadows and the opening of our new administrative building. Our impact across Lane County over the past 70 years runs deep and has created housing opportunities and self sufficiency for countless Lane County residents who need a place to call home.

We are so excited to celebrate the ground breaking at Market District Commons on July 17th. The tireless work of the Homes for Good team that led to this ground breaking is unprecedented and the laser like focus from Steve Ochs in managing the different requirements of all the funders is the reason why we are having this celebration. From the subsidy laying review challenges we had HUD in Washington DC due to the federal government shutdown to the complex condominium ownership structure I can say without hesitation that this is the most complicated apartment community that we have ever developed. Lane County's vision for revitalizing downtown in partnership with the City of Eugene was nothing short of brilliant and the steadfast support we received from Brian Obie and his team for this mixed use, multi project development is unparalleled. The future of affordable housing develop is public/private partnerships and clearly we have shaped a new best practice for our community and beyond.



Lastly we are so excited to report that after the Homes for Good Board approved the financing for our new administrative building at 100 West 13th in Eugene at our last board meeting on June 19th. We closed on the financing on June 26th, and on July 8th construction officially began on this project that will continue to catalyze the transformation of our organization into the future. I want to thank Nora Cronin for her leadership in the design for our new building and for securing very favorable financing in partnership with Christopher Herthel from the Moss Adams Real Estate Advisory Services team.





AGENDA CHECKLIST

AGENDA INFORMATION TO BE SUBMITTED TO THE BOARD OFFICE

(Jordyn Shaw, Communications Administrative Specialist ext 2593)

One Title Memo

Agenda Packet
One Original Hard Copy plus
One copy e-mailed to
jshaw@homesforgood.org

Material Due
Due by 12 pm Wednesday
preceding the week it will be
included in the agenda notice

AGENDA TITLE: Audit Exit Presentation

DEPARTMENT **Finance**

CONTACT **Jeff Bridgens, Finance Director** EXT **2525**

PRESENTER **Moss Adams** EXT

AGENDA DATE: **07/24/2019**

THIS ITEM WILL INVOLVE:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Consent Calendar | <input type="checkbox"/> Report | <input type="checkbox"/> Appointments | <input type="checkbox"/> Committee Reports |
| <input type="checkbox"/> ORDER/Resolution | <input type="checkbox"/> Discussion & Action | <input checked="" type="checkbox"/> Discussion/Presentation Only | |
| <input type="checkbox"/> Ordinance/Public Hearing | | | |
| Public Comment Anticipated? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Estimated Time <u>20 min</u> | |

NOTE: DEPARTMENT MANAGER MUST SIGN OFF BEFORE SUBMITTING TO BOARD OFFICE

Executive Director/: **Jacob Fox** Date **7/16/2019**

Deputy Director

Legal Staff-Review by: Date

*if required

Management Staff- **Jeff Bridgens** Date **7/16/19**

Review by:



HOMES FOR GOOD M E M O R A N D U M

TO: Homes for Good Board of Commissioners

FROM: Jeff Bridgens, Finance Director

AGENDA ITEM TITLE: Moss Adams Homes for Good Housing Agency Audit Results for Fiscal Year 2018

AGENDA DATE: July 24, 2019

I. MOTION

None required

II. ISSUE

Moss Adams – Discussion of Audit Results for 2018 Homes for Good Housing Agency’s financial statements.

III. DISCUSSION

A. Background

Homes for Good Housing Agency is required by the State of Oregon, HUD, grantors and by various creditors to prepare annual financial statements and to subject those financial statements to an audit by an Independent Certified Public Accountant.

The CPA firm Moss Adams completed the audit for Homes for Good Housing Agency for the fiscal year ending September 30, 2018.

B. Analysis

The financial statements include an introductory section called Management’s Discussion and Analysis (MD&A) on pages 5–17. The purpose of this section is to discuss the financial condition and changes in the financial condition using language and tables that are more accessible to readers who may not be accustomed to reading financial statements in the proscribed accounting formats.

The financial statements include financial information about Homes for Good Housing Agency programs including: Housing, Community Services and Rent Assistance.

The basic financial statements which appear on pages 18-23 refer to the primary government, which represents all of Homes for Good Housing Agency’s properties, activities and programs except for its eight tax credit properties which are summarized in the column labeled discretely presented component units.

The notes to the financial statements appear on pages 24–62. Moss Adams highlights in their presentation that the most sensitive disclosures are, Notes 2 and 3 with regard to deposits and investments, Note 6 with regard to receivable and Note 8 disclosing long-term debt agreements.

Information about individual activities or programs of Homes for Good Housing Agency appears in a section called supplementary information which begins on page 66. Several schedules are included in this section of the financial statements and provide detailed information about Homes for Good's programs and operations.

Homes for Good Housing Agency's Financial Statements contain several reports from Moss Adams.

The Report of Independent Auditors on pages 1–3 expresses the auditor's opinion about the fair presentation of the financial statements. The report expresses an unmodified opinion on the financial statements.

The Report of Independent Auditors on Compliance and on Internal Control Financial Reporting Based on an Audit of Financial Statements Performed in Accordance with Oregon Minimum Standards is included on pages 142–143. The report describes the scope of testing and internal controls and compliance with *Minimum Standards for Audits of Oregon Municipal Corporations*.

The Report of Independent Auditors on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards on pages 145–146 is required for audits performed in accordance with *Government Auditing Standards*. This report describes the scope of the auditors testing of internal controls and compliance. There were no instances of noncompliance or other matters reported.

The Report of Independent Auditors on Compliance for the Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance on pages 147-148 expresses the auditor's opinion on major federal programs other matters. The report expresses an unmodified opinion with no findings. Moss Adams selected several federal programs for compliance testing that include: Rural Rental Housing Loans, HOME, Housing Choice Voucher Cluster and Low Income Housing Prevention and Resident Ownership Act of 1990.

Representatives of Moss Adams have joined us to discuss their audit of Homes for Good Housing Agency's financial statements. They have a brief presentation and are available to answer any questions you may have.

C. Recommendation

None required.

IV. IMPLEMENTATION/FOLLOW-UP

The Homes for Good Housing Agency's 2018 financial statements and audit reports will be posted to the Homes for Good Housing Agency's website for public viewing.

V. ATTACHMENT

Homes for Good Housing Agency 2018 Financial Statements and Audit Reports.

Moss Adams Presentation



2018 FINANCIAL REPORT

Homes. **People.** Partnerships. **Good.**

HOMES FOR GOOD HOUSING AGENCY

**Financial Statements and Supplementary Information
for the year ended September 30, 2018 and Report of Independent Auditors
and Single Audit Reports**

INTRODUCTORY SECTION

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**HOMES FOR GOOD HOUSING AGENCY
LIST OF PRINCIPAL OFFICIALS**

SEPTEMBER 30, 2018

BOARD OF COMMISSIONERS

Pat Farr	125 E. 8 th Avenue Eugene, OR 97401
Jay Bozievich	125 E. 8 th Avenue Eugene, OR 97401
Joe Berney	125 E. 8 th Avenue Eugene, OR 97401
Heather Buch	125 E. 8 th Avenue Eugene, OR 97401
Pete Sorenson	125 E. 8 th Avenue Eugene, OR 97401
Charene Reavis	177 Day Island Rd Eugene, OR 97401
Michelle Thurston	177 Day Island Rd Eugene, OR 97401

ADMINISTRATION

Jacob Fox	Executive Director
Jeffery Bridgens	Finance Director
Ela Kubok	Communications Director
Wakan Alferes	Resident Services Director
Bailey McEuen	Human Resources Director
Steve Ochs	Real Estate Development Director
Beth Ochs	Rent Assistance Division Director
Steve Jole	Energy Services Director

FINANCIAL SECTION

MANAGEMENT'S DISCUSSION AND ANALYSIS

INTRODUCTORY SECTION

**HOMES FOR GOOD HOUSING AGENCY
LIST OF PRINCIPAL OFFICIALS**

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Steve Jole	Energy Services Director

FINANCIAL SECTION

Report of Independent Auditors

Board of Commissioners of
Homes for Good Housing Agency
Eugene, Oregon

Report on the Financial Statements

We have audited the accompanying financial statements of Homes for Good Housing Agency (the Agency), a component unit of Lane County, Oregon, as of and for the year ended September 30, 2018, and the financial statements of Hawthorn-At-29th LLC, New Winds Apartments Limited Partnership, Roosevelt Crossing Limited Partnership, Oaks-At 14th LLC, Munsel Park Limited Partnership, Turtle Creek Apartments Limited Partnership, Bascom Village II LLC and Richardson Bridge LLC (the aggregate discretely presented component units), as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of the aggregate discretely presented component units, which represent 100 percent of the assets, net position, and revenues of the aggregate discretely presented component units. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the aggregate discretely presented component units, are based solely on the report of other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. The financial statements of New Winds Apartments Limited Partnerships, Oaks-At 14th LLC, Turtle Creek Apartments Limited Partnership, Bascom Village II LLC and Richardson Bridge LLC were not audited in accordance with *Government Auditing Standards*.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Agency's preparation and fair presentation of the financial statements 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 Agency's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Agency and the aggregate discretely presented component units as of September 30, 2018, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 17 and the schedule of changes in total OPEB liability and related ratios on page 64 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The supplementary information on pages 66 through 141, and the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* on pages 149 through 151 are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplementary information and schedule of expenditures of federal awards is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. 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 auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information and schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements. The introductory section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Reports of Other Legal and Regulatory Requirements

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 21, 2019 our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Other Reporting Required by Minimum Standards for Audits of Oregon Municipal Corporations

In accordance with the *Minimum Standards for Audits of Oregon Municipal Corporations*, we have issued our report dated June 21, 2019 on our consideration of the Agency's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.



For Moss Adams LLP
Eugene, Oregon
June 21, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

HOMES FOR GOOD HOUSING AGENCY

MANAGEMENT'S DISCUSSION AND ANALYSIS

Homes for Good Housing Agency ("Homes for Good" or the "Agency") is the public housing authority of Lane County, Oregon. The Agency was created by resolution of the County Board of Commissioners, pursuant to Oregon Revised Statutes, Housing, Public Health and Safety section 456.075, with a mission to provide affordable, decent, safe and sanitary housing to low- and moderate-income families and households. The Agency's Board of Commissioners includes the Lane County Board of Commissioners and two appointed commissioners who are public housing residents. Homes for Good is a component unit of Lane County, Oregon and these financial statements are included in Lane County's financial statements.

Management's Discussion and Analysis (MD&A) provides an overview of the Agency's financial activities for the fiscal year ended September 30, 2018. Please read it in combination with the Agency's financial statements.

Financial Highlights

The composition and financial position of Homes for Good fluctuates from year to year due to the Agency's development efforts to provide low income housing for residents of Lane County. During the pre-development phase, projects are reported as part of the Agency. After syndication, projects are reported as discretely presented component units. After the 15-year tax credit is completed, the projects normally return to the Agency as blended component units. This ongoing change in ownership and reporting entity is responsible for significant fluctuations in Homes for Good's net position, total assets, total liabilities and total capital assets.

- Homes for Good reported net position of approximately \$55,450,000, as of September 30, 2018. This represents an increase of 3,286,000 (6.3%) from the prior year's reported net position.
- Total assets and deferred outflows of resources were approximately \$71,630,000 which represents an increase of approximately \$7,319,000 or 11% from September 30, 2017. The increase in assets is attributable to increases in cash and investments which includes the sales proceeds from the Day Island administrative building and the 12 units of public housing that were sold as part of the Rental Assistance Demonstration (RAD) project and an increase of \$2,900,000 in non-depreciable capital assets which includes \$1,700,000 in improvements to the public housing stock as part of an energy performance contracting project and just under \$700,000 in pre development costs on new affordable housing projects.
- Total liabilities were approximately \$16,175,000 which was an increase of approximately \$4,028,000 or 33% from September 30, 2017. This increase is due to the new note payable of \$4,300,000 for the Agency's energy performance contracting project.
- Approximately \$16,322,000 of the Agency's combined net position was unrestricted. It is an increase of \$517,000 over the prior year although as a percent of total net position, this represents 29%, which is consistent with the prior year.

HOMES FOR GOOD HOUSING AGENCY

MANAGEMENT'S DISCUSSION AND ANALYSIS

- Total operating revenue for the year ended September 30, 2018 was approximately \$32,636,000, an increase of \$3,056,000 or 10% over the prior year. All categories of operating revenue, dwelling rent, housing assistance grants (the Housing Choice Voucher program), other government grants and other income, showed increases of between 10% and 21% except for the HUD operating subsidies which declined by less than 1%.
- The operating loss for the year ended September 30, 2018 was approximately \$(1,182,000). For the year ended September 30, 2017, the operating loss was approximately \$(2,914,000). The change of approximately \$1,604,000 is due to the 10% increase in operating revenue net of an increase to operating expenses of 3%.

Using This Report

This report consists of a series of financial statements which are listed in the Table of Contents. The basic financial statements reflect the financial position, results of operations and cash flows of Homes for Good, as a whole, as of and for the year ended September 30, 2018.

The basic financial statements for the fiscal year ended September 30, 2018, are presented in two columns: primary government and discretely presented component units. The primary government includes all the Agency's programs, including the Housing Choice Voucher program, housing projects, community services programs and the Agency's blended component units: HACSA Partner LLC, HousingPlus, Walnut Park Limited Partnership, The Orchards Limited Partnership, Laurel Gardens Limited Partnership, Jacob's Lane Limited Partnership, Sheldon Village I Limited Partnership, Sheldon Village II Limited Partnership and Sheldon Village Apartments LLC.

The discretely presented component unit column includes eight low-income housing tax credit limited partnerships/limited liability corporations. For a more detailed discussion of the reporting entity, please see Notes to the Financial Statements, Note 1- Summary of Significant Accounting Policies.

One of the important uses of the MD&A is to compare the current year financial position and changes in net position to the previous year. The Statement of Net Position, the Statement of Revenue, Expenses and Changes in Net Position and the Statement of Cash Flows report information about Homes for Good as a whole in a way that supports this comparison. The tables, charts, and comments pertain to the primary government and exclude the discretely presented component units.

The supplemental information (including required supplementary information) reflects the combining financial statements of all the Agency's separate programs. The Financial Data Schedule (FDS) is required by the United States Department of Housing and Urban Development (HUD). HUD has established Uniform Financial Reporting Standards that require the Agency to submit financial information electronically using the FDS format. The numbers in the left-hand column of the supplemental schedules reflect HUD's chart of accounts.

Overview of the Financial Statements and Financial Analysis

Homes for Good transactions are recorded as an enterprise fund. Enterprise funds use the accrual basis of accounting; revenue is recorded when earned and expenses are recorded when incurred, regardless of when the cash is received or disbursed.

The Statement of Net Position presents Homes for Good's financial position as of September 30, 2018. It is a snapshot of the Agency's accounts on that specific date. Assets are defined as what the Agency owns, and liabilities are what it owes. Therefore, net position, simply stated, is the difference between what Homes for Good owns less amounts Homes for Good owes to others. Changes in net position over time is a useful indicator of whether the Agency's financial condition is improving or declining.

While the Statement of Net Position presents the financial position as of a specific date, the Statement of Revenues, Expenses and Changes in Net Position measures the Agency's results and change in net position for a period of time; in this case the year ended September 30, 2018.

The Statement of Cash Flows is an analysis of the increase or decrease in the Agency's cash balances during the year.

HOMES FOR GOOD HOUSING AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS

Net Position

As previously described, net position may serve over time as an indicator of a government's financial position. In the case of Homes for Good, assets exceed its liabilities by approximately \$55,450,000 at the close of the fiscal year and the Agency's net position increased by approximately \$3,286,000 over the prior year. The increase in the Agency's total assets reflects gains realized by selling long-term capital assets. Homes for Good sold several of its properties during 2018, including one of its administrative buildings in Eugene, Oregon.

	September 30,	
	2018	2017
Assets and Deferred Outflows of Resources:		
Current assets	\$ 16,345,709	\$ 11,251,943
Capital assets	48,620,774	46,486,942
Other assets	6,652,251	6,572,439
Deferred outflows of resources	11,247	-
Total assets and deferred outflows of resources	<u>71,629,981</u>	<u>64,311,324</u>
 Liabilities and Deferred Inflows of Resources:		
Current liabilities	6,530,603	2,382,006
Non-current Liabilities	9,644,229	9,765,171
Deferred inflows of resources	5,035	-
Total liabilities and deferred inflows of resources	<u>16,179,867</u>	<u>12,147,177</u>
 Net position		
Net investment in capital assets	36,097,636	34,087,040
Restricted net position	3,029,910	2,271,973
Unrestricted net position	<u>16,322,568</u>	<u>15,805,134</u>
Net position	<u>55,450,114</u>	<u>52,164,147</u>
Total liabilities and net position	<u>\$ 71,629,981</u>	<u>\$ 64,311,324</u>

HOMES FOR GOOD HOUSING AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS

Changes in Net Position

	Year Ended September 30,	
	2018	2017
Dwelling rent	\$ 5,966,226	\$ 5,325,515
Housing assistance grants	18,798,681	17,027,431
HUD operating subsidies	3,642,325	3,657,569
Other government grants	2,443,171	1,992,707
Other income	1,826,260	1,576,440
Total operating revenues	<u>32,676,663</u>	<u>29,579,662</u>
Housing assistance payments	17,399,437	16,082,258
Administration	7,074,871	6,546,592
Tenant services	267,651	188,505
Utilities	994,299	959,422
Maintenance	5,019,302	5,151,360
Protective services	21,182	21,111
Insurance	242,651	242,198
Other	875,713	1,473,083
Non-routine maintenance	11,012	5,534
Depreciation	1,911,147	1,823,680
Total operating expenses	<u>33,817,265</u>	<u>32,493,743</u>
Operating loss	(1,140,602)	(2,914,081)
Non-operating income (expenses)		
Interest income	169,334	144,532
Special items	4,301,252	770,618
HUD capital grants	294,382	745,542
Interest expense	(338,399)	(106,445)
Increase (decrease) in net position	<u>\$ 3,285,967</u>	<u>\$ (1,359,834)</u>

Dwelling rent increased by over \$600,000 from the previous reporting period. The \$400,000 of this increase is attributable to commercial tenant rents from leasing of portions of the Agency's new administrative building located in downtown Eugene, Oregon.

Homes for Good received more assistance from HUD during 2018 in the form of housing assistance funding. The Housing Choice Voucher program received \$1,771,000 more in 2018 and consequently the Agency provided more in the form of housing assistance payments.

Home for Good's net position increased predominantly because of converting long-term assets to cash through the sale and disposition of capital assets. The agency realized over \$4,000,000 of gain on the sale of real estate. These gains are reported as special items on the statement of revenues, expenses and changes in net position for the year ended September 30, 2018.

Capital Assets and Debt Administration

The Agency's investment in capital assets is comprised of land, buildings, equipment and construction in progress, with buildings representing the largest component. The figures in the following table represent the historical cost of the Agency's capital assets. Note 7-Capital Assets contained in the Notes to Financial Statements of this report provides more detailed information about capital asset activities of Homes for Good. During fiscal year 2018, there was an increase of approximately \$2,158,000 to capital assets for all categories combined, net of accumulated depreciation. Significant amounts by category include:

Land - Land increased by a net amount of \$519,619. This represents the purchase of land in Glenwood, Oregon for \$750,670 and the sale of certain public housing properties under HUD's Rental Assistance Demonstration ("RAD") program.

Buildings and improvements – Buildings and improvements decreased by approximately \$932,000 during 2018. The Agency sold its administrative building located in Eugene, Oregon. New building improvements include roofing and exterior stairs at 14Pines totaling \$119,000, ductless heat pumps at Firwood totaling \$115,000 and improvements to public housing units from the spending of HUD capital grants totaling approximately \$660,000 including roofing at McKenzie Village located in Springfield, Oregon and patio improvements at Cresview located in Creswell, Oregon.

Construction in progress – The Agency's construction in progress increased substantially by a net amount of \$2,276,000. Growth in Homes for Good's construction in progress is attributable to the Agency's investments in energy performance measures and investment in predevelopment costs for several new affordable housing projects. During 2018 the Agency spent and capitalized approximately \$1,757,000 related to Energy Performance Contracting (EPC).

The Agency's pre-development costs for affordable housing projects include costs related to Market District Commons, The Commons on MLK, Taney Place Apartments and Hayden Bridge Meadows. These four new affordable housing projects will provide approximately 220 units of new affordable housing units over the next two years. The Agency's pre-predevelopment costs for these affordable housing projects totaled approximately \$1,375,000 for the period ended September 30, 2018.

The Agency transferred approximately \$840,000 from construction in progress buildings and improvements placed in service.

Accumulated depreciation - Accumulated depreciation increased by depreciation expense \$1,911,000 less removal of accumulated depreciation due to the disposal of buildings during 2018.

HOMES FOR GOOD HOUSING AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS

Capital Assets	September 30,	
	2018	2017
Land	\$ 11,593,321	\$ 10,973,703
Buildings and improvements	78,572,238	78,554,913
Furniture and equipment	3,262,656	2,958,558
Construction in progress	<u>4,177,443</u>	<u>1,901,417</u>
Total capital assets	97,605,658	94,388,591
Less: accumulated depreciation	<u>(48,984,884)</u>	<u>(47,901,649)</u>
Capital assets, net of accumulated depreciation	<u>\$ 48,620,774</u>	<u>\$ 46,486,942</u>

Long-Term Debt

The Agency's long-term debt includes notes payable which were incurred to purchase or rehabilitate low income housing. The debt is payable from the net cash flow of operations and is secured by the real property. Note 8-Long-Term Liabilities contained in the Notes to Financial Statements of this report provides more detailed information about borrowing activities of Homes for Good.

	September 30,	
	2018	2017
Bonds, net of accretion of bond discount	\$ -	\$ 270,000
Notes payable	<u>13,079,741</u>	<u>9,383,530</u>
Total	<u>\$ 13,079,741</u>	<u>\$ 9,653,530</u>

Budgets, Significant Changes and Economic Factors

The Agency's budget for the year ended September 30, 2018 was approved by the Homes for Good Board of Commissioners in September 2017. The Agency's budget is primarily supported by federal funds (71%), with the majority coming from the Department of Housing and Urban Development. The Agency is affected by Federal budget appropriations.

Although Homes for Good is not subject to Oregon Budget Law, the Agency prepares annual budgets for all significant operations. Monthly budget to actual reports are prepared and reviewed by management. When a manager expects to exceed budgeted expenses, the item is discussed but no formal budget amendment is prepared. The following paragraphs include information about budget surpluses and shortfalls for the Agency's significant operations.

HOMES FOR GOOD HOUSING AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS

2019 Homes for Good Budgeted Revenues

Section 8 Division	\$ 19,690,180
Housing Programs	9,548,897
Community Services Division	10,318,523
COCC	<u>2,523,558</u>
Total	<u>\$ 42,081,158</u>

2019 Homes for Good Budgeted Expenses

Section 8 Division	\$ 19,790,380
Housing Programs	7,763,690
Community Services Division	4,977,571
COCC	<u>2,966,010</u>
Total	<u>\$ 35,497,651</u>

HUD Programs and Funding

The Agency's three largest services include rent assistance, affordable housing and community services. The Housing Choice Voucher and public housing are reliant on HUD funding. HUD did not implement any new methodologies about funding for fiscal year 2018. Management of Homes for Good expects the proration factors for Housing Choice Vouchers program and public housing programs over the coming year to be consistent with 2018.

Rent Assistance

The Housing Choice Voucher program is funded by HUD on a calendar year and the funding is made up of housing assistance payments and administrative fees. Both are partially based on voucher usage, which makes this metric important to management of the Agency.

Funding for the voucher program itself is dependent on voucher usage in the prior calendar year. The Housing Choice Vouchers Program is based on voucher usage by qualified participants. Vouchers are available in the regular voucher program and in the program for veterans. Attrition from the program can be unpredictable and the lease-up rate for new voucher-holders also can be unpredictable and made difficult by tight rental market conditions or by high rents.

The Agency began calendar 2018 with a voucher usage rate of 95% and continued a downward usage rate to 93% by year-end. The Agency's goal is to manage attrition and new voucher issuance so that the combined average at year-end ranges from between 95% to 100%. Staffing numbers for the Section 8 program remained stable during the year and in 2018 Homes for Good again made a significant investment in staff training to improve compliance with program regulations and administration of the program.

HOMES FOR GOOD HOUSING AGENCY

MANAGEMENT'S DISCUSSION AND ANALYSIS

Housing assistance revenue totaled approximately \$16,640,000 and is approximately \$583,000 less than budgeted for 2018.

The Agency made over \$16,600,000 in rent assistance payments to landlords for the period ending September 30, 2018 and exceeds the rent assistance payments for 2017 by over \$1,100,000.

Administrative funding for the Housing Choice Voucher program is based on a dollar value per voucher utilized, times the proration percentage. Administrative fee revenue for 2018 was \$2,159,000 down slightly from the previous year and below the budgeted administrative fee for 2018 by approximately \$150,000.

Administrative expenses, budgeted for 2018 of \$2,300,000, were \$2,500,000; the cost over-run of \$132,336 represents 8% of the budgeted amount and is attributable to personnel costs.

Affordable Housing

The Agency's Housing consists of 695 units of public housing as well as an additional 247 units of affordable housing managed by Homes for Good. The Housing program budget also reflects another 239 units of affordable housing managed by third party property management companies. The capital fund under public housing is also budgeted under the Housing Program group. The principal revenues for the Agency's Housing program are tenant rents and HUD operating subsidy grants.

Public housing operating subsidies are calculated annually using a methodology that takes into consideration multiple factors about the public housing portfolio including occupancy rates, utility consumption and inflation. After operating subsidies are calculated the federal government applies a proration factor based on the availability of funds. A proration factor of 86.76% was used for budgeting for fiscal year 2018. The proration factor for 2018 ranged from 92.4% to 92.89%. Homes for Good received operating subsidies of \$1,833,000 during 2018, a \$67,000 increase from the previous year and \$124,000 more than the operating subsidy budgeted for the year.

One of the important metrics the Agency manages to maximize housing revenues is occupancy. While it is not possible to control tenants leaving housing, it is possible and desirable to decrease vacancy loss with the regular inspections of units so that damage upon vacancy is limited, putting units back in lease-up condition promptly after vacancy and intake staff effectively utilizing wait list members who are screened and ready to move into vacated units.

For the 695 units of public housing, tenant rental revenue was budgeted to be \$2,108,000; actual rent revenue reported for 2018 was \$2,300,000. The increase of \$192,000 is attributable to occupancy.

The Agency has 239 units of housing that is managed by third-party property management companies. The Agency has an asset manager who is responsible for monitoring third party property managers. Tenant rental revenue associated with these properties totaled approximately \$1,319,000 and was 73,000 higher than 2017. The combined excess of operating revenue over operating expenses for these properties totaled \$38,000 for the period ended September 30, 2018. The combined excess of operating revenue over operating expenses improved by \$101,000 from the previous year.

HOMES FOR GOOD HOUSING AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS

HUD's Capital Fund Program activities are an integral part of Homes for Good's Housing operations. The Agency's staff maintains various properties through capital improvements, funded either with the HUD capital grant program or from replacement reserves. The following chart illustrates the Agency's capital grants and funding over the previous 7 years.

<u>Year</u>	<u>Capital Grant</u>	<u>Per Unit</u>
2012	961,540	1,360
2013	927,276	1,312
2014	965,384	1,365
2015	951,318	1,346
2016	894,675	1,265
2017	965,595	1,366
2018	1,392,007	2,003
2019	1,422,851	2,047

Energy performance contracting is a HUD-approved financing technique that uses cost savings from reduced energy consumption to repay the cost of financing energy conservation measures. In May 2018, the Agency's Board authorized the use of an energy performance contract. As of September 30, 2018, approximately half of the anticipated energy performance saving measures has been installed, representing approximately \$2,500,000 of new energy efficient upgrades.

Community Services

Community services activities of Homes for Good include Real Estate Development, Energy Services, and Resident Services such as the Resident Opportunity and Family Self Sufficiency Programs

Real estate development activities - Development of low-income housing results in development fees being earned by Homes for Good. Development fees represent significant discretionary revenues used to support the operating costs for real estate development staff and the Agency as a whole.

During 2018 real estate development staff guided the Agency's rental assistance demonstration activities to move housing subsidies from the public housing program to the Section 8 program. The agency sold 12 properties from its public housing scattered sites portfolio, raising sale proceeds of over \$2,000,000 for tenant relocation and investment in Richardson Bridge LLC (with establishment of new Section 8 project-based vouchers). The Agency anticipates selling an addition 97 scattered sites from its public housing portfolio in the coming years. The proceeds from these sales will be reinvested in Taney Place and Hayden Bridge Meadows resulting in new affordable housing located in Eugene, Oregon and Springfield, Oregon. The sale of additional properties for RAD conversions is expected to have a significant effect on the Agency's programs and financial position over the next several years.

Energy services - Cost effective measures are installed by private contractors and are paid for with public and private funds from federal grants and participating electric and natural gas utilities. Weatherization related funding totaled \$1,700,000 during the fiscal year ended September 30, 2018, consistent with the previous fiscal year.

HOMES FOR GOOD HOUSING AGENCY MANAGEMENT'S DISCUSSION AND ANALYSIS

Resident services - The Agency administers supportive services programs for tenants of affordable housing.

The Agency provides resident services under HUD's Family Self-Sufficiency and Resident Opportunities and Self Sufficiency grant programs. Funding under these programs is made to hire a program coordinator who links residents with training opportunities, job placement organizations, and local employers. Residents enter into a contract of participation which outlines their responsibilities towards completion of training and employment objectives over a five-year period or less. During the period of participation, residents may earn an escrow credit, based on increased earned income, which they may use in a variety of ways upon successful graduation from the program. These programs received federal funding totaling approximately \$377,000 for the fiscal year ended September 30, 2018 and are comparable to the prior year.

The Shelter Plus Care program is designed to link rental assistance to supportive services for hard-to-serve homeless persons with disabilities, primarily those who have a serious mental illness. This program received approximately \$475,000 for the fiscal year ended September 30, 2018 comparable to 2017.

Continuum of Care is designed to promote community-wide commitment to the goal of ending homelessness by providing funding to quickly re-house homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness and promote access to and effective utilization of mainstream programs by individuals and families experiencing homelessness. The Agency received approximately \$500,000 of federal assistance to provide these services.

Homes for Good Administration

Central office cost center (COCC) – The Agency's administration is comprised of executive, human resources, finance, information technology, communications, general/maintenance, capital fund administration, building, fleet, EPC and Board departments. Collectively, these departments form a central office cost center of the Agency. Administrative operations are funded through fees based on HUD's Asset Management Model. Total COCC revenue for 2018 was budgeted to be \$2,153,000 and was \$2,404,000, exceeding budgeted revenue by over \$250,000 (11.6%). Operating expenses of the COCC, which consist of the cost of overhead shared services, were budgeted at \$2,321,000 and were \$2,655,000. The operating deficit was funded by an operating transfer from the Agency's real estate development activities of \$331,000. During 2018, the Agency sold its administrative building located in Eugene, Oregon for approximately \$2,100,000. The sale of this property resulted in the Agency recognizing a significant gain reported for the COCC for 2018.

HUD Scoring

HUD evaluates and scores public housing authorities on an annual basis. Using the Public Housing Assessment System (PHAS), PHAs are rated for the physical status of their properties, financial condition, management proficiency, and capital fund compliance. The following chart presents the Agency's scores from HUD over the past 4 years.

HOMES FOR GOOD HOUSING AGENCY
MANAGEMENT’S DISCUSSION AND ANALYSIS

Public Housing Assessment System

PHAS Indicators	Maximum Score	2015	2016	2017	2018
Physical	40	37	38	38	38
Financial	25	0*	16	24	25
Management	25	22	23	24	24
Capital Fund	10	10	10	10	10
PHAS Total Score	100	69	87	96	97

**Due to late submission of completed financial statements to HUD.*

Currently Known Facts and Conditions

During calendar year 2019, the Agency anticipates HUD to approve the second phase of RAD, in which 97 more units of public housing will be sold. The eventual sale of these homes represents a significant source of development funding. Management estimates the sale of scattered site homes under the RAD program will generate more than \$20,000,000 to be used for development of new housing in Lane County, Oregon.

Concurrently, the Development staff is working to build the required replacement housing. The following projects are in progress:

- *Taney Property*— This project will add between 40 and 50 units of low-income housing. Funding will come from proceeds of the Phase II RAD units. Construction is planned to begin in October 2019.
- *Hayden Bridge Meadows*— The plan for this project is to add between 50 and 60 units of housing; funding to be provided by a 4% tax credit application in 2019 plus proceeds of the Phase II RAD units. Construction is planned to begin in October 2019.
- *Market District Commons*— This project will add 50 units of workforce housing in downtown Eugene, with 15 units set aside for veterans and persons with disabilities. It is a public/private partnership with a local developer. Construction is expected to begin in June 2019.
- *Commons at MLK (formerly Housing First)*— This project will add 50 units of housing for chronically homeless persons and include space for supportive service providers. Partnering on this project is the city of Eugene, Lane County Health and Human Services, Saint Vincent de Paul and potentially others. Pending successful attainment of funding, construction is expected to begin early in April 2020.
- *Glenwood*— The property for this project was purchased during 2018. The concept for this development includes a mix of market rate and affordable units. Pending successful attainment of funding, construction could begin in late calendar 2020.

HOMES FOR GOOD HOUSING AGENCY

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Agency renamed itself as Homes for Good Housing Agency in January 2018. The rename was part of an intentional rebranding project intended to enhance the Agency's reputation in the community through education, networking and social media. As part of the rebranding efforts the Agency also launched a new website. Work is underway on a new home for the Agency. We currently serve our customers from two locations - one in Springfield and one in Eugene. In September 2016 we purchased a new administrative building. Our new home is at the corner of 13th and Olive, in the building many known as the former City of Eugene public library. The building offers ample parking, bus access, ADA accessibility and is intended to offer one-stop services. The building is currently occupied by commercial tenants. Homes for Good staff will move into this space in early calendar-year 2020. Permanent financing is anticipated to be used to retire the interim financing and pay for substantial remodeling of the space.

Contacting Homes for Good

This financial report is intended to provide citizens, tenants, clients, taxpayers, creditors and stakeholders with a general overview of the Agency's finances and to show accountability for the money it receives. If you have questions about this report or wish to request additional information, contact Jeffery Bridgens, Finance Director, Homes for Good, 177 Day Island Road, Eugene, OR, 97401; email: jbridgens@homesforgood.org; telephone: (541) 682-2525.

BASIC FINANCIAL STATEMENTS

HOMES FOR GOOD HOUSING AGENCY

STATEMENT OF NET POSITION SEPTEMBER 30, 2018

	Primary Government	Discretely Presented Component Units
	<u>Government</u>	<u>Units</u>
Assets		
Current assets		
Cash and cash equivalents	\$ 5,776,922	\$ 483,423
Restricted cash and cash equivalents	6,306,603	1,559,481
Short-term investments	2,414,807	-
Accounts receivable:		
HUD	77,124	-
Tenants	76,747	38,225
Other	1,349,309	58,780
Notes receivable	10,361	-
Inventories	112,305	-
Prepaid expenses and other assets	<u>221,531</u>	<u>26,444</u>
Total current assets	<u>16,345,709</u>	<u>2,166,353</u>
Non-current assets		
Notes receivable from component units and related parties	5,325,207	-
Investments in limited partnerships	903,925	-
Other	<u>423,119</u>	<u>186,681</u>
Total noncurrent assets	<u>6,652,251</u>	<u>186,681</u>
Capital assets:		
Nondepreciable	15,770,764	3,426,918
Depreciable, net of accumulated depreciation	<u>32,850,010</u>	<u>30,095,083</u>
Total capital assets	<u>48,620,774</u>	<u>33,522,001</u>
Total noncurrent and capital assets	<u>55,273,025</u>	<u>33,708,682</u>
Deferred outflows of resources	<u>11,247</u>	<u>-</u>
Total assets and deferred outflows of resources	<u>\$ 71,629,981</u>	<u>\$ 35,875,035</u>

See notes to the financial statements.

HOMES FOR GOOD HOUSING AGENCY

STATEMENT OF NET POSITION, (continued)
SEPTEMBER 30, 2018

	Primary Government	Discretely Presented Component Units
Liabilities		
Current liabilities		
Accounts payable	\$ 1,051,555	\$ 114,702
Accrued payroll expenses	109,273	-
Other accrued liabilities	276,458	370,089
Accrued interest	125,626	5,061
Refundable security deposits	442,385	109,399
Prepaid rent	33,444	-
Current portion of compensated absences	395,075	-
Current portion of notes payable	<u>4,096,787</u>	<u>82,493</u>
Total current liabilities	<u>6,530,603</u>	<u>681,744</u>
Non-Current liabilities		
Compensated absences, net of current portion	77,383	-
Notes payable, net of current portion	8,982,954	19,301,734
Other non-current liabilities	<u>583,892</u>	<u>-</u>
Total non-current liabilities	<u>9,644,229</u>	<u>19,301,734</u>
Total liabilities	<u>16,174,832</u>	<u>19,983,478</u>
Deferred inflows of resources	<u>5,035</u>	<u>-</u>
Net position		
Net investment in capital assets	36,097,636	14,137,774
Restricted	3,029,910	1,450,082
Unrestricted (deficit)	<u>16,322,568</u>	<u>303,701</u>
Net position	<u>55,450,114</u>	<u>15,891,557</u>
Total liabilities, deferred inflows of resources and net position	<u>\$71,629,981</u>	<u>\$35,875,035</u>

See notes to the financial statements.

HOMES FOR GOOD HOUSING AGENCY

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR YEAR ENDED SEPTEMBER 30, 2018

	Primary Government	Discretely Presented Component Units
Operating revenues		
Dwelling rent	\$ 5,966,226	\$ 1,486,468
Housing assistance grants	18,798,681	-
HUD operating subsidies	3,642,325	-
Other government grants	2,402,086	63,567
Other income	1,826,260	54,312
Total operating revenues	<u>32,635,578</u>	<u>1,604,347</u>
Operating expenses		
Housing assistance payments	17,399,437	-
Administration	7,074,871	548,777
Tenant services	267,651	-
Utilities	994,299	186,393
Ordinary maintenance	5,019,303	317,172
Protection services	21,182	-
Insurance premiums	242,651	-
Other general	875,712	79,986
Non-routine maintenance	11,012	-
Depreciation	1,911,147	1,086,106
Total operating expenses	<u>33,817,265</u>	<u>2,218,434</u>
Operating loss	<u>(1,181,687)</u>	<u>(614,087)</u>
Non-operating revenues (expenses)		
Interest income	210,419	1,259
Interest expense	(338,399)	(420,759)
Other nonoperating expenses	-	(147,213)
Total nonoperating expenses	<u>(127,980)</u>	<u>(566,713)</u>
Loss before capital contributions and special items	<u>(1,309,667)</u>	<u>(1,180,800)</u>
Capital contributions and special items		
HUD capital grants	294,382	-
Capital contributions	-	8,164,666
Special items	4,301,252	-
Total capital contributions and special items	<u>4,595,634</u>	<u>8,164,666</u>
Increase in net position	3,285,967	6,983,866
Net position - Beginning of the year	<u>52,164,147</u>	<u>8,907,691</u>
Net position - End of the year	<u>\$ 55,450,114</u>	<u>\$ 15,891,557</u>

See notes to the financial statements.

HOMES FOR GOOD HOUSING AGENCY

STATEMENT OF CASH FLOWS FOR YEAR ENDED SEPTEMBER 30, 2018

	<u>Primary Government</u>
Cash Flows from Operating Activities	
Receipts from HUD grants	\$ 22,701,685
Receipts from state, local and other grants	2,402,002
Receipts from tenants and landlords	5,578,599
Receipts from others	2,298,504
Housing assistant payments	(17,399,437)
Payments to and on behalf of employees	(6,937,423)
Payments to vendors, contractors and others	(5,673,206)
Payments to utilities	(994,299)
Payments - in - lieu of taxes	(191,412)
	<u>1,785,013</u>
Net cash provided by operating activities	
Cash Flows from NonCapital Financing Activities	
Proceeds from line of credit	<u>61,304</u>
Cash Flows from Capital and Related Financing Activities	
Proceeds from notes payable	4,441,288
Principal payments on bonds and notes payable	(1,015,077)
Interest paid on bonds and notes payable	(228,187)
Proceeds from sale of capital assets	4,555,044
Acquisition and construction of capital assets	(4,309,795)
	<u>3,443,273</u>
Net cash provided by capital and related financing activities	
Cashflows from Investing Activities	
Net change in unrestricted investments	87,918
Changes in other noncurrent assets, related party	(51,663)
Advances to component units	14,356
Investment and interest income received	190,545
	<u>241,156</u>
Net cash provided by investing activities	
Net Change in Cash and Cash Equivalents	5,530,746
Cash and Cash Equivalents at Beginning of Year	<u>6,552,779</u>
Cash and Cash Equivalents at End of Year	<u>\$ 12,083,525</u>
Cash and Cash Equivalents	
Unrestricted cash	\$ 5,776,922
Restricted cash	<u>6,306,603</u>
	<u>\$ 12,083,525</u>

(Continued)

See notes to the financial statements.

HOMES FOR GOOD HOUSING AGENCY

STATEMENT OF CASH FLOWS (continued) FOR YEAR ENDED SEPTEMBER 30, 2018

	<u>Primary Government</u>
Reconciliation of Operating Income to Net Cash provided by Operating Activities	
Operating loss	\$ (1,181,687)
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation	1,911,147
Allowance for related party receivables	189,092
(Increase) decrease in:	
Receivables	268,981
Prepaid expenses	129,196
Inventories	(49,115)
Accounts payable and other accrued liabilities	573,602
Refundable deposits	29,868
Other current and non-current liabilities	<u>(86,071)</u>
Net cash provided by operating activities	<u>\$ 1,785,013</u>

Supplemental Disclosure of Non-Cash Transactions

Transfers of construction in progress to buildings and equipment	<u>\$ 840,619</u>
Gain on sale of capital assets	<u>\$ 4,290,228</u>
Depreciation	<u>\$ 1,911,147</u>
Allowance for related party interest receivables	<u>\$ 189,092</u>

(Concluded)

See notes to the financial statements.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Primary Government—Homes for Good Housing Agency (“Homes for Good” of the “Agency”) is the public housing authority of Lane County, Oregon. The Agency was created by resolution of the County Board of Commissioners, pursuant to Oregon Revised Statutes, Housing, Public Health and Safety section 456.075, with a mission to provide affordable, decent, safe and sanitary housing to low- and moderate-income families and households. Homes for Good formally changed its name from Housing Authority and Community Services Agency of Lane County (“HACSA”) in January 2018.

Homes for Good is governed by the County Board of Commissioners and two appointed resident commissioners. The Agency’s governing body is substantially the same as Lane County’s, there is no financial benefit or burden relationship between Lane County and Homes for Good. Lane County management does not exercise operational responsibility over Homes for Good. The Agency is a discrete component unit of Lane County, Oregon.

Component Units - The governmental reporting entity consists of Homes for Good (the Primary Government) and its component units. Component units are legally separate organizations for which the Board is financially accountable, or other organizations whose nature and significant relationship with the agency are such that exclusion would cause Home for Good’s financial statements to be misleading or incomplete. Financial accountability is defined as the appointment of a voting majority of the component unit’s Board, and either Home for Good’s ability to impose its will on the organization or there is potential for the organization to provide a financial benefit to or impose a financial burden on Homes for Good. The basic financial statements include both blended and discretely presented component units. The presentation of these entities as either blended or discretely presented is based upon certain criteria and circumstances.

Blended component units are legally separate entities from Homes for Good that the Agency is financially accountable for and presents either a financial benefit or a financial burden. Management of Homes for Good has operation responsibility for its blended component units and manages the activities the same as it manages its own programs and departments. The financial data of the Agency’s blended component units are combined with the financial data of Homes for Good.

Discretely presented component units, on the other hand, are reported in a separate column in the financial statements to emphasize they are legally separate entities and are significant to Homes for Good. Discretely presented component units have separate partnership governing structures that distinguish them as separate entities that are majority owned by outside third-party limited partner’s investors. The day-to-day operations of these partnerships are managed by the Agency as a general partner on behalf of each partnership’s limited partners. Management of Homes for Good therefore is financially accountable for these entities. Complete financial statements of individual discretely presented component units may be obtained from the Finance Department of Homes for Good. Certain information may be reflected differently in these financial statements to conform to the presentation of the primary government than in those of separately issued discretely presented component unit financial statements because the limited partnerships do not follow governmental accounting standards for reporting purposes.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Blended Component Units - The following entities are reported as blended component units of Homes for Good as of September 30, 2018:

	Number of Units	<u>Location</u>
• HousingPlus	n/a	
• HACSA Partner LLC	n/a	
• Walnut Park Limited Partnership ("Walnut Park")	32	Eugene, Oregon
• The Orchards Limited Partnership ("Orchards")	25	Eugene, Oregon
• Laurel Gardens Limited Partnership ("Laurel Gardens")	41	Eugene, Oregon
• Jacob's Lane Limited Partnership ("Jacob's Lane")	63	Eugene, Oregon
• Sheldon Village Apartments Limited Partnership	<u>78</u>	Eugene, Oregon
	<u>239</u>	

HousingPlus is an Oregon nonprofit entity formed to provide support services and scholarships to residents of Homes for Good. After year-end HousingPlus changed its formal organizational name to Homes for Good Foundation.

HACSA Partner LLC is a sole member limited liability company for which the Agency is the sole member. Homes for Good is the general partner and HACSA Partner LLC is the limited partner in each of the limited partnerships listed above which are hereafter referred to as "blended limited partnerships". Each of the blended limited partnerships and the underlying projects were developed pursuant to the low-income housing tax credits program of Section 42 of the Internal Revenue Code ("Section 42"). Section 42 regulates the use of each project as to occupant eligibility and unit gross rents among other requirements for an initial compliance period of fifteen years plus and extended use period for an additional fifteen-year period. Construction of each of the projects was financed in part by the sale of tax credits to limited partner investors. At the end of the initial fifteen-year compliance period, the initial investor limited partners assigned their limited partnership interests to HACSA Partner LLC and exited the partnership. The limited partnership interests of Walnut Park, Orchards, Laurel Gardens, Jacob's Lane were assigned to the Agency in previous years. The limited partnership interests for Sheldon Village I and Sheldon Village II were also assigned to HACSA Partner LLC in a previous year however during 2018 those entities were combined to form Sheldon Village Apartments Limited Partnership. Condensed financial information for the Agency's blended limited partnerships are included with the notes to these financial statements.

Discretely Presented Component Units - The discretely presented component units includes low-income housing tax credit limited partnerships/limited liability corporations (collectively referred to as "limited partnerships") whose limited partners have limited rights regarding the operations of the partnerships and Homes for Good, as general partner, controls the day-to-day operations of the limited partnerships.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The following entities, which comprise the discretely presented component units, are presented as of December 31, 2017 and for the year then ended:

	<u>Date Formed</u>	<u>Number of Units</u>	<u>Location</u>
• Hawthorn-at-29 th LLC	07/28/11	35	Eugene, Oregon
• Bascom Village II LLC	03/10/15	48	Eugene, Oregon
• The Oaks at 14 th LLC	04/20/16	54	Eugene, Oregon
• New Winds Apartments LP	12/21/05	18	Florence, Oregon
• Roosevelt Crossing LP	06/06/08	45	Eugene, Oregon
• Munsel Park LP	11/14/00	44	Florence, Oregon
• Turtle Creek Apartments LP	02/13/07	27	Eugene, Oregon
• Richardson Bridge LLC	08/31/17	<u>32</u>	Eugene, Oregon

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The Agency has 0.005% to 0.01% ownership interests in the limited partnerships listed above. Homes for Good's investments in these limited partnerships are accounted using the equity method.

Home for Good's Financial Statements—The basic financial statements (i.e. the Statement of Net Position, the Statement of Revenues, Expenses and Changes in Net Position and the Statement of Cash Flows) report information on all activities of Homes for Good and its component units. These basic financial statements are presented in accordance with the Governmental Accounting Standards Board (GASB) standards.

Measurement Focus, Basis of Accounting and Financial Statement Presentation - The financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time the liabilities are incurred, regardless of when the related cash flow takes place. Nonexchange transactions, in which Homes for Good receives value without directly giving equal value in exchange, include revenues from federal, state and local assistance programs. Revenue from these sources is recognized in the fiscal year in which all eligibility requirements have been met.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of Homes for Good are U.S. Housing and Urban Development (HUD) housing assistance payments earned, public housing operating subsidies, HUD administrative fees and rental income from its public and affordable housing units. Other income includes development fees and partnership fees. Operating expenses include employee services, services and supplies, administrative expenses, utilities, depreciation on capital assets and housing assistance payments to landlords. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

For financial reporting purposes, the Agency considers its HUD grants associated with operations as operating revenues because these funds more closely represent revenues generated from operating activities rather than nonoperating activities.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

HUD grants associated with capital acquisition and improvements are considered capital contributions and are presented after nonoperating activity on the accompanying statement of revenues, expenses and changes in net position.

Summary of Significant Programs - The accompanying basic financial statements include the activities of several housing programs subsidized by HUD and other governmental entities. A summary of each significant program is provided below:

Public Housing – Homes for Good owns, operates and maintains 695 units of public housing which were acquired through HUD's Development Project grant program. Revenues consist primarily of rents and other fees collected from tenants, and an operating subsidy from HUD. Funds from the capital grant program provided by HUD are used to improve the Public Housing portfolio. Substantially all additions to land, structures and equipment of public housing are accomplished through these grant funds.

Rent Assistance – Section 8 of the U.S. Housing and Community Development Act of 1974 provides housing assistance payments on behalf of lower-income families to participating housing owners. Under this program, the landlord-tenant relationship is between a rental-housing owner and a family, rather than the Agency, and the family as in the public housing program. For approved housing, HUD contracts with Homes for Good to enter into contracts with landlords to make assistance payments for the difference between the approved contract rent and the actual rent paid by the lower-income families, which equals 30% of adjusted household gross income. Housing assistance payments made to landlords and some participants are funded through annual contributions contracts. At September 30, 2018, Homes for Good administered 3053 vouchers including 236 Veterans Administration Supportive Housings vouchers that provide housing assistance for homeless veterans. The Agency received 12 HUD project-based vouchers that are associated with Richardson Bridge LLC, a discretely presented component unit.

Affordable Housing and Special Needs Housings – In addition to the 695 units of public housing, Homes for Good owns an additional 418 affordable housing units in 10 different multifamily properties. The Agency has 100% control over 4 properties, with a total of 161 units. Homes for Good is either general partner or managing member in another 5 limited partnerships/limited liability corporations, with a total of 303 units.

Heeran Center - Residential mental health treatment facility to provide secure residential treatment services under OAR 309-033-0520(3). On March 2, 2015, the state of Oregon suspended the license of the operator and the residents were removed from the facility. Effective August 1, 2015, the Agency leased the facilities to Columbia Care Services, Inc. to continue operations as a residential mental health treatment facility and former residents were re-admitted.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Signpost House and Family Shelter House – These properties provide residential housing for individuals and families with psychiatric disabilities.

Development – Homes for Good pursues development projects that augment the supply of low-cost housing, provide essential services to residents and revitalizes overall communities. These projects include renovation of older/existing housing and new construction. The following projects are in a predevelopment or early development phase at September 30, 2018:

- *Market District Commons* is a 50-60-unit affordable housing development planned for Eugene, Oregon. On December 13, 2013, Homes for Good entered into an option agreement with Lane County to acquire an option to enter a ground lease for the purposes of developing, constructing, and operating a multifamily housing development and related facilities. The option term expires in 48 months from the effective date and requires monthly option payments of \$1,300 beginning June 13, 2014.
- *Glenwood Place* is a 100-150-unit affordable housing complex planned for Glenwood, Oregon. During the month of April 2018 Homes for Good purchased land located in Glenwood, Oregon.
- *Housing First* will add 50 units of housing for chronically homeless persons and include space for supportive service providers. Partnering on this project is the city of Eugene, Lane County Health and Human Services, Saint Vincent de Paul and potentially others. Construction is expected to begin early in April 2020.
- *Taney Place* is 40 and 50 units of low-income housing, planned for Eugene, Oregon. Funding will come from proceeds of the Phase II RAD units.
- *Hayden Bridge Meadows* will add between 50 and 60 units of housing with funding to be provided by a 4% tax credit application in 2019 plus proceeds of the Phase II RAD units.

Weatherization – This program provides weatherization services to low-income home owners including replacement windows, insulation, heating, cooling, etc. Funding is received through federal grants, distributed by the Oregon Housing and Community Services agency (OHCS), from Lane County, Oregon and directly from private utility companies.

Cash and Cash Equivalents - For purposes of the Statement of Cash Flows, the Agency considers all highly liquid investments purchased with a maturity of three months or less to be cash equivalents.

Inventories - Inventories are stated at cost, on a first-in, first-out basis.

Accounts and Notes Receivable - Accounts receivable is shown at net realizable value. HUD, other government, miscellaneous and tenant receivables are considered fully collectable as of September 30, 2018. Management estimates the collectability of the Agency's note and interest receivables based on consideration of maturity dates, property performance and payment history. An allowance equal to the reported balance for accrued interest on related party notes has been established, See Note 6.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS YEAR ENDED SEPTEMBER 30, 2018

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Compensated Absences - Employees of Homes for Good are entitled to paid leave of absence from work, depending on job classification, length of service and other factors. All absences from work, including vacation, sick leave, family emergency or bereavement are charged against accrued earned leave. The estimated liability for vested leave benefits is recorded when it is earned as an expense and the cumulative unpaid amount is reported as a liability.

Capital Assets - Capital assets are assets with an initial, individual cost of more than \$5,000 and an estimated useful life more than one year. Purchased or constructed capital assets are recorded at cost or estimated historical cost. The cost of normal maintenance and repairs that do not add to the value of asset or materially extend assets' lives are not capitalized. The Agency recognizes construction period interest as expense. Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset Class</u>	<u>Estimated Useful Lives</u>
Buildings and Improvements	7 to 40 Years
Furniture and Equipment	3 to 7 Years
Vehicles	5 Years

Management of Homes for Good reviews its capital assets for impairment whenever events or changes in circumstances indicate that there has been a decline in service utility that is large in magnitude and outside of the normal life cycle of the capital asset being evaluated.

Eliminations - In the normal course of operations, certain programs may pay for common costs or advance funds for operational shortfalls that create inter-program receivables or payables. The inter-program receivables and payables net to zero and are eliminated for presentation of Homes for Good as a whole.

Internal Charges— Homes for Good internally charges its costs of support service, indirect costs allocations and rent provided by one department to other departments on a cost-reimbursement basis except for public housing and Housing Choice Vouchers because they utilize a fee for service model prescribed by HUD.

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

Fair Value Measurements— The Agency categorizes fair value measures with the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of assets or liabilities when applicable. Level 1 inputs are quoted market prices in active markets for identical assets; Level 2 inputs are significant other observable inputs and Level 3 inputs are significant unobservable inputs. Management of Homes for Good uses Level 2 inputs to measure the fair value of investments on a recurring basis. Investment balances comprise approximately 3% of the Agency's total assets.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Position - Net position includes the various net earnings from operating income, non-operating revenues and expenses, and special items. Net position is classified in the following three components.

- *Net investment in Capital Assets* - This component of net position consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds are not included in the calculation of invested in capital assets, net of related debt.
- *Restricted* - This represents resources for which Homes for Good is legally or contractually obligated to spend resources in accordance with restrictions imposed by third parties.
- *Unrestricted* - This represents resources used for Homes for Good's general operations, which are not restricted by third parties. When an expense is incurred that can be paid using either restricted or unrestricted resources, Homes for Good's policy is to first apply the expense toward restricted resources.

Budgets - A budget is prepared by the administrative and fiscal staff for each of the separate programs within each division and for the total operation of Homes for Good after coordination, consultation, and receipt of approvals of service levels from the various grantors' agencies. A consolidated budget is submitted to the Board of Commissioners for approval, modification and adoption. The Agency is not required to and does not adopt a legally appropriated budget as defined by GASB and therefore budgetary comparisons are not reported in these financial statements.

Income Taxes – Homes for Good is exempt from Federal income taxes under Internal Revenue Code Section 115. The limited partnerships which are shown as discretely presented are taxable entities, however, each of the entities have elected to be treated as a pass-through entity for income tax purposes and, as such, are not subject to income taxes. Rather, all items of taxable income, deductions and tax credits are passed through to and are reported by its partners on their respective income tax returns. Each partnership's federal tax status is based on their legal status as a partnership. Consequently, the partnerships are not required to take any tax positions to qualify as a pass-through entity. Accordingly, the discretely presented financial statements do not reflect a provision for income taxes and the partnerships have no other tax positions which must be considered for disclosure. The partnerships are required to file and do file tax returns with the Internal Revenue Service and other taxing authorities. Income tax returns filed by each of the entities are subject to examination by the Internal Revenue Service for a period of three years.

Other Post-Employment Benefits Obligation – Homes for Good administers a single-employer defined benefit healthcare plan per the requirements of a collective bargaining agreement. Per Oregon State law, the plan provides the opportunity for post-retirement healthcare insurance for eligible retirees and their spouses through the Agency's group health insurance plans which cover both active and retired participants.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Homes for Good does not pay any portion of the retiree's healthcare insurance; however, the retired employee receives an implicit benefit of a lower healthcare premium which is spread among the cost of active employee premiums. The Agency pays none of the premium of health insurance coverage for eligible retirees who are not yet eligible for Medicare. Homes for Good regular health care benefit providers underwrite the retirees' policies and retirees may not convert the benefit into an in-lieu payment to secure coverage under independent plans.

New Accounting Pronouncements - The following new GASB accounting pronouncements are applicable to future reporting periods. Management of Homes for Good is currently evaluating whether these new GASB pronouncements will have a significant impact to the agency's financial statements.

GASB Statement No 83, Certain Asset Retirement Obligations - This Statement addresses accounting and financial reporting for certain asset retirement obligations (AROs). An ARO is a legally enforceable liability associated with the retirement of a tangible capital asset. A government that has legal obligations to perform future asset retirement activities related to its tangible capital assets should recognize a liability based on the guidance in this Statement.

This Statement establishes criteria for determining the timing and pattern of recognition of a liability and a corresponding deferred outflow of resources for AROs. This Statement requires that recognition occur when the liability is both incurred and reasonably estimable. The determination of when the liability is incurred is based on the occurrence of external laws, regulations, contracts, or court judgments, together with the occurrence of an internal event that obligates a government to perform asset retirement activities. Other obligations to retire tangible capital assets may arise from contracts or court judgments. Internal obligating events include the occurrence of contamination, placing into operation a tangible capital asset that is required to be retired, abandoning a tangible capital asset before it is placed into operation, or acquiring a tangible capital asset that has an existing ARO.

This Statement requires the current value of a government's AROs to be adjusted for the effects of general inflation or deflation at least annually. In addition, it requires a government to evaluate all relevant factors at least annually to determine whether the effects of one or more of the factors are expected to significantly change the estimated asset retirement outlays.

In some cases, governments are legally required to provide funding or other financial assurance for their performance of asset retirement activities. This Statement requires disclosure of how those funding and assurance requirements are being met by a government, as well as the amount of any assets restricted for payment of the government's AROs, if not separately displayed in the financial statements.

This Statement also requires disclosure of information about the nature of a government's AROs, the methods and assumptions used for the estimates of the liabilities, and the estimated remaining useful life of the associated tangible capital assets. If an ARO (or portions thereof) has been incurred by a government but is not yet recognized because it is not reasonably estimable, the government is required to disclose that fact and the reasons therefor.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS YEAR ENDED SEPTEMBER 30, 2018

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

This Statement requires similar disclosures for a government's minority shares of AROs. This Statement is effective for the fiscal year ending September 30, 2019.

GASB Statement No. 84, *Fiduciary Activities* - Issued January 2018, this statement establishes criteria for identifying fiduciary activities of all state and local governments. GASB Statement No. 84 will be effective for the Agency for fiscal year ending September 30, 2020.

GASB Statement No. 87, *Leases* - This Statement was issued June 2018 to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments and increases the usefulness of governments' financial statements. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. GASB Statement No. 87 will be effective for the Agency for fiscal year ending September 30, 2021.

GASB Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements* - The primary objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It clarifies which liabilities governments should include when disclosing information related to debt. This Statement defines debt for purposes of disclosure in notes to financial statements as a liability that arises from a contractual obligation to pay cash (or other assets that may be used in lieu of cash) in one or more payments to settle an amount that is fixed at the date the contractual obligation is established.

This Statement requires that additional essential information related to debt be disclosed in notes to financial statements, including unused lines of credit; assets pledged as collateral for the debt; and terms specified in debt agreements related to significant events of default with finance-related consequences, significant termination events with finance-related consequences, and significant subjective acceleration clauses. GASB Statement No. 88 will be effective for the Agency for fiscal year ending September 30, 2019.

GASB Statement No. 90, *Majority Equity Interests* – An Amendment of GASB Statements No. 14 and No. 61. The primary objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government's holding of the equity interest meets the definition of an investment. A majority equity interest that meets the definition of an investment should be measured using the equity method, unless it is held by a special-purpose government engaged only in fiduciary activities, a fiduciary fund, or an endowment (including permanent and term endowments) or permanent fund. Those governments and funds should measure the majority equity interest at fair value.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

For all other holdings of a majority equity interest in a legally separate organization, a government should report the legally separate organization as a component unit, and the government or fund that holds the equity interest should report an asset related to the majority equity interest using the equity method. This Statement establishes that ownership of a majority equity interest in a legally separate organization results in the government being financially accountable for the legally separate organization and, therefore, the government should report that organization as a component unit.

This Statement also requires that a component unit in which a government has a 100 percent equity interest account for its assets, deferred outflows of resources, liabilities, and deferred inflows of resources at acquisition value at the date the government acquired a 100 percent equity interest in the component unit. Transactions presented in flows statements of the component unit in that circumstance should include only transactions that occurred after the acquisition. The requirements of this Statement are effective for reporting periods beginning after December 15, 2018.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 2—CASH AND CASH EQUIVALENTS

Total cash and cash equivalents at September 30, 2018 were \$11,491,946 of which \$6,213,645 was restricted. Restricted cash and cash equivalents at September 30, 2018 include the following deposits and reserves:

Energy performance contracting reserves	\$2,502,765
Rental assistance demonstration proceeds	1,428,183
Replacement reserves	1,417,528
Tenant security deposits	442,929
Family self-sufficiency program	331,543
Operating reserves	150,955
Insurance reserves	17,309
Residual receipts reserves	10,366
Resident participation funds	5,007
Mortgage escrow reserves	<u>18</u>
Total restricted cash and cash equivalent	<u>\$6,306,603</u>

Energy performance contracting reserves – Reserves consist of funds held for public housing properties owned and operated by Homes for Good to be used for the purchase and installation of energy saving capital assets and upgrades associated with an energy performance contract.

Rental assistance demonstration proceeds – Homes for Good Housing Agency is utilizing HUD’s RAD program to convert public housing projects to voucher based rent assistance housing. The amount reported above consists of sales proceeds from property sales and are restricted for replacement housing purposes.

Replacement reserves – Reserves consist of funds held in trust for properties owned and operated by the Agency and to be used for the replacement or repair of capital assets.

Tenant security deposits – Deposits represent the refundable deposits received from tenants and held in trust to secure the performance of a rental agreement. Tenant security deposits in excess of any outstanding damage or rent charges must be returned to the departing tenants within 30 days after the termination of the tenancy. The funds are typically held in segregated bank accounts since these funds may not be used for operations. The funds are, however, allowed to earn interest that may be retained for operations.

Family self-sufficiency reserves – Reserves consist of amounts deposited under the Family Self-Sufficiency (“FSS”) program. Under the FSS program, if the income of a tenant enrolled in the program increases, instead of decreasing the subsidy amount, the original subsidy continues to be paid and the difference between the original and new subsidy amount is deposited into an escrow account. If the tenant enrolled in the program attains certain target goals related to self-sufficiency, the tenant is awarded money from the escrow account to use for various purposes stated in the tenant’s self-sufficiency plan such as college tuition or a down payment for the purchase of a home.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 2—CASH AND CASH EQUIVALENTS (Continued)

Residual receipts reserves – Reserves are excess funds remaining after payment of authorized disbursements of HUD regulated properties owned and operated by Homes for Good. The funds can be used for property purposes in the event that operating receipts are not sufficient to pay for operating expenses.

Mortgage escrow deposits – Deposits are required by certain loan and regulatory agreements of properties owned and operated by Homes for Good. The funds are used to pay annual property taxes and insurance when due.

Resident Participation funds– Deposits are for funding of tenant participation activities.

Custodial Credit Risk for Deposits - Federal regulations require that public funds on deposit with financial institutions be secured at a rate of 100% of amounts more than deposit insurance coverage. The Agency and its discretely presented component units maintain cash balances at several financial institutions, some more than the federally insured amount of \$250,000 per type of account. As required by Oregon Revised Statutes, (ORS Chapter 295), deposits more than federal depository insurance were held at financial institutions that participate in the Oregon State Treasurer’s Public Fund Collateralization Program (“PFCP”) and therefore \$-0- funds are exposed to custodial credit risk.

Operating reserves – Reserves were established for certain entities to pay operating costs and expenses to the extent collected gross receipts are insufficient for such purpose.

Management of Homes for Good has designated approximately \$1,950,000 of unrestricted cash for the Agency’s new administrative building.

NOTE 3—INVESTMENTS

Homes for Good’s investment policy for federal funds conforms to HUD Noticed 96-33 (extended indefinitely by HUD Notice PIH 2002-13) that allows HUD funds to be invested in U.S. treasury bills, notes and bonds, obligations issued by agencies and instrumentalities of the U.S. government, state or municipal depository funds, and any other investment security authorized under the provisions of HUD Notice 96-33, as extended by HUD Notice PIH 2002-13. In addition, the Agency’s investment policy for non-federal funds follows Oregon state law, specifically ORS Chapter 294, that authorizes all local funds to be invested in U.S. treasury obligations, U.S. agency obligations, Oregon Short Term Fund, commercial paper, corporate bonds, repurchase agreements, municipal debt, bankers’ acceptances, and qualified time deposits/savings accounts/certificates of deposit. Investments at September 30, 2018 consist the following:

Oregon Treasurer’s Local Government Investment Pool (LGIP)	\$563,545
Cash and Government Bonds (RBC)	<u>1,851,262</u>
Total investments – short-term	<u>\$2,414,807</u>

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 3—INVESTMENTS (Continued)

The investment in the LGIP is stated at the fair value amount provided by LGIP, which is essentially the same as the value of its pool shares. The Oregon State Treasurer administers the LGIP. The LGIP is an open-ended no-load diversified portfolio offered to any agency, political subdivision or public corporation of the State who by law is made the custodian of, or has control of, any fund. The LGIP is commingled with the State's short-term funds. The Oregon Legislature established the Oregon Short-Term Fund Board, which is not registered with U.S. Securities and Exchange Commission as an investment company. The purpose of the Board is to advise the Oregon State Treasurer in the management and investment of the LGIP. The LGIP is not currently rated by an independent rating agency.

Interest rate risk - is the risk that changes in market interest rates will adversely affect the fair value of an investment. In general, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The Agency limits investment maturities to three years as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit risk – Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. The Agency minimizes credit risk by: limiting exposure to poor credits and concentrating the investments in the safest types of securities; prequalifying the financial institutions, broker/dealers/intermediaries, and advisors with which Homes for Good will do business with; diversifying the investment portfolio so that potential losses on individual securities will be minimized; and actively monitoring the investment portfolio holdings for ratings changes, changing economic/market conditions, etc.

Concentration of credit risks – Concentration of credit risk is risk of loss attributed to the magnitude of Homes for Good's investment in a single issuer (not including investments issued or guaranteed by the United States government, investments in mutual funds, or external investments pools). As of September 30, 2018, none of the Agency's investments are exposed to concentration of credit risk.

Custodial credit risk – Custodial credit risk is the risk that, in the event of failure of the counterparty, Homes for Good will not be able to recover the value of its investments that are in the possession of an outside party. As of September 30, 2018, none of The Agency's investments are exposed to custodial credit risk.

The Agency does not have a formal policy addressing these risks.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 4—ACCOUNTS RECEIVABLES

Accounts receivables are reported in the following major categories:

HUD – This represents annual settlement with HUD for amounts expended by Homes for Good more than funds received from HUD, subject to grant limits.

Tenant accounts receivables – These amounts represent charges to tenants for damages, rent and other miscellaneous items.

Other accounts receivables – Other accounts receivables are comprised of amounts due from other government agencies and utility companies for amounts expended in the Weatherization and various other grant programs. Other accounts receivables also include accounts receivable from tenants for retroactive rent billings due to the failure of tenants to properly report income or other demographic information. Other accounts receivable at September 30, 2018 include other government grants of \$638,357 and other receivables of \$698,974.

NOTE 5—INVESTMENTS IN LIMITED PARTNERSHIPS

Investments in affiliated limited partnerships as of September 30, 2018 include the following:

	<u>2018</u>
Roosevelt Crossing Limited Partnership	\$ 803,069
Richardson Bridge LLC	111,348
Munsel Park Limited Partnership	(10,508)
Hawthorne at 29th LLC	89
New Winds Apartments Limited Partnership	(19)
Bascom Village II	(44)
The Oaks-At-14th	68
Turtle Creek Apartments Limited Partnership	(78)
	<u>\$ 903,925</u>

NOTE 6—RELATED PARTIES

Related parties of Homes for Good consist of its discretely presented component units and Lane County, Oregon

Accounts receivable miscellaneous – A developer fee receivable that is due from the Oaks-at-14th of \$14,800 is included in miscellaneous account receivables as of September 30, 2018.

Predevelopment advances – Predevelopment and relocation advances related to Richardson Bridge LLC of approximately \$16,900 is included prepaid assets.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS YEAR ENDED SEPTEMBER 30, 2018

NOTE 6—RELATED PARTIES (Continued)

Guarantees – Homes for Good, as general partner, has guaranteed certain obligations of the affordable housing entities that comprise the discretely presented component units. These obligations include operating deficit guarantees and delivery of low-income housing tax credit guarantees. These guarantees are further described in Note 10.

Developer fee revenue – Development fees of \$773,971 from the Oaks-at-14th is included in other income.

Interest income – Interest income of \$248,872 is included in mortgage interest income for the year ended September 30, 2018.

Notes receivable – Notes receivable with related parties are non-current assets because the maturity dates of the notes extend beyond one-year. Notes and interest receivable as of September 30, 2018 and interest income for the year then ended from related parties and others are as follows:

	<u>Maturity</u>	<u>Interest Rate</u>	<u>Outstanding Balance</u>	<u>Accrued Interest</u>	<u>Interest Income</u>
Turtle Creek	11/01/47	5.01%	\$ 867,000	\$ 635,944	\$ 68,187
New Winds	08/01/47	3% - 5%	876,611	397,982	42,414
Hawthorn-at-29th	03/31/62	6.00%	616,648	80,008	44,312
Munsel Park	12/31/39	1.50%	770,727	94,283	12,783
Bascom Village II	08/30/45	1-2.82%	883,848	50,344	16,816
Richardson Bridge LLC	08/30/47	2.58%	832,965	26,453	26,543
The Oaks-at-14th	08/30/46	3.00%	477,408	37,817	37,817
Total limited partnerships			5,325,207	1,322,831	\$ 248,872
Allowance for doubtful accounts			-	(1,322,831)	
Total			<u>\$ 5,325,207</u>	<u>\$ -</u>	

Turtle Creek note receivable – A promissory note payable to the Agency by Turtle Creek Apartments Limited Partnership dated October 30, 2007. The note was issued in the original amount of \$867,000 and carries a 5.01% interest rate, compounded annually. The note is secured by a trust deed. The loan agreement calls for the note to be repaid upon sale or transfer of Turtle Creek Apartments Limited Partnership.

New Winds notes receivables – Three promissory notes in the original amounts of \$701,611, \$75,000 and \$100,000 with interest rates of 3.25%, 5.15% and 3.25% respectively. The notes are secured by the assets of the partnership.

Munsel Park note receivable – A promissory note payable to the Agency, dated June 27, 2003 in the original amount of \$770,727. The note carries a 1.50% interest rate. Interest payments of one half of one percent is payable to the Agency annually, the remainder of the interest accrues and is due at maturity along with the principal balance.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS YEAR ENDED SEPTEMBER 30, 2018

NOTE 6—RELATED PARTIES (Continued)

Bascom Village II notes receivables – Three promissory notes due from Bascom Village II LLC due on August 30, 2045. The notes require annual principal and interest payments on or before April 15 of each year beginning on April 15, 2018. Payments are based on available cash flow and are payable in the order of priority as set forth in the LLC’s operating agreement. Interest on the each of the loans is compounded annually and the notes are secured by the project.

The Oaks-at-14th notes receivables - Two notes payable to the Agency by The Oaks at 14th LLC. The Notes are payable in annual principal and interest installments beginning April 15, 2018, based on available Cash Flow, as defined in the LLC’s operating agreement. Interest on each of the notes is compounded annually. Substantially all assets of the project are pledged as collateral for the borrowings subject to prior liens.

Richardson Bridge LLC notes receivables – Two promissory notes for \$580,000 and \$252,965. The notes are secured by trust deed however the agreement limits the Agency’s ability to use collateral as a remedy until December 31, 2033. Interest on the notes is stated at 2.58% and 3.00% respectively. The notes have a maturity date of August 30, 2047 and August 30, 2057 respectively.

Other assets – The following receivable (payable) balances due from (to) affiliated limited partnerships are included within the reported balance of other non-current assets as of September 30, 2018.

	Development Borrowing	Partnership Management Fee Receivable	Total Receivable (Payable)
Hawthorn-at-29th	\$ (22,626)	\$ -	\$ (22,626)
New Winds	-	90,237	90,237
Roosevelt Crossing	-	5,346	5,346
Munsel Park	-	318,611	318,611
Turtle Creek	-	22,003	22,003
Bascom Village II	-	9,548	9,548
	<u>(22,626)</u>	<u>445,745</u>	<u>423,119</u>

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS YEAR ENDED SEPTEMBER 30, 2018

NOTE 7—CAPITAL ASSETS

Land, buildings and equipment are accounted for in the individual programs in which the assets were purchased. The following is a summary of fixed asset activity for the year ended September 30, 2018:

	Balance September 30, 2017	Increases	Decreases	Transfers	Balance September 30, 2018
Capital assets not being depreciated:					
Land	\$ 10,973,703	\$ 785,470	\$ (165,952)	\$ 100	\$ 11,593,321
Construction in progress	1,901,417	3,135,940	(19,195)	(840,719)	4,177,443
Total capital assets not being depreciated	12,875,120	3,921,410	(185,147)	(840,619)	15,770,764
Capital assets being depreciated:					
Building and improvements	78,554,913	264,382	(907,581)	660,524	78,572,238
Furniture and equipment	2,958,558	124,003	-	180,095	3,262,656
Total capital assets being depreciated	81,513,471	388,385	(907,581)	840,619	81,834,894
Less accumulated depreciation:					
Buildings and improvements	(45,309,937)	(1,802,255)	827,912	-	(46,284,280)
Furniture and equipment	(2,591,712)	(108,892)	-	-	(2,700,604)
Total accumulated depreciation	(47,901,649)	(1,911,147)	827,912	-	(48,984,884)
Total capital assets being depreciated, net	33,611,822	(1,522,762)	(79,669)	840,619	32,850,010
Total capital assets, net	\$ 46,486,942	\$ 2,398,648	\$ (264,816)	\$ -	\$ 48,620,774

Depreciation expense was charged to functions as follows:

	2018
Public housing	\$ 664,624
Affordable housing and special needs housing	300,557
Agency business activities	215,302
Blended component units	663,076
COCC	67,588
Total depreciation expense	1,911,147

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS YEAR ENDED SEPTEMBER 30, 2018

NOTE 8—LONG-TERM LIABILITIES

The Agency's long-term debt is comprised of the following as of September 30, 2018:

	Interest Rates	Maturity	Balance September 30, 2017	Additions	Repayments	Balance September 30, 2018	Current Portion
Bonds Payable							
Firwood Series A	6.7%	11/01/20	\$ 270,000	\$ -	\$ (270,000)	\$ -	\$ -
Notes Payable							
State of Oregon:							
Heeran Center	3.7%	09/15/28	672,435	-	(50,503)	621,932	48,000
City of Eugene:							
Abbie Lane	2.0%	04/01/34	299,384	-	(16,413)	282,971	17,100
Firwood	3.3%	08/01/21	73,678	-	(9,839)	63,839	10,100
Firwood	2.0%	01/01/29	188,136	-	(11,557)	176,579	11,800
Signpost House	5.0%	02/01/32	11,029	-	(10,809)	220	220
Orchards	0.0%	02/01/32	111,530	-	-	111,530	-
USDA							
Camas	6.9%	09/01/35	270,358	-	(7,201)	263,157	8,500
Camas	6.9%	11/01/32	139,936	-	(5,263)	134,673	5,500
Norsemen	4.0%	05/11/44	164,456	-	(841)	163,615	17,700
Norsemen	4.0%	05/11/44	326,388	-	(2,261)	324,127	7,500
Norsemen	4.0%	05/11/44	258,497	-	(1,790)	256,707	-
Norsemen	4.0%	05/11/44	1,032,715	-	(15,853)	1,016,862	-
CRT							
Firwood	5.0%	03/01/25	156,372	-	(20,199)	136,173	19,000
PNC Bank							
Energy Performance	3.5%	11/15/35	-	4,300,000	-	4,300,000	87,200
JPMorgan Chase:							
Laurel Gardens	4.9%	02/01/28	243,103	-	(18,384)	224,719	17,700
Orchards	6.0%	10/01/26	373,703	-	(7,764)	365,939	9,000
Banner Bank:							
Sheldon I	3.9%	07/01/32	261,555	-	(261,555)	-	-
Sheldon II	3.8%	12/01/33	251,883	-	(251,883)	-	-
Walnut Park	5.0%	09/01/27	350,000	-	(27,696)	322,304	26,700
Shedldon Village - Construction	4.3%	03/31/37	-	141,288	-	141,288	-
Bank of America:							
Jacob's Lane	3.8%	11/01/29	272,553	-	(17,933)	254,620	18,600
Jacob's Lane	7.6%	11/01/29	140,852	-	(7,333)	133,519	7,200
Branch Banking & Trust							
100 W 13th Ave	3.2%	12/01/20	3,784,967	-	-	3,784,967	3,784,967
Total notes payable			<u>9,653,530</u>	<u>4,441,288</u>	<u>(1,015,077)</u>	<u>13,079,741</u>	<u>4,096,787</u>

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS YEAR ENDED SEPTEMBER 30, 2018

NOTE 8—LONG-TERM LIABILITIES (Continued)

The notes payable are collateralized by capital assets owned by the entities listed for each individual obligation except for the note payable to a Charitable Remainder Unitrust which is unsecured.

State of Oregon – The note payable by the Heeran Center is payable to the Housing and Community Services Department – State of Oregon (“OHCS”). In May 2015, OHCS agreed to temporarily defer payments on this note and on March 14, 2016 the note agreement as modified to reflect the deferred payments. Interest accrued from May 2015 to March 14, 2016 was added to the principal balance; monthly principal and interest payments were increased from \$6,199 to \$6,206 and the maturity date was extended to September 15, 2028. The forgivable note payable by the Heeran Center was originated by the Department of Human Resources - State of Oregon. The note is non-interest bearing that is forgivable on a pro-rata basis over a thirty-year period provided that the Agency operates Heeran Center in conformance with the terms of the trust deed and related promissory note agreements.

City of Eugene – The notes payable collateralized by Firwood Apartments were modified during 2013 to make interest only payments beginning on April 1, 2013 and ending on March 1, 2016. The maturity dates were not extended which will result in balloon payments at maturity. The note payable collateralized by Orchards is non-interest bearing and has no required payments or maturity date provided that the Agency does not sell the property and complies with the terms of the note and related agreements.

USDA Rural Development (RD) – The mortgage notes payable to RD have stated interest rates however each property has entered Interest Credit and Rental Assistance Agreements. These agreements provide subsidies that reduce the amount of monthly loan payments made by the Agency monthly. In addition, when the properties charge rent more than the basic rent approved by RD, such excess rent (“overages”) is remitted to RD as additional interest.

Line-of-credit instrument – Homes for Good has a \$1,400,000 unsecured revolving line of credit with a bank. The line is used for short-term financing needs for development activities. The line-of-credit matures on September 1, 2019. Interest on the line-of-credit a variable interest rate is the prime rate plus .50 basis points (4.75%) as of September 30, 2018. The Agency repaid \$61,304 and did not advance any funds during 2018. There was no outstanding balance on the line-of-credit as of September 30, 2018. The line-of-credit agreement also contains certain financial covenants for which the Agency was following as of September 30, 2018.

PNC Equipment Finance, LLC – On December 28, 2018 Homes for Good Housing Agency entered in to a Master Equipment Lease-Purchase financing agreement with PNC Equipment Finance, LLC totaling \$4,300,000 for its energy performance contract initiative with Johnson Controls, Inc. (JCI), a third-party provider of energy performance services. The EPC project will install energy saving measures including low flow toilets, showerhead/faucet aerators, irrigation controls, ductless heat pumps, window replacements, solar panels and irrigation wells for certain Homes for Good Housing Agency owned properties. The financing agreement calls for semi - annual payments escalating from \$134,088 to \$225,806 over the life of the agreement. The financing agreement matures December 28, 2035. Purchased equipment serves as collateral for the agreement.

Charitable Remainder Trust – A \$388,760 unsecured promissory note issued on March 23, 1995. The note carries a fixed interest rate of 5.00% and is payable in monthly installments of \$2,087. The note has a maturity date of March 1, 2025.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS YEAR ENDED SEPTEMBER 30, 2018

NOTE 8—LONG-TERM LIABILITIES (Continued)

Jacob's Lane Bank of America – A \$210,000 promissory note issued October 18, 1999. The note has a fixed interest rate of 7.58% and monthly payments of \$1,480. The note is secured by real property and has a maturity date of November 1, 2029. There are reserve account requirements with the loan agreement to maintain a certain reserves Bank of America in relation to the project.

Jacob's Lane Bank of America – A \$500,000 promissory note issued October 18, 1999. The note has a fixed interest rate of 3.83% and monthly payments of \$2,338. The note is secured by real property and has a maturity date of November 1, 2029. There are reserve account requirements with the loan agreement to maintain a certain reserves Bank of America in relation to the project.

Branch Banking & Trust - \$3,784,967 Promissory note dated September 21, 2018 for the purchase of a new administrative building. The note carries a fixed interest rate of 3.15% and has a maturity date of December 1, 2020. The agreement calls for interest only debt service on June 1 and December 1 annually with a final payment of the balance at maturity. The note is secured by real property.

Other – Walnut Park, Laurel Gardens and Orchards have outstanding loans for which the interest rate has been reduced during the 20-year period that Oregon Affordable Housing Tax Credits ("OAHTC") are available with respect to the loan. The expiration of the OAHTC with respect to these loans are as follows; Walnut Park, June 1, 2016 interest rate will increase from 6.15% to 10.15%; Laurel Gardens, December 31, 2018 interest rate will increase from 4.93% to 8.93% and Orchards, November 1, 2016 interest rate will increase from 6.04% to 8.62%.

Sheldon Village Apartments Construction Note – A \$3,841,000 promissory note with Banner Bank dated September 11, 2018. The note calls for payments of interest only monthly beginning on the first advance. A final payment of principal and interest is due March 31, 2037. The note also contains a six-month maturity date extension provision. Provided all the conditions of the agreement are satisfied the note is convertible into a term loan, payable in monthly installments of principal and interest having a term loan maturity date of March 1, 2037. The note has a fixed interest rate of 4.25% and converts to a 4.75% interest rate upon conversion to a term loan. The agreement contains a prepayment fee equal to the present value of the difference between the remaining scheduled interest payments and the interest payments due in connection with a lender debt obligation as of the date of the prepayment. The prepayment fee provision is applicable only after conversion to a term loan. The loan is secured by the assets and revenues of Sheldon Village Apartments, LLC and is guaranteed by the Agency.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 8—LONG-TERM LIABILITIES (Continued)

Future maturities of total long-term debt at September 30, 2018 are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2019	\$ 4,096,787	\$ 737,000
2020	371,000	442,500
2021	429,600	368,800
2022	412,300	290,800
2023	432,600	274,100
2024-2028	2,722,200	1,061,100
2029-2033	2,169,500	585,900
2034-2038	1,519,900	211,600
2039-2043	329,900	99,300
2044-2048	595,954	35,500
Total	<u>13,079,741</u>	<u>\$ 4,106,600</u>

Changes in long-term liabilities are as follows:

	<u>September 30,</u> <u>2017</u>	<u>Additions</u>	<u>Reductions</u>	<u>September 30,</u> <u>2018</u>	<u>Due Within</u> <u>One Year</u>
Family self-sufficiency deposits	\$ 329,026	\$ 87,789	\$ -	\$ 416,815	\$ -
Compensated absences	393,963	478,375	(399,880)	472,458	395,075
Notes payable	9,653,530	4,441,288	(1,015,077)	13,079,741	4,096,787
Other post-employment benefits	-	167,077	-	167,077	-
	<u>\$10,376,519</u>	<u>\$5,174,529</u>	<u>\$(1,414,957)</u>	<u>\$14,136,091</u>	<u>\$4,491,862</u>

NOTE 9—RISK MANAGEMENT

Homes for Good Housing Agency is exposed to various risks of loss related to errors and omissions, automobiles, damage to and destruction of assets, bodily injury, and workers' compensation. Homes for Good Housing Agency obtain insurance from the Housing Authorities Risk Retention Pool to cover substantially all known risks except for workers' compensation and flood coverage. Workers compensation and flood coverage are covered by commercial insurance. There has been no significant reduction to coverage from the prior year and settled claims have not exceeded the level of coverage in the past three years.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS YEAR ENDED SEPTEMBER 30, 2018

NOTE 10—COMMITMENTS AND CONTINGENCIES

Lease commitment - In 2005, Homes for Good entered into a ground lease and concurrently purchased the improvements situated on the site which was a 90-unit multi-family apartment complex known as Firwood Apartments. The initial term of the ground lease is from March 23, 1995 through January 31, 2014 with options to extend for three additional five-year periods. In addition to the scheduled rents the Agency is required to pay all taxes, insurance, maintenance and utility costs. The lease agreement provides for increase in scheduled rents every five years which were \$39,638 per year for the period February 1, 2009 to January 31, 2014; \$47,565 per year for the first option period from February 1, 2014 to January 31, 2019; \$57,078 per year for the second option period from February 1, 2019 to January 31, 2024; and \$68,494 per year for the third option period from February 1, 2024 to January 31, 2029. The lease agreement provides that at the termination of the lease, the Agency shall surrender and deliver up the premises and all improvements situated on the site to the Lessor. The lease agreement also grants Homes for Good the right of first refusal to purchase the site and improvements.

Grant and property use restrictions - Certain of the properties operated by the Agency and affiliated limited partnerships were developed using funds provided by grants and low interest rate loans. The terms of these grants and loans restrict the use of the property and generally require the property to be rented to low-income qualified tenants for the period of the grant or related loan term. Failure to comply with the terms of the grants or the loans may result in a requirement to repay a portion or all of the proceeds received.

Lawsuit and claims – Homes for Good is subject to lawsuits and claims which arise out the normal course of its activities. In the opinion of the management of the Agency and based upon the opinions of legal counsel, the disposition of any and all such actions, of which it is aware, will not have a material effect on the financial position of Homes for Good.

Sheldon Village Apartments, LLC – Homes for Good guarantees the indebtedness of Sheldon Village Apartments LLC totaling \$3,841,000 and is the maximum liability guaranteed. The Agency subordinated all its debt instruments owed to the Agency by Sheldon Village Apartments LLC. The Guarantee requires the Agency to furnish audited financial statements of the Agency to Banner Bank annually. The Agency also has agreed to guarantee that construction project is completed within the time limits and general specifications of the project's plans.

Operating deficit guarantees – Homes for Good has entered into agreements with Bascom Village II LLC, The Oaks at 14th LLC and Richardson Bridge LLC, discretely presented components of the agency, to provide guarantees of operating deficits. The agreements call for the Agency to advance funds as loans to the companies in amounts equal to the amount of the operating deficit for a period of approximately three-years from the end of each company's lease-up period. The agreements additionally call for an extension of one year for each period that a required operating expense coverage ratio is less than 115%. The Agency's maximum exposure to funding operating deficits for Bascom Village II LLC, The Oaks at 14th LLC and Richardson Bridge LLC is \$120,000, \$110,000 and \$84,496 respectively.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS YEAR ENDED SEPTEMBER 30, 2018

NOTE 10—COMMITMENTS AND CONTINGENCIES (Continued)

Community Housing Development promissory note agreement – In November 2010 Homes for Good was provided \$992,822 of funding from the State of Oregon, Department of Human Services under a Community Housing Development promissory note agreement to upgrade the Heeran Center’s interior building improvements. Amounts are due under the agreement only for under circumstances the property is determined as not being operated in conformity with the terms of the agreement by the State of Oregon. Furthermore, amounts due under the agreement should it be determined the property is not being operated as agreed to are being reduced annually over a thirty-year straight-line period. As of September 30, 2018, the potential exposure to Homes for Good under this agreement for failure to operate the facility as agreed was \$700,000. The agreement expires on November 17, 2040.

Purchase Options and Right of First Refusal – The general partners of Turtle Creek, Munsel Park Limited Partnership and New Winds Limited Partnership hold the right of first refusal to purchase the limited partner’s interest at the end of the low-income housing tax compliance period at the great of the fair market value or an amount determined under the provisions of the partnership agreements.

The managing member of Hawthone-at-29th have the right of the right of first refusal to purchase the limited partner’s interest at the end of the low-income housing tax compliance period at the great of the fair market value or an amount determined under the provisions of the operating agreement.

Provided that the managing member of The Oaks at 14th LLC and Richardson Bridge LLC is not in default under the terms of their operating agreement, for a period of twelve months following the end of the initial fifteen year compliance period, the managing member has the option to purchase either the investor member’s entire interest in the project based on the buyout price determined in accordance with the terms set forth in the project’s operating agreement.

Construction agreement – The Agency entered into a pre-construction agreement with a general contractor for facility upgrades for Homes for Good’s new administration building. The pre-construction agreement totals \$39,000.

NOTE 11—LEASES

Heeran Center lease – On August 1, 2015, Homes for Good entered into the lease agreement with ColumbiaCare Services Inc. for the residential areas of the premise in Heeran Center. The lease agreement provides monthly rent of approximately \$8,400 and is operated on a month-to-month basis. The Agency also leases the office reception area of Heeran Center to Lane County under the terms of an operating lease that is renewably annually. On July 1, 2018, the lease was renewed for a one-year period at an annual rental rate of approximately \$59,500.

Office lease – On August 1, 2018 the Agency entered an operating lease agreement with the buyer of its Day Island offices. Rent is \$10,000 per month beginning in October 2019. The lease expires on December 31, 2019.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS YEAR ENDED SEPTEMBER 30, 2018

NOTE 12—DEFINED CONTRIBUTION EMPLOYEE BENEFIT PLAN

Homes for Good has a defined contribution plan established under Section 401(k) of the Internal Revenue Code, covering all eligible employees working 20 hours or more a week and who elect to be in the Plan after six months of service. The Agency contributes of twelve percent of employee's gross monthly salary, of which six percent employer contributions are vested over 4 years and six percent pick-up contributions are 100% vested when made. Employees have the option of making voluntary salary deferral contributions up to twenty-five percent of their monthly gross salary, subject to the dollar limits specified in the Internal Revenue Code. The employer contributions for the year ended September 30, 2018 were \$486,947.

NOTE 13—OTHER POST-EMPLOYMENT BENEFITS (OPEB)

Homes for Good does not make any contributions towards retiree medical insurance, however the Agency allows retirees to continue medical coverage from their retirement date until eligible for Medicare. Retirees must pay the "full" premium charged by the insurance carrier. In this situation an implicit subsidy arises from the fact that health care premiums do not increase with age, whereas health care costs do increase with age. Accounting standards applicable for state and local governments requires the measurement and recognition of a liability on the balance sheets of participating employers for other post-employment retiree benefits. This liability is known as the total OPEB liability. The financial position of Homes for Good was not restated at the beginning of the year as required by generally accepted accounting principles because the liability is not significant. The total OPEB liability is reported with other non-current liabilities. The following table presents Homes for Good's total OPEB liability as of September 30, 2017 and 2018 respectively.

	2017	2018
Total OPEB liability	\$ 163,685	\$ 167,077
Covered payroll	4,371,600	4,432,600
Total OPEB liability as a % of covered payroll	3.74%	3.77%

With any valuation of future benefits, assumption of anticipated future events is required. These assumptions are generally based upon those used for valuing pension benefits.

Discount rate	3.06%	3.64%
Valuation date	July 1, 2016	July 1, 2016
Measurement date	September 30, 2016	September 30, 2017
Inflation	2.05%	2.50%
Salary increases	3.50%	3.50%
Actuarial cost method	Entry Age Normal	Entry Age Normal

For the healthy mortality assumption for both measurement dates, RP-2000 healthy white-collar male and female tables, set back one year for males. Mortality is projected on a generational basis using scale BB for males and females.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS YEAR ENDED SEPTEMBER 30, 2018

NOTE 14—OTHER POST-EMPLOYMENT BENEFITS (Continued)

The following table reports the change in Home for Good’s total OPEB liability for the period September 30, 2017 to September 30, 2018.

	Increase (Decrease) Total OPEB Liability
Balance as of September 30, 2017	\$ 163,685
Changes for the year:	
Service cost	15,178
Interest on total OPEB liability	5,309
Effect of changes to benefit terms	-
Effect of economic and demographic gain or losses	-
Effect of assumption changes or inputs	(6,294)
Benefit payments	(10,801)
Balance as of September 30, 2018	<u>\$ 167,077</u>

OPEB Expense – The annual OPEB expense is an accounting item intended to recognize certain changes in the total OPEB liability in the current period. Additionally, changes in the total OPEB liability not fully recognized in a given year’s OPEB expense are tracked as deferred inflows and outflows of resources and incrementally recognized in future reporting periods. OPEB expense for the fiscal year ended September 30, 2018 is comprised of the following:

Service cost	\$ 15,178
Interest on total OPEB liability	5,309
Effect of plan changes	-
Recognition of deferred (inflows)/Outflows of resources	
Economic and demographic gains or losses	-
Assumption changes or inputs	(1,259)
Administrative expense	-
OPEB Expense	<u>\$ 19,228</u>

Sensitivity Analysis – The following presents the total OPEB liability of the Plan, calculated using the discount rate of 3.64%, as well as what the Plan’s total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate

	<u>1% Decrease</u>	<u>Discount Rate</u>	<u>1% Increase</u>
Total OPEB liability	<u>\$ 177,608</u>	<u>\$ 167,077</u>	<u>\$ 157,147</u>

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 14—OTHER POST-EMPLOYMENT BENEFITS (Continued)

A similar sensitivity analysis is then presented for changes in the healthcare cost trend assumption.

	<u>1% Decrease</u>	<u>Trend Rate</u>	<u>1% Increase</u>
Total OPEB liability	<u>\$ 153,095</u>	<u>\$ 167,077</u>	<u>\$ 183,213</u>

OPEB deferred inflows and outflows of resources – The following presents the total OPEB deferred inflows and outflows of resources as of September 30, 2018 and the annual recognition (amortization) of these amounts included within future OPEB expense

	<u>Deferred Inflows of Resources</u>	<u>Deferred Outflows of Resources</u>
Differences between expected and actual experience	\$ -	\$ -
Changes of assumptions or inputs contributions made subsequent to measurement date	(5,035)	-
Total as of September 30, 2018	<u>n/a</u>	<u>11,247</u>
	<u>\$ (5,035)</u>	<u>\$ (11,247)</u>

Year ended September 30:

2019
2020
2021
2022
2023
Total

Annual Recognition:

(1,259)
(1,259)
(1,259)
(1,258)
-
(5,035)

NOTE 11—CONCENTRATIONS

For the year ended September 30, 2018, approximately 73% of operating revenues reflected in the financial statements is from HUD. Homes for Good operates in a highly regulated environment. The operations of the Agency are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related costs and the additional administrative burden to comply with the changes.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 14—CONDENSED FINANCIAL STATEMENTS OF BLENDED COMPONENT UNITS

CONDENSED STATEMENT OF NET POSITION

	Walnut Park	Orchards	Laurel Gardens	Jacobs Lane
Assets:				
Current assets	\$ 77,154	\$ 40,815	\$ 23,513	\$ 59,740
Tenant security deposits	18,862	15,490	16,846	25,765
Other restricted deposits	83,327	44,692	138,174	249,245
Capital assets - net	<u>509,607</u>	<u>592,486</u>	<u>320,492</u>	<u>1,821,252</u>
Total assets	<u>688,950</u>	<u>693,483</u>	<u>499,025</u>	<u>2,156,002</u>
Liabilities:				
Current liabilities	107,263	156,874	40,756	67,732
Noncurrent liabilities	<u>295,604</u>	<u>468,469</u>	<u>207,019</u>	<u>884,997</u>
Total liabilities	<u>402,867</u>	<u>625,343</u>	<u>247,775</u>	<u>952,729</u>
Net Position:				
Net investment in capital assets	187,303	115,017	95,773	910,455
Restricted	83,327	44,692	138,177	249,245
Unrestricted	<u>15,453</u>	<u>(91,569)</u>	<u>17,300</u>	<u>43,573</u>
Total net position	<u>\$ 286,083</u>	<u>\$ 68,140</u>	<u>\$ 251,250</u>	<u>\$ 1,203,273</u>

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 14—CONDENSED FINANCIAL STATEMENTS OF BLENDED COMPONENT UNITS (Continued)

CONDENSED STATEMENT OF NET POSITION

	Sheldon Village I*	Sheldon Village II*	Sheldon Village Apartments	Housing Plus	Total
Assets:					
Current assets	\$ -	\$ -	\$ 208,508	\$ 539	\$ 410,269
Tenant security deposits	-	-	34,929	-	111,892
Other restricted deposits	-	-	9,335	-	524,773
Capital assets - net	-	-	1,700,524	-	4,944,361
	<u>-</u>	<u>-</u>	<u>1,953,296</u>	<u>539</u>	<u>5,991,295</u>
Liabilities:					
Current liabilities	-	-	407,784	7,328	787,737
Noncurrent liabilities	-	-	1,679,189	-	3,535,278
	<u>-</u>	<u>-</u>	<u>2,086,973</u>	<u>7,328</u>	<u>4,323,015</u>
Net Position:					
Net investment in capital assets	-	-	21,335	-	1,329,883
Restricted	-	-	9,876	-	525,317
Unrestricted	-	-	(164,888)	(6,789)	(186,920)
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (133,677)</u>	<u>\$ (6,789)</u>	<u>\$ 1,668,280</u>

*Sheldon Village I and Sheldon Village II were combined into Sheldon Village Apartments as of September 30, 2018.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS YEAR ENDED SEPTEMBER 30, 2018

NOTE 14—CONDENSED FINANCIAL STATEMENTS OF BLENDED COMPONENT UNITS (Continued)

CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

	Walnut Park	Orchards	Laurel Gardens	Jacobs Lane
Revenues - Rental income	\$ 193,020	\$ 175,421	\$ 184,475	\$ 329,226
Other income	11,846	10,791	11,367	11,155
Total operating revenue	<u>204,866</u>	<u>186,212</u>	<u>195,842</u>	<u>340,381</u>
Expenses:				
Operating expenses	125,707	130,438	183,775	256,076
Depreciation and amortization	83,174	73,092	67,082	174,769
Interest expense	16,780	22,320	11,498	46,407
Total operating expenses	<u>225,661</u>	<u>225,850</u>	<u>262,355</u>	<u>477,252</u>
Operating loss	<u>(20,795)</u>	<u>(39,638)</u>	<u>(66,513)</u>	<u>(136,871)</u>
Nonoperating revenue (expense):				
Transfer - In	-	-	-	-
Transfer - Out	-	-	-	-
Total nonoperating revenue (expense)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change in net position	(20,795)	(39,638)	(66,513)	(136,871)
Net position September 30, 2017	<u>306,878</u>	<u>107,778</u>	<u>317,763</u>	<u>1,340,144</u>
Net position September 30, 2018	<u>\$ 286,083</u>	<u>\$ 68,140</u>	<u>\$ 251,250</u>	<u>\$ 1,203,273</u>

CONDENSED STATEMENT OF CASH FLOWS

Net cash provided (used) by:

Operating activities	\$ 49,315	\$ (177,989)	\$ (59,429)	\$ (605,917)
Capital and non-capital related financing activities	55,478	176,857	36,313	598,541
Investing activities	<u>59</u>	<u>103</u>	<u>402</u>	<u>160</u>
Net increase (decrease)	104,852	(1,029)	(22,714)	(7,216)
Cash - beginning of year	<u>69,395</u>	<u>94,140</u>	<u>194,915</u>	<u>330,728</u>
Cash - end of year	<u>\$ 174,247</u>	<u>\$ 93,111</u>	<u>\$ 172,201</u>	<u>\$ 323,512</u>

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 14—CONDENSED FINANCIAL STATEMENTS OF BLENDED COMPONENT UNITS (Continued)

CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

	Sheldon Village I	Sheldon Village II	Sheldon Village Apartments	Housing Plus	Total
Revenues - Rental income	\$ 222,257	\$ 175,938	\$ 38,710	\$ -	\$ 1,319,047
Other income	5,165	13,661	-	2,436	66,421
	<u>227,422</u>	<u>189,599</u>	<u>38,710</u>	<u>2,436</u>	<u>1,385,468</u>
Expenses:					
Operating expenses	153,897	140,062	177,527	3,234	1,170,716
Depreciation and amortization	134,657	108,471	21,831	-	663,076
Interest expense	47,632	37,426	8,389	-	190,452
	<u>336,186</u>	<u>285,959</u>	<u>207,747</u>	<u>3,232</u>	<u>2,024,244</u>
Operating loss	<u>(108,764)</u>	<u>(96,360)</u>	<u>(169,037)</u>	<u>(796)</u>	<u>(638,776)</u>
Nonoperating revenue (expense):					
Transfer - In	-	-	190,623	-	190,623
Transfer - Out	(82,123)	(108,500)	(155,263)	-	(345,886)
Total nonoperating revenue (expense)	<u>(82,123)</u>	<u>(108,500)</u>	<u>35,360</u>	<u>-</u>	<u>(155,263)</u>
Change in net position	(190,887)	(204,860)	(133,677)	(796)	(794,039)
Net position September 30, 2017	<u>190,887</u>	<u>204,860</u>	<u>-</u>	<u>(5,993)</u>	<u>2,462,317</u>
Net position September 30, 2018	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (133,677)</u>	<u>\$ (6,789)</u>	<u>\$ 1,668,278</u>

CONDENSED STATEMENT OF CASH FLOWS

Net cash provided (used) by:

Operating activities	(728,327)	\$ (673,423)	\$ 390,766	\$ -	\$ (1,805,004)
Capital and non-capital related financing activities	406,180	351,385	(155,013)	-	1,469,741
Investing activities	492	383	226	-	1,825
Net increase (decrease)	<u>(321,655)</u>	<u>(321,655)</u>	<u>235,979</u>	<u>-</u>	<u>(333,437)</u>
Cash - beginning of year	<u>321,655</u>	<u>321,655</u>	<u>-</u>	<u>-</u>	<u>1,332,488</u>
Cash - end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 235,979</u>	<u>\$ -</u>	<u>\$ 999,051</u>

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 15–DISCRETELY PRESENTED COMPONENT UNITS

Combining financial information for the discretely presented component units at December 31, 2017 is as follows:

	Hawthorn- at-29th	New Winds	Roosevelt Crossing	Oaks at 14th LLC
ASSETS				
Current assets				
Cash and cash equivalents	\$ 145,192	\$ 41,390	\$ 12,688	\$ 86,070
Accounts receivable:				
Tenants	866	1,150	1,636	7,490
Others	22,691	-	21,455	10,834
Prepaid expenses	4,371	2,317	2,343	2,840
Tenant deposits held in trust	6,414	7,230	350	25,565
Restricted deposits	402,945	104,238	406,468	-
Total current assets	<u>582,479</u>	<u>156,325</u>	<u>444,940</u>	<u>132,799</u>
Noncurrent assets				
Capital assets				
Nondepreciable	418,014	116,026	641,454	1,375,540
Depreciable	3,425,513	1,493,128	4,078,432	7,021,173
Total capital assets	<u>3,843,527</u>	<u>1,609,154</u>	<u>4,719,886</u>	<u>8,396,713</u>
Other assets	17,173	3,220	13,903	52,422
Total noncurrent assets	<u>3,860,700</u>	<u>1,612,374</u>	<u>4,733,789</u>	<u>8,449,135</u>
Total assets	<u>\$ 4,443,179</u>	<u>\$ 1,768,699</u>	<u>\$ 5,178,729</u>	<u>\$ 8,581,934</u>

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 15—DISCRETELY PRESENTED COMPONENT UNITS (Continued)

	Munsel Park	Turtle Creek	Bascom Village II	Richardon Bridge LLC	Total
ASSETS					
Current assets					
Cash and cash equivalents	\$ 73,525	\$ 9,699	\$ 111,268	\$ 3,591	\$ 483,423
Accounts receivable:					
Tenants	-	10,426	2,663	13,994	38,225
Others	-	-	-	3,800	58,780
Prepaid expenses	3,575	2,771	7,432	795	26,444
Tenant deposits held in trust	13,247	20,237	23,258	14,136	110,437
Restricted deposits	234,046	158,770	142,577	-	1,449,044
Total current assets	<u>324,393</u>	<u>201,903</u>	<u>287,198</u>	<u>36,316</u>	<u>2,166,353</u>
Noncurrent assets					
Capital assets					
Nondepreciable	120,000	201,414	439,830	114,640	3,426,918
Depreciable	896,487	2,190,252	8,933,056	2,057,042	30,095,083
Total capital assets	1,016,487	2,391,666	9,372,886	2,171,682	33,522,001
Other assets	340	3,875	56,779	38,969	186,681
Total noncurrent assets	<u>1,016,827</u>	<u>2,395,541</u>	<u>9,429,665</u>	<u>2,210,651</u>	<u>33,708,682</u>
Total assets	<u>\$ 1,341,220</u>	<u>\$ 2,597,444</u>	<u>\$ 9,716,863</u>	<u>\$ 2,246,967</u>	<u>35,875,035</u>

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 15–DISCRETELY PRESENTED COMPONENT UNITS (Continued)

	Hawthorn- at-29th	New Winds	Roosevelt Crossing	Oaks at 14th LLC
LIABILITIES				
Current liabilities				
Accounts payable -operation	\$ 8,216	\$ 4,282	\$ -	\$ 19,432
Accounts payable - construction	-	-	-	12,953
Construction retainage payable	-	-	-	-
Accrued interest	3,531	-	-	-
Due to Homes for Good	-	-	-	-
Due to other related parties	-	-	-	-
Prepaid rents	-	-	-	483
Refundable security deposits	6,414	7,230	350	24,527
Current portion of mortgages payable	34,417	-	-	-
Total current liabilities	52,578	11,512	350	57,395
Noncurrent liabilities				
Mortgages payable, net of unamortized debt issuance costs	1,020,613	-	3,030,434	5,957,811
Notes payable - Homes for Good	690,012	876,611	-	648,658
Notes payable - Others	-	-	-	200,000
Accrued interest - Homes for Good	86,588	413,586	16,338	56,706
Developer fee payable - Homes for Good	-	59,927	-	773,971
Due to Homes for Good	-	908	-	-
Total noncurrent liabilities	1,797,213	1,351,032	3,046,772	7,637,146
Total liabilities	1,849,791	1,362,544	3,047,122	7,694,541
NET POSITION				
Net investment in capital assets	2,011,897	258,122	1,673,114	759,567
Restricted	402,945	104,238	406,468	1,038
Unrestricted	178,546	43,795	52,025	126,788
Total net position	2,593,388	406,155	2,131,607	887,393
Total liabilities and net position	\$ 4,443,179	\$ 1,768,699	\$ 5,178,729	\$ 8,581,934

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 15—DISCRETELY PRESENTED COMPONENT UNITS (Continued)

	Munsel Park	Turtle Creek	Bascom Village II	Richardson Bridge	Total
LIABILITIES					
Current liabilities					
Accounts payable - operation	\$ 7,814	\$ 20,172	\$ 18,884	\$ 35,902	\$ 114,702
Accounts payable - construction	-	-	2,413	351,046	366,412
Construction retainage payable	-	-	-	-	-
Accrued interest	-	-	-	-	3,531
Due to Homes for Good	-	-	-	-	-
Due to other related parties	-	-	-	-	-
Prepaid rents	-	139	2,094	2,491	5,207
Refundable security deposits	13,247	20,237	23,258	14,136	109,399
Current portion of mortgages payable	17,546	8,778	21,752	-	82,493
Total current liabilities	38,607	49,326	68,401	403,575	681,744
Noncurrent liabilities					
Mortgages payable, net of unamortized debt issuance costs	417,322	249,102	89,562	252,677	11,017,521
Notes payable - Homes for Good	770,726	867,000	886,862	832,955	5,572,824
Notes payable - Others	242,825	-	-	-	442,825
Accrued interest - Homes for Good	84,660	599,836	39,490	32,161	1,329,365
Developer fee payable - Homes for Good	-	-	45,623	-	879,521
Due to Homes for Good	58,770	-	-	-	59,678
Total noncurrent liabilities	1,574,303	1,715,938	1,061,537	1,117,793	19,301,734
Total liabilities	1,612,910	1,765,264	1,129,938	1,521,368	19,983,478
NET POSITION					
Net investment in capital assets	(575,362)	666,950	8,289,597	1,053,889	14,137,774
Restricted	234,046	158,770	142,577	-	1,450,082
Unrestricted	69,626	6,460	154,751	(328,290)	303,701
Total net position	(271,690)	832,180	8,586,925	725,599	15,891,557
Total liabilities and net position	\$ 1,341,220	\$ 2,597,444	\$ 9,716,863	\$ 2,246,967	\$ 35,875,035

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 15–DISCRETELY PRESENTED COMPONENT UNITS (Continued)

	Hawthorn- at-29th	New Winds	Roosevelt Crossing	Oaks at 14th LLC
OPERATING REVENUES				
Rental revenue	\$ 323,922	\$ 108,772	\$ 62,233	\$ 219,059
Grant income	-	-	63,567	-
Other rental income	10,450	289	-	7,219
Total revenues	<u>334,372</u>	<u>109,061</u>	<u>125,800</u>	<u>226,278</u>
OPERATING EXPENSES				
Administrative	55,617	38,462	44,298	78,153
Marketing and lease-up	-	-	-	54,048
Utilities	20,660	11,427	43,485	13,085
Operations and maintenance	39,572	17,037	15,442	45,359
Depreciation and amortization	101,766	98,397	135,837	213,965
Taxes and insurance	12,372	7,062	3,737	9,979
Total operating expenses	<u>229,987</u>	<u>172,385</u>	<u>242,799</u>	<u>414,589</u>
OPERATING INCOME (LOSS)	104,385	(63,324)	(116,999)	(188,311)
NONOPERATING REVENUES (EXPENSES)				
Interest income	224	22	606	2
Interest expenses	(43,806)	(41,318)	-	(115,782)
Interest - amortization of debt issuance costs	(167)	-	(4,833)	-
Other nonoperating expenses	<u>(47,658)</u>	<u>(7,188)</u>	<u>(10,454)</u>	<u>(3,333)</u>
Total nonoperating revenues (expenses)	<u>(91,407)</u>	<u>(48,484)</u>	<u>(14,681)</u>	<u>(119,113)</u>
LOSS BEFORE				
CAPITAL CONTRIBUTIONS				
Syndication costs	-	-	-	-
Capital contributions	-	-	-	-
Change in net position	12,978	(111,808)	(131,680)	(307,424)
Net position at beginning of the year	2,580,410	517,963	2,263,288	1,194,818
Net position at end of the year	<u>\$ 2,593,388</u>	<u>\$ 406,155</u>	<u>\$ 2,131,608</u>	<u>\$ 887,394</u>

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 15—DISCRETELY PRESENTED COMPONENT UNITS (Continued)

	Munsel Park	Turtle Creek	Bascom Village II	Richardson Bridge	Total
OPERATING REVENUES					
Rental revenue	\$ 256,400	\$ 160,687	\$ 292,512	\$ 62,883	\$ 1,486,468
Grant income	-	-	-	-	63,567
Other rental income	4,318	10,480	18,058	3,498	54,312
Total revenues	260,718	171,167	310,570	66,381	1,604,347
OPERATING EXPENSES					
Administrative	91,499	52,421	106,989	27,017	494,456
Marketing and lease-up	-	-	-	273	54,321
Utilities	42,576	23,268	24,715	7,177	186,393
Operations and maintenance	44,143	67,631	45,572	42,416	317,172
Depreciation and amortization	86,189	151,130	294,741	4,081	1,086,106
Taxes and insurance	4,577	10,816	21,787	9,656	79,986
Total operating expenses	268,984	305,266	493,804	90,620	2,218,434
OPERATING INCOME (LOSS)	(8,266)	(134,099)	(183,234)	(24,239)	(614,087)
NONOPERATING REVENUES (EXPENSES)					
Interest income	80	238	49	38	1,259
Interest expenses	(19,301)	(78,521)	(112,769)	(8,099)	(419,596)
Interest - amortization of debt issuance costs	-	(467)	(3,114)	-	(8,581)
Other nonoperating expenses	(24,231)	(10,610)	(17,510)	(9,561)	(130,545)
Total nonoperating revenues (expenses)	(43,452)	(89,360)	(133,344)	(17,622)	(557,463)
LOSS BEFORE					
CAPITAL CONTRIBUTIONS	(51,718)	(223,459)	(316,578)	(41,861)	(1,171,550)
Syndication costs	-	-	-	(9,250)	(9,250)
Capital contributions	-	-	7,387,958	776,708	8,164,666
Change in net position	(51,718)	(223,459)	7,071,380	725,597	6,983,866
Net position at beginning of the year	(219,972)	1,055,639	1,515,545	-	8,907,691
Net position at end of the year	<u>\$(271,690)</u>	<u>\$ 832,180</u>	<u>\$ 8,586,925</u>	<u>\$ 725,597</u>	<u>\$15,891,557</u>

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 15—DISCRETELY PRESENTED COMPONENT UNITS (Continued)

Selected debt information for the discretely presented component units at December 31, 2017 is as follows:

	December 31, 2016	Additions	Repayments	December 31, 2017
Hawthorn-at-29th LLC				
Banner Bank	\$ 1,087,477	\$ -	\$ 32,447	\$ 1,055,030
Roosevelt Crossing LP				
City of Eugene	550,000	-	-	550,000
State of Oregon	2,475,601	-	107,542	2,368,059
	<u>3,025,601</u>	<u>-</u>	<u>107,542</u>	<u>2,918,059</u>
Munsel Park Apartments LP				
USDA Rural Development	143,786	-	5,264	138,522
USDA Rural Development	276,201	-	10,112	266,089
USDA Rural Development	31,407	-	1,150	30,257
	<u>451,394</u>	<u>-</u>	<u>16,526</u>	<u>434,868</u>
Oaks at 14th				
US Bank - Construction	2,673,418	3,284,393	-	5,957,811
Sponsors Inc	200,000	-	-	200,000
	<u>2,873,418</u>	<u>3,284,393</u>	<u>-</u>	<u>6,157,811</u>
Richardson Bridge				
US Bank - Construction	-	252,677	-	252,677
Turtle Creek LP				
Banner Bank	265,904	-	8,024	257,880
Bascom Village II LLC				
NOAH Laon	-	120,000	8,686	111,314
Wells Fargo - Construction	6,237,634	-	6,237,634	-
	<u>6,237,634</u>	<u>120,000</u>	<u>6,246,320</u>	<u>111,314</u>
Total long-term debt	<u>\$ 13,941,428</u>	<u>\$ 3,657,070</u>	<u>\$ 6,410,859</u>	<u>\$ 11,187,639</u>

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 15–DISCRETELY PRESENTED COMPONENT UNITS (Continued)

Roosevelt Crossing LP (State of Oregon) – Provided the loan complies for the full period from January 1, 2011 through December 31, 2025, the loan balance payable shall be deemed to have been reduced ratably each year commencing January 1, 2011, at the rate of 6.67% per year but not to less than the minimum amount of \$258,797. The minimum amount payable of \$258,797 is payable in monthly installments beginning January 1, 2026 and is payable in full on or before December 31, 2046.

Munsel Park Apartments (USDA Rural Development) - The mortgage notes payable to RD have stated interest rates of 6.0%. Each property has entered Interest Credit and Rental Assistance Agreements with RD that reduce the effective interest rate to 1.0% annually over the term of the notes. The notes are payable in monthly installments of \$1,146, \$2,201 and \$250 respectively. The notes mature June 16, 2033.

Hawthorn-at 29th – Note payable to a bank with 4.0% interest, payable in monthly installments of \$6,385. The note has a maturity date of January 10, 2033.

Roosevelt Crossing LP (City of Eugene) – Provided that the Roosevelt Crossing has complied with the terms of the HOME Agreement during the twenty-year HOME affordability period, the City of Eugene agrees to release the trust deed or other security and the HOME loan promissory note shall be deemed to be paid and discharged. The note has a maturity date of May 11, 2029.

NOTE 16–SPECIAL ITEMS

The Agency reported the following special items for the year ended September 30, 2018:

<u>Special Item</u>	<u>Amount</u>
Gain on sale of 177 Day Island, Eugene, Oregon	\$2,149,991
Gain on disposal of public housing scattered sites, RAD Phase I	2,140,237
Forgiveness of debt due to Agency	<u>11,024</u>
Total special items	<u><u>\$4,301,252</u></u>

NOTE 17–SUBSEQUENT EVENTS

In January 2019 Homes for Good received 33 Mainstream Vouchers from HUD. Mainstream Vouchers provide housing assistance payments to participating owners on behalf of families having heads of households (or their spouse) with disabilities. In addition, the Agency converted 33 of its contracted 2817 Housing Choice Vouchers into Project Based Vouchers.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2018

NOTE 17—SUBSEQUENT EVENTS (Continued)

During October 2018, Market District Commons LLC was formed in association with predevelopment activities for a new tax credit partnership development located in Eugene, Oregon.

On April 23, 2019 Housing Plus, a blended component unit of Homes for Good Housing Agency, changed its name to Homes for Good Foundation.

On June 3, 2019, RAD 2 LLC was formed in association with predevelopment activities for tax credit partnerships located in Eugene, Oregon and Springfield, Oregon.

On June 19, 2019, the Agency's Board approved the negotiation and execution of a \$750,000 financing agreement for a 99-year lease of real property from Lane County, Oregon and to finance certain building improvement located at 532 and 540 Oak Street, Eugene, Oregon.

Homes for Good purchased the property located at 100 W 13th Avenue in Eugene, Oregon during 2017 to be used as the agency's new administrative building. On June 19, 2019 the Agency's Board authorized the negotiation and execution of a financing agreement in an amount not to exceed \$9,200,000 for refinancing the existing loan used to purchase the former Eugene public library, and to finance renovations, improvements and equipment for the building.

REQUIRED SUPPLEMENTARY INFORMATION

HOMES FOR GOOD HOUSING AGENCY

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS FOR THE YEAR ENDED SEPTEMBER 30, 2018

Description	September 2018
Service Cost	\$ 15,178
Interest on total OPEB liability	5,309
Effect of changes to benefit terms	-
Effect of economic/demographic gains or (losses)	-
Effective of assumption changes or inputs	(6,294)
Benefit payments	(10,801)
Net change in total OPEB liability	3,392
Total OPEB liability, beginning	163,685
Total OPEB liability, ending	167,077
Covered payroll	4,432,600
Total OPEB liability as a % of covered payroll	3.77%

This schedule is required to report information for 10 years. However, until a full 10-year trend is compiled the information presented is for those years for which information is available.

SUPPLEMENTARY INFORMATION

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – COMBINING SCHEDULE OF NET POSITION YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources		Low Rent Public Housing	Housing Choice Vouchers	Resident Opportunity and Supportive Services	Weatherization Assistance for Low-income Persons
111	Cash - Unrestricted	\$ 858,731	\$ 2,095,853	\$ -	\$ -
113	Cash - Other Restricted	77,962	398,857	-	-
114	Cash - Tenant Security Deposits	195,393	-	-	-
100	Total Cash	<u>1,132,086</u>	<u>2,494,710</u>	-	-
122	Accounts Receivable - HUD Other Projects	31,259	-	1,459	-
124	Accounts Receivable - Other Government	-	-	-	199,411
125	Accounts Receivable - Miscellaneous	8,044	-	87,016	-
126	Accounts Receivable - Tenants	21,419	-	-	-
126.1	Allowance for Doubtful Accounts - Tenants	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	10,361	-	-	-
128	Fraud Recovery	-	2	-	-
128.1	Allowance for Doubtful Accounts - Fraud	-	-	-	-
129	Accrued Interest Receivable	-	-	-	-
120	Total Receivables, Net of Allowances for Doubtful Accounts	<u>71,083</u>	<u>2</u>	<u>88,475</u>	<u>199,411</u>
131	Investments - Unrestricted	1,293,073	-	-	-
132	Investments - Restricted	-	-	-	-
142	Prepaid Expenses and Other Assets	2,297	10,788	-	-
143	Inventories	73,138	-	-	-
144	Inter Program Due From	-	-	-	-
150	Total Current Assets	<u>2,571,677</u>	<u>2,505,500</u>	<u>88,475</u>	<u>199,411</u>
161	Land	4,148,387	-	-	-
162	Buildings	37,196,686	-	-	-
163	Furniture, Equipment & Machinery - Dwellings	1,099,425	-	-	-
164	Furniture, Equipment & Machinery - Administration	390,025	88,393	-	-
166	Accumulated Depreciation	(24,172,509)	(79,553)	-	-
167	Construction in Progress	3,059,667	-	-	-
160	Total Capital Assets, Net of Accumulated Depreciation	<u>21,721,681</u>	<u>8,840</u>	-	-
171	Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-
174	Other Assets	-	-	-	-
176	Investments in Joint Ventures	-	-	-	-
180	Total Non-Current Assets	<u>21,721,681</u>	<u>8,840</u>	-	-
200	Deferred Outflows of Resources	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	<u>\$ 24,293,358</u>	<u>\$ 2,514,340</u>	<u>\$ 88,475</u>	<u>\$ 199,411</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – COMBINING SCHEDULE OF NET POSITION YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources		Shelter Plus Care	Rural Rental Assistance Payments	N/C S/R Section 8 Programs	Interest Reduction Payments
111	Cash - Unrestricted	\$ -	\$ 204,579	\$ 19,186	\$ 173,455
113	Cash - Other Restricted	-	393,611	111,735	335,675
114	Cash - Tenant Security Deposits	-	34,285	6,616	49,500
100	Total Cash	-	632,475	137,537	558,630
122	Accounts Receivable - HUD Other Projects	44,406	-	-	-
124	Accounts Receivable - Other Government	-	-	-	-
125	Accounts Receivable - Miscellaneous	-	-	22,140	2,243
126	Accounts Receivable - Tenants	-	30,089	3,939	3,826
126.1	Allowance for Doubtful Accounts - Tenants	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-
128	Fraud Recovery	-	-	-	-
128.1	Allowance for Doubtful Accounts - Fraud	-	-	-	-
129	Accrued Interest Receivable	-	-	-	-
120	Total Receivables, Net of Allowances for Doubtful Accounts	44,406	30,089	26,079	6,069
131	Investments - Unrestricted	-	-	-	-
132	Investments - Restricted	-	-	-	-
142	Prepaid Expenses and Other Assets	-	10,006	541	352
143	Inventories	-	-	1,823	16,768
144	Inter Program Due From	-	-	-	-
150	Total Current Assets	44,406	672,570	165,980	581,819
161	Land	-	470,405	214,386	1,363,547
162	Buildings	-	4,939,757	1,730,846	6,043,634
163	Furniture, Equipment & Machinery - Dwellings	-	23,150	17,034	51,239
164	Furniture, Equipment & Machinery - Administration	-	-	-	-
166	Accumulated Depreciation	-	(1,058,747)	(1,072,940)	(2,575,385)
167	Construction in Progress	-	25	24,394	44,745
160	Total Capital Assets, Net of Accumulated Depreciation	-	4,374,590	913,720	4,927,780
171	Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-
174	Other Assets	-	-	-	-
176	Investments in Joint Ventures	-	-	-	-
180	Total Non-Current Assets	-	4,374,590	913,720	4,927,780
200	Deferred Outflows of Resources	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	\$ 44,406	\$ 5,047,160	\$ 1,079,700	\$ 5,509,599

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – COMBINING SCHEDULE OF NET POSITION YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources		Low-Income	Other	Continuum	VA	Business Activities
		Home Energy Assistance	Federal Program	of Care	Homeless Grant and Per Diem	
111	Cash - Unrestricted	\$ -	\$ -	\$ -	\$ -	\$ 2,062,762
113	Cash - Other Restricted	-	-	-	-	1,518,296
114	Cash - Tenant Security Deposits	-	-	-	-	45,213
100	Total Cash	-	-	-	-	3,626,271
122	Accounts Receivable - HUD Other Projects	-	-	-	-	-
124	Accounts Receivable - Other Government	143,545	-	286,930	-	-
125	Accounts Receivable - Miscellaneous	-	-	-	-	295,402
126	Accounts Receivable - Tenants	-	-	-	-	3,538
126.1	Allowance for Doubtful Accounts - Tenants	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-
128	Fraud Recovery	-	-	-	-	-
128.1	Allowance for Doubtful Accounts - Fraud	-	-	-	-	-
129	Accrued Interest Receivable	-	-	-	-	-
120	Total Receivables, Net of Allowances for Doubtful Accounts	143,545	-	286,930	-	298,940
131	Investments - Unrestricted	-	-	-	-	563,545
132	Investments - Restricted	-	-	-	-	-
142	Prepaid Expenses and Other Assets	-	-	-	-	137,679
143	Inventories	-	-	-	-	16,395
144	Inter Program Due From	-	-	-	-	2,403,098
150	Total Current Assets	143,545	-	286,930	-	7,045,928
161	Land	-	-	-	-	4,435,561
162	Buildings	-	20,299	-	-	8,674,430
163	Furniture, Equipment & Machinery - Dwellings	-	-	-	-	170,862
164	Furniture, Equipment & Machinery - Administration	-	-	-	-	384,346
166	Accumulated Depreciation	-	(7,392)	-	-	(3,429,940)
167	Construction in Progress	-	-	-	-	885,137
160	Total Capital Assets, Net of Accumulated Depreciation	-	12,907	-	-	11,120,396
171	Notes, Loans and Mortgages Receivable - Non- Current	-	-	-	-	7,385,766
174	Other Assets	-	-	-	-	568,033
176	Investments in Joint Ventures	-	-	-	-	903,925
180	Total Non-Current Assets	-	12,907	-	-	19,978,120
200	Deferred Outflows of Resources	-	-	-	-	-
290	Total Assets and Deferred Outflow of Resources	\$ 143,545	\$ 12,907	\$ 286,930	\$ -	\$ 27,024,048

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – COMBINING SCHEDULE OF NET POSITION YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources	Central Office Cost Center	Component Unit - Discretely Presented	Component Unit - Blended	Subtotal
111 Cash - Unrestricted	\$ -	\$ 483,423	\$ 362,356	\$ 6,260,345
113 Cash - Other Restricted	2,502,765	110,437	524,773	5,974,111
114 Cash - Tenant Security Deposits	-	1,449,044	111,922	1,891,973
100 Total Cash	<u>2,502,765</u>	<u>2,042,904</u>	<u>999,051</u>	<u>14,126,429</u>
122 Accounts Receivable - HUD Other Projects	-	-	-	77,124
124 Accounts Receivable - Other Government	8,471	-	-	638,357
125 Accounts Receivable - Miscellaneous	295,781	58,780	642	770,048
126 Accounts Receivable - Tenants	-	38,225	21,653	122,689
126.1 Allowance for Doubtful Accounts - Tenants	-	-	(7,717)	(7,717)
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	10,361
128 Fraud Recovery	-	-	-	2
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	-
129 Accrued Interest Receivable	-	-	-	-
120 Total Receivables, Net of Allowances for Doubtful Accounts	<u>304,252</u>	<u>97,005</u>	<u>14,578</u>	<u>1,610,864</u>
131 Investments - Unrestricted	558,189	-	-	2,414,807
132 Investments - Restricted	-	-	-	-
142 Prepaid Expenses and Other Assets	26,561	26,444	33,305	247,973
143 Inventories	4,181	-	-	112,305
144 Inter Program Due From	867,495	-	-	3,270,593
150 Total Current Assets	<u>4,263,443</u>	<u>2,166,353</u>	<u>1,046,934</u>	<u>21,782,971</u>
161 Land	145,324	3,426,918	815,711	15,020,239
162 Buildings	608,466	33,202,118	19,358,120	111,774,356
163 Furniture, Equipment & Machinery - Dwellings	458,772	1,214,907	379,620	3,415,009
164 Furniture, Equipment & Machinery - Administration	199,790	-	-	1,062,554
166 Accumulated Depreciation	(859,215)	(5,893,285)	(15,729,203)	(54,878,169)
167 Construction in Progress	43,362	1,571,343	120,113	5,748,786
160 Total Capital Assets, Net of Accumulated Depreciation	<u>596,499</u>	<u>33,522,001</u>	<u>4,944,361</u>	<u>82,142,775</u>
171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	7,385,766
174 Other Assets	-	186,681	-	754,714
176 Investments in Joint Ventures	-	-	-	903,925
180 Total Non-Current Assets	<u>596,499</u>	<u>33,708,682</u>	<u>4,944,361</u>	<u>91,187,180</u>
200 Deferred Outflows of Resources	<u>11,247</u>	<u>-</u>	<u>-</u>	<u>11,247</u>
290 Total Assets and Deferred Outflow of Resources	<u>\$ 4,871,189</u>	<u>\$ 35,875,035</u>	<u>\$ 5,991,295</u>	<u>\$ 112,981,398</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – COMBINING SCHEDULE OF NET POSITION YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources

		Homes for Good		Homes for Good		
		Eliminations	Total	Subtotal	Eliminations	Total
111	Cash - Unrestricted	\$ -	\$ 6,260,345	\$ 5,776,922	\$ -	\$ 5,776,922
113	Cash - Other Restricted	-	5,974,111	5,863,674	-	5,863,674
114	Cash - Tenant Security Deposits	-	1,891,973	442,929	-	442,929
100	Total Cash	-	14,126,429	12,083,525	-	12,083,525
122	Accounts Receivable - HUD Other Projects	-	77,124	77,124	-	77,124
124	Accounts Receivable - Other Government	-	638,357	638,357	-	638,357
125	Accounts Receivable - Miscellaneous	(316)	769,732	711,268	(316)	710,952
126	Accounts Receivable - Tenants	-	122,689	84,464	-	84,464
126.1	Allowance for Doubtful Accounts - Tenants	-	(7,717)	(7,717)	-	(7,717)
127	Notes & Loans Receivable - Current	-	10,361	10,361	-	10,361
128	Fraud Recovery	-	2	2	-	2
128.1	Allowance for Doubtful Accounts - Fraud	-	-	-	-	-
129	Accrued Interest Receivable	-	-	-	-	-
120	Total Receivables, Net	(316)	1,610,548	1,513,859	(316)	1,513,543
131	Investments - Unrestricted	-	2,414,807	2,414,807	-	2,414,807
132	Investments - Restricted	-	-	-	-	-
142	Prepaid Expenses and Other Assets	-	247,973	221,529	-	221,529
143	Inventories	-	112,305	112,305	-	112,305
144	Inter Program Due From	(3,270,593)	-	3,270,593	(3,270,593)	-
150	Total Current Assets	(3,270,909)	18,512,062	19,616,618	(3,270,909)	16,345,709
161	Land	-	15,020,239	11,593,321	-	11,593,321
162	Buildings	-	111,774,356	78,572,238	-	78,572,238
163	Furniture & Equipment - Dwellings	-	3,415,009	2,200,102	-	2,200,102
164	Furniture & Equipment - Administration	-	1,062,554	1,062,554	-	1,062,554
166	Accumulated Depreciation	-	(54,878,169)	(48,984,884)	-	(48,984,884)
167	Construction in Progress	-	5,748,786	4,177,443	-	4,177,443
160	Total Capital Assets, Net of Accum. Depreciation	-	82,142,775	48,620,774	-	48,620,774
171	Notes, Loans and Mort. Receivable, Non- Current	(2,060,559)	5,325,207	7,385,766	(2,060,559)	5,325,207
174	Other Assets	(144,914)	609,800	568,033	(144,914)	423,119
176	Investments in Joint Ventures	-	903,925	903,925	-	903,925
180	Total Non-Current Assets	(2,205,473)	88,981,707	57,478,498	(2,205,473)	55,273,025
200	Deferred Outflows of Resources	-	11,247	11,247	-	11,247
290	Total Assets and Deferred Outflow of Resources	<u>\$(5,476,382)</u>	<u>\$107,505,016</u>	<u>\$ 77,106,363</u>	<u>\$(5,476,382)</u>	<u>\$ 71,629,981</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – COMBINING SCHEDULE OF NET POSITION YEAR ENDED SEPTEMBER 30, 2018

Liabilities, Deferred Inflows of Resources and Net Position		Low Rent	Housing	Resident	Weatherization
		Public Housing	Choice Vouchers	Opportunity and Supportive Services	Assistance for Low-income Persons
311	Bank overdraft	\$ 602	\$ -	\$ -	\$ -
312	Accounts Payable <= 90 Days	98,947	12,077	397	23,687
313	Accounts Payable > 90 Days	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	18,512	20,691	5,828	-
322	Accrued Compensated Absences - Current Portion	93,064	53,569	16,929	-
325	Accrued Interest Payable	116,120	-	-	-
331	Accounts Payable - HUD PHA Programs	-	126	-	-
333	Accounts Payable - Other Government	173,927	-	-	-
341	Tenant Security Deposits	195,393	-	-	-
342	Unearned Revenue	-	-	-	-
343	Current Portion of Long-term Debt	87,200	-	-	-
345	Other Current Liabilities	16,698	-	-	-
346	Accrued Liabilities - Other	-	22,140	-	-
347	Inter Program - Due To	-	-	72,896	175,724
310	Total Current Liabilities	<u>800,463</u>	<u>108,603</u>	<u>96,050</u>	<u>199,411</u>
351	Long-Term Debt, Net of Current	1,670,222	-	-	-
353	Non-Current Liabilities - Other	85,272	331,543	-	-
354	Accrued Compensated Absences - Non Current	2,081	22,957	-	-
357	Other Post-Employment Benefits Liability	<u>41,630</u>	<u>36,484</u>	-	-
350	Total Non-Current Liabilities	<u>1,799,205</u>	<u>390,984</u>	-	-
300	Total Liabilities	<u>2,599,668</u>	<u>499,587</u>	<u>96,050</u>	<u>199,411</u>
400	Deferred Inflows of Resources	-	-	-	-
508.4	Net Investment in Capital Assets	19,964,259	8,840	-	-
511.4	Restricted Net Position	77,962	67,314	-	-
512.4	Unrestricted Net Position	<u>1,651,469</u>	<u>1,938,599</u>	<u>(7,575)</u>	-
513	Total Equity - Net Position	<u>21,693,690</u>	<u>2,014,753</u>	<u>(7,575)</u>	-
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net Position	<u>\$ 24,293,358</u>	<u>\$ 2,514,340</u>	<u>\$ 88,475</u>	<u>\$ 199,411</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – COMBINING SCHEDULE OF NET POSITION YEAR ENDED SEPTEMBER 30, 2018

Liabilities, Deferred Inflows of Resources and Net Position		Shelter	Rural	N/C S/R	Interest
		Plus Care	Rental Assistance Payments	Section 8 Programs	Reduction Payments
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -
312	Accounts Payable <= 90 Days	-	3,265	4,959	8,952
313	Accounts Payable > 90 Days	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	714	-	849	5,517
322	Accrued Compensated Absences - Current Portion	3,556	-	2,223	23,639
325	Accrued Interest Payable	-	2,784	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-
341	Tenant Security Deposits	-	34,285	6,616	49,500
342	Unearned Revenue	-	1,640	-	-
343	Current Portion of Long-term Debt	-	39,200	17,100	-
345	Other Current Liabilities	-	-	-	-
346	Accrued Liabilities - Other	-	-	-	-
347	Inter Program - Due To	50,994	216,311	-	-
310	Total Current Liabilities	<u>55,264</u>	<u>297,485</u>	<u>31,747</u>	<u>87,608</u>
351	Long-Term Debt, Net of Current	-	2,119,941	265,871	-
353	Non-Current Liabilities - Other	-	-	-	-
354	Accrued Compensated Absences - Non Current	-	-	949	-
357	Other Post-Employment Benefits Liability	-	-	-	-
350	Total Non-Current Liabilities	<u>-</u>	<u>2,119,941</u>	<u>266,820</u>	<u>-</u>
300	Total Liabilities	<u>55,264</u>	<u>2,417,426</u>	<u>298,567</u>	<u>87,608</u>
400	Deferred Inflows of Resources	-	-	-	-
508.4	Net Investment in Capital Assets	-	2,290,033	630,749	4,927,780
511.4	Restricted Net Position	-	393,611	111,735	335,675
512.4	Unrestricted Net Position	<u>(10,858)</u>	<u>(53,910)</u>	<u>38,649</u>	<u>158,536</u>
513	Total Equity - Net Position	<u>(10,858)</u>	<u>2,629,734</u>	<u>781,133</u>	<u>5,421,991</u>
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net Position	<u>\$ 44,406</u>	<u>\$ 5,047,160</u>	<u>\$ 1,079,700</u>	<u>\$ 5,509,599</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – COMBINING SCHEDULE OF NET POSITION YEAR ENDED SEPTEMBER 30, 2018

Liabilities, Deferred Inflows of Resources and Net Position		Low-Income			VA	
		Home Energy Assistance	Other Federal Program	Continuum of Care	Homeless Grant and Per Diem	Business Activities
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts Payable <= 90 Days	22,598	-	9,607	-	191,926
313	Accounts Payable > 90 Days	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	79	-	585	-	18,766
322	Accrued Compensated Absences - Current Portion	-	-	2,174	-	74,634
325	Accrued Interest Payable	-	-	-	-	956
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-	-
341	Tenant Security Deposits	-	-	-	-	45,213
342	Unearned Revenue	-	-	-	-	22,302
343	Current Portion of Long-term Debt	-	-	-	-	3,874,087
345	Other Current Liabilities	-	-	-	-	13,691
346	Accrued Liabilities - Other	-	15,563	-	-	-
347	Inter Program - Due To	120,868	-	293,506	-	633,162
310	Total Current Liabilities	<u>143,545</u>	<u>15,563</u>	<u>305,872</u>	<u>-</u>	<u>4,874,737</u>
351	Long-Term Debt, Net of Current	-	-	-	-	909,623
353	Non-Current Liabilities - Other	-	-	-	-	-
354	Accrued Compensated Absences - Non Current	-	-	-	-	13,900
357	Other Post-Employment Benefits Liability	-	-	-	-	6,529
350	Total Non-Current Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>930,052</u>
300	Total Liabilities	<u>143,545</u>	<u>15,563</u>	<u>305,872</u>	<u>-</u>	<u>5,804,789</u>
400	Deferred Inflows of Resources	-	-	-	-	-
508.4	Net Investment in Capital Assets	-	12,907	-	-	6,336,686
511.4	Restricted Net Position	-	-	-	-	1,518,296
512.4	Unrestricted Net Position	-	(15,563)	(18,942)	-	13,364,277
513	Total Equity - Net Position	<u>-</u>	<u>(2,656)</u>	<u>(18,942)</u>	<u>-</u>	<u>21,219,259</u>
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net Position	<u>\$ 143,545</u>	<u>\$ 12,907</u>	<u>\$ 286,930</u>	<u>\$ -</u>	<u>\$ 27,024,048</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – COMBINING SCHEDULE OF NET POSITION YEAR ENDED SEPTEMBER 30, 2018

Liabilities		Central	Component		
Deferred Outflows of Resources and Net Position		Office	Unit -	Component	
		Cost	Discretely	Unit -	
		Center	Presented	Blended	Subtotal
311	Bank overdraft	\$ 590,977	\$ -	\$ -	591,579
312	Accounts Payable <= 90 Days	59,376	114,702	37,524	588,017
313	Accounts Payable > 90 Days	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	34,576	-	3,156	109,273
322	Accrued Compensated Absences - Current Portion	125,287	-	-	395,075
325	Accrued Interest Payable	-	5,061	5,766	130,687
331	Accounts Payable - HUD PHA Programs	-	-	-	126
333	Accounts Payable - Other Government	-	-	-	173,927
341	Tenant Security Deposits	-	109,399	111,378	551,784
342	Unearned Revenue	-	-	9,502	33,444
343	Current Portion of Long-term Debt	-	82,493	79,200	4,179,280
345	Other Current Liabilities	-	-	54,558	84,947
346	Accrued Liabilities - Other	47	370,089	111,599	519,438
347	Inter Program - Due To	1,332,078	-	375,054	3,270,593
310	Total Current Liabilities	<u>2,142,341</u>	<u>681,744</u>	<u>787,737</u>	<u>10,628,170</u>
351	Long-Term Debt, Net of Current	2,542,578	19,301,734	3,535,278	30,345,247
353	Non-Current Liabilities - Other	-	-	-	416,815
354	Accrued Compensated Absences - Non Current	37,496	-	-	77,383
357	Other Post-Employment Benefits Liability	82,434	-	-	167,077
350	Total Non-Current Liabilities	<u>2,662,508</u>	<u>19,301,734</u>	<u>3,535,278</u>	<u>31,006,522</u>
300	Total Liabilities	<u>4,804,849</u>	<u>19,983,478</u>	<u>4,323,015</u>	<u>41,634,692</u>
400	Deferred Inflows of Resources	5,035	-	-	5,035
508.4	Net Investment in Capital Assets	596,499	14,137,774	1,329,883	50,235,410
511.4	Restricted Net Position	-	1,450,082	525,317	4,479,992
512.4	Unrestricted Net Position	(535,194)	303,701	(186,920)	16,626,269
513	Total Equity - Net Position	<u>61,305</u>	<u>15,891,557</u>	<u>1,668,280</u>	<u>71,341,671</u>
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net Position	<u>\$ 4,871,189</u>	<u>\$ 35,875,035</u>	<u>\$ 5,991,295</u>	<u>\$ 112,981,398</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – COMBINING SCHEDULE OF NET POSITION YEAR ENDED SEPTEMBER 30, 2018

Liabilities

Deferred Outflows of Resources and Net Position

		Homes for Good			Homes for Good	
		Eliminations	Total	Subtotal	Eliminations	Total
311	Bank overdraft	\$ -	591,579	591,579	\$ -	591,579
312	Accounts Payable <= 90 Days	(13,339)	574,678	473,315	(13,339)	459,976
313	Accounts Payable > 90 Days	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	-	109,273	109,273	-	109,273
322	Accrued Compensated Abs. - Current Portion	-	395,075	395,075	-	395,075
325	Accrued Interest Payable	-	130,687	125,626	-	125,626
331	Accounts Payable - HUD PHA Programs	-	126	126	-	126
333	Accounts Payable - Other Government	-	173,927	173,927	-	173,927
341	Tenant Security Deposits	-	551,784	442,385	-	442,385
342	Unearned Revenue	-	33,444	33,444	-	33,444
343	Current Portion of Long-term Debt	-	4,179,280	4,096,787	-	4,096,787
345	Other Current Liabilities	(40,242)	44,705	84,947	(40,242)	44,705
346	Accrued Liabilities - Other	(91,649)	427,789	149,349	(91,649)	57,700
347	Inter Program - Due To	(3,270,593)	-	3,270,593	(3,270,593)	-
310	Total Current Liabilities	(3,415,823)	7,212,347	9,946,426	(3,415,823)	6,530,603
351	Long-Term Debt, Net of Current	(2,060,559)	28,284,688	11,043,513	(2,060,559)	8,982,954
353	Non-Current Liabilities - Other	-	416,815	416,815	-	416,815
354	Accrued Compensated Abs. - Non Current	-	77,383	77,383	-	77,383
357	Other Post-Employment Benefits Liability	-	167,077	167,077	-	167,077
350	Total Non-Current Liabilities	(2,060,559)	28,945,963	11,704,788	(2,060,559)	9,644,229
300	Total Liabilities	(5,476,382)	36,158,310	21,651,214	(5,476,382)	16,174,832
400	Deferred Inflows of Resources	-	5,035	5,035	-	5,035
508.4	Net Investment in Capital Assets	-	50,235,410	36,097,636	-	36,097,636
511.4	Restricted Net Position	-	4,479,992	3,029,910	-	3,029,910
512.4	Unrestricted Net Position	-	16,626,269	16,322,568	-	16,322,568
513	Total Equity - Net Position	-	71,341,671	55,450,114	-	55,450,114
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net Position	<u>\$(5,476,382)</u>	<u>\$107,505,016</u>	<u>\$ 77,106,363</u>	<u>\$(5,476,382)</u>	<u>\$ 71,629,981</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	Low Rent Public Housing	Housing Choice Vouchers	Resident Opportunity and Supportive Services	Weatherization Assistance for Low-income Persons
70300 Net Tenant Rental Revenue	\$ 2,280,646	\$ -	\$ -	\$ -
70400 Tenant revenue - Other	19,790	-	-	-
70500 Total tenant revenue	2,300,436	-	-	-
70600 HUD PHA Operating Grants	2,211,982	18,798,681	377,859	-
70610 Capital Grants	294,382	-	-	-
70710 Management Fee	-	-	-	-
70720 Asset Management Fee	-	-	-	-
70730 Bookkeeping Fee	-	-	-	-
70740 Front Line Service Fee	-	-	-	-
70750 Other Fees	-	-	-	-
70700 Total Fee Revenue	-	-	-	-
70800 Other Government Grants	-	-	-	707,365
71100 Investment Income - Unrestricted	-	-	-	-
71200 Mortgage Interest Income	-	-	-	-
71400 Fraud Recovery	-	25,387	-	-
71500 Other Revenue	81,749	12,022	46	-
71600 Loss on sale of capital assets	-	-	-	-
72000 Investment Income - Restricted	-	1,489	-	-
70000 Total Revenue	4,888,549	18,837,579	377,905	707,365
91100 Administrative Salaries	523,190	914,292	165,670	15,048
91200 Auditing Fees	23,252	6,375	-	1,594
91300 Management Fee	548,417	392,400	-	-
91310 Bookkeeping Fee	61,674	245,250	-	-
91400 Advertising and Marketing	211	-	-	61
91500 Employee Benefit Contributions - Administrative	308,722	552,234	83,768	13,561
91600 Office Expenses	148,602	83,934	7,553	22,718
91700 Legal Expense	7,250	4,580	-	-
91800 Travel	798	1,599	718	3,028
91810 Allocated Overhead	-	-	78,874	51,078
91900 Other	120,641	117,812	8,685	26,678
91000 Total Operating - Administrative	1,742,757	2,318,476	345,268	133,766
92000 Asset Management Fee	83,400	-	-	-
92100 Tenant Services - Salaries	4,900	14,032	96,618	-
92200 Relocation Costs	5,845	-	-	-
92300 Employee Benefit Contributions	508	15,984	53,559	-
92400 Tenant Services - Other	27,758	40,400	-	-
92500 Total Tenant Services	39,011	70,416	150,177	-

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position		Shelter Plus Care	Rural Rental Assistance Payments	N/C S/R Section 8 Programs	Interest Reduction Payments
70300	Net Tenant Rental Revenue	\$ -	\$ 293,802	\$ 81,551	\$ 541,190
70400	Tenant revenue - Other	-	-	-	4,346
70500	Total tenant revenue	-	293,802	81,551	545,536
70600	HUD PHA Operating Grants	471,629	-	181,414	399,441
70610	Capital Grants	-	-	-	-
70710	Management Fee	-	-	-	-
70720	Asset Management Fee	-	-	-	-
70730	Bookkeeping Fee	-	-	-	-
70740	Front Line Service Fee	-	-	-	-
70750	Other Fees	-	-	-	-
70700	Total Fee Revenue	-	-	-	-
70800	Other Government Grants	-	237,908	-	-
71100	Investment Income - Unrestricted	-	-	-	-
71200	Mortgage Interest Income	-	-	-	-
71400	Fraud Recovery	-	-	-	-
71500	Other Revenue	-	8,731	2,584	17,009
71600	Loss on sale of capital assets	-	-	-	-
72000	Investment Income - Restricted	-	222	162	249
70000	Total Revenue	471,629	540,663	265,711	962,235
91100	Administrative Salaries	25,991	-	21,960	107,590
91200	Auditing Fees	-	-	1,063	4,251
91300	Management Fee	-	56,190	13,860	90,902
91310	Bookkeeping Fee	-	-	-	-
91400	Advertising and Marketing	-	168	-	-
91500	Employee Benefit Contributions - Administrative	20,337	-	14,459	61,311
91600	Office Expenses	57	12,824	1,858	21,573
91700	Legal Expense	-	1,278	33,629	314
91800	Travel	-	289	116	891
91810	Allocated Overhead	-	-	-	-
91900	Other	155	9,270	5,504	8,465
91000	Total Operating - Administrative	46,540	80,019	92,449	295,297
92000	Asset Management Fee	-	-	-	-
92100	Tenant Services - Salaries	-	-	-	-
92200	Relocation Costs	-	-	-	310
92300	Employee Benefit Contributions	-	-	-	-
92400	Tenant Services - Other	-	-	45	100
92500	Total Tenant Services	-	-	45	410

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position		Low-Income	Other	Continuum	VA	Business
		Home Emergency Assistance	Federal Programs	of Care Program	Homeless Grant and Per Diem	
70300	Net Tenant Rental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 1,425,854
70400	Tenant revenue - Other	-	-	-	-	-
70500	Total tenant revenue	-	-	-	-	1,425,854
70600	HUD PHA Operating Grants	-	-	-	-	-
70610	Capital Grants	-	-	-	-	-
70710	Management Fee	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-
70730	Bookkeeping Fee	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-
70750	Other Fees	-	-	-	-	838,998
70700	Total Fee Revenue	-	-	-	-	838,998
70800	Other Government Grants	530,601	-	478,090	150,237	297,135
71100	Investment Income - Unrestricted	-	-	-	-	338,220
71200	Mortgage Interest Income	-	-	-	-	-
71400	Fraud Recovery	-	-	-	-	-
71500	Other Revenue	-	-	-	-	587,234
71600	Loss on sale of capital assets	-	-	-	-	-
72000	Investment Income - Restricted	-	-	-	-	405
70000	Total Revenue	530,601	-	478,090	150,237	3,487,846
91100	Administrative Salaries	6,589	-	29,714	-	381,360
91200	Auditing Fees	-	-	-	-	9,029
91300	Management Fee	-	-	-	-	82,628
91310	Bookkeeping Fee	-	-	-	-	7,941
91400	Advertising and Marketing	49	-	-	-	-
91500	Employee Benefit Contributions - Administrative	18,990	-	18,501	-	234,973
91600	Office Expenses	8,424	-	116	-	57,764
91700	Legal Expense	-	-	-	-	8,403
91800	Travel	783	-	63	-	2,994
91810	Allocated Overhead	32,438	-	-	-	96,705
91900	Other	5,694	-	62	150,237	180,022
91000	Total Operating - Administrative	72,967	-	48,456	150,237	1,061,819
92000	Asset Management Fee	-	-	-	-	10,800
92100	Tenant Services - Salaries	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	362
92300	Employee Benefit Contributions	-	-	-	-	-
92400	Tenant Services - Other	-	-	-	-	7,230
92500	Total Tenant Services	-	-	-	-	7,592

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	Central Office Cost Center	Component Unit - Discretely Presented	Component Unit - Blended	Subtotal
70300 Net Tenant Rental Revenue	\$ -	\$ 1,486,468	\$ 1,319,047	\$ 7,428,558
70400 Tenant revenue - Other	-	-	-	24,136
70500 Total tenant revenue	-	1,486,468	1,319,047	7,452,694
70600 HUD PHA Operating Grants	-	-	-	22,441,006
70610 Capital Grants	-	-	-	294,382
70710 Management Fee	1,007,218	-	-	1,007,218
70720 Asset Management Fee	94,200	-	-	94,200
70730 Bookkeeping Fee	314,865	-	-	314,865
70740 Front Line Service Fee	449,748	-	-	449,748
70750 Other Fees	364,040	-	-	1,203,038
70700 Total Fee Revenue	2,230,071	-	-	3,069,069
70800 Other Government Grants	750	63,567	-	2,465,653
71100 Investment Income - Unrestricted	5,766	1,259	1,573	346,818
71200 Mortgage Interest Income	-	-	-	-
71400 Fraud Recovery	-	-	-	25,387
71500 Other Revenue	167,914	54,312	64,848	996,449
71600 Loss on sale of capital assets	-	-	-	-
72000 Investment Income - Restricted	-	-	-	2,527
70000 Total Revenue	2,404,501	1,605,606	1,385,468	37,093,985
91100 Administrative Salaries	1,057,700	-	-	3,249,104
91200 Auditing Fees	794	-	3,200	49,558
91300 Management Fee	-	-	98,828	1,283,225
91310 Bookkeeping Fee	-	-	-	314,865
91400 Advertising and Marketing	-	54,321	616	55,426
91500 Employee Benefit Contributions - Administrative	593,703	-	-	1,920,559
91600 Office Expenses	123,471	494,456	35,057	1,018,407
91700 Legal Expense	40,576	-	54,204	150,234
91800 Travel	13,446	-	554	25,279
91810 Allocated Overhead	-	-	-	259,095
91900 Other	180,330	-	130,726	944,281
91000 Total Operating - Administrative	2,010,020	548,777	323,185	9,270,033
92000 Asset Management Fee	-	-	20,000	114,200
92100 Tenant Services - Salaries	-	-	-	115,550
92200 Relocation Costs	-	-	-	6,517
92300 Employee Benefit Contributions	-	-	-	70,051
92400 Tenant Services - Other	-	-	-	75,533
92500 Total Tenant Services	-	-	-	267,651

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

			Homes for Good		Homes for Good	
	Eliminations	Total	Subtotal	Eliminations	Total	
70300 Net Tenant Rental Revenue	\$ -	\$ 7,428,558	\$ 5,942,090	\$ -	\$ 5,942,090	
70400 Tenant revenue - Other	-	24,136	24,136	-	24,136	
70500 Total tenant revenue	-	7,452,694	5,966,226	-	5,966,226	
70600 HUD PHA Operating Grants	-	22,441,006	22,441,006	-	22,441,006	
70610 Capital Grants	-	294,382	294,382	-	294,382	
70710 Management Fee	(1,007,218)	-	1,007,218	(1,007,218)	-	
70720 Asset Management Fee	(94,200)	-	94,200	(94,200)	-	
70730 Bookkeeping Fee	(314,865)	-	314,865	(314,865)	-	
70740 Front Line Service Fee	(364,040)	85,708	449,748	(449,748)	-	
70750 Other Fees	(344,302)	858,736	1,203,038	(344,302)	858,736	
70700 Total Fee Revenue	(2,124,625)	944,444	3,069,069	(2,210,333)	858,736	
70800 Other Government Grants	-	2,465,653	2,402,086	-	2,402,086	
71100 Investment Income - Unrestricted	(137,667)	209,151	345,559	(137,667)	207,892	
71200 Mortgage Interest Income	-	-	-	-	-	
71400 Fraud Recovery	-	25,387	25,387	-	25,387	
71500 Other Revenue	-	996,449	942,137	-	942,137	
71600 Loss on sale of capital assets	-	-	-	-	-	
72000 Investment Income - Restricted	-	2,527	2,527	-	2,527	
70000 Total Revenue	(2,262,292)	34,831,693	35,488,379	(2,348,000)	33,140,379	
91100 Administrative Salaries	-	3,249,104	3,249,104	-	3,249,104	
91200 Auditing Fees	-	49,558	49,558	-	49,558	
91300 Management Fee	(1,072,425)	210,800	1,283,225	(1,072,425)	210,800	
91310 Bookkeeping Fee	(314,865)	-	314,865	(314,865)	-	
91400 Advertising and Marketing	-	55,426	1,105	-	1,105	
91500 Employee Benefit Contributions	-	1,920,559	1,920,559	-	1,920,559	
91600 Office Expenses	-	1,018,407	523,951	-	523,951	
91700 Legal Expense	-	150,234	150,234	-	150,234	
91800 Travel	-	25,279	25,279	-	25,279	
91810 Allocated Overhead	(259,095)	-	259,095	(259,095)	-	
91900 Other	-	944,281	944,281	-	944,281	
91000 Total Operating - Administrative	(1,646,385)	7,623,648	8,721,256	(1,646,385)	7,074,871	
92000 Asset Management Fee	(114,200)	-	114,200	(114,200)	-	
92100 Tenant Services - Salaries	-	115,550	115,550	-	115,550	
92200 Relocation Costs	-	6,517	6,517	-	6,517	
92300 Employee Benefit Contributions	-	70,051	70,051	-	70,051	
92400 Tenant Services - Other	-	75,533	75,533	-	75,533	
92500 Total Tenant Services	-	267,651	267,651	-	267,651	

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Low Rent Public Housing	Housing Choice Vouchers	Resident Opportunity and Supportive Services	Weatherization Assistance for Low-income Persons
93100 Water	122,933	-	-	-
93200 Electricity	98,165	-	-	-
93300 Gas	48,834	-	-	-
93600 Sewer	229,500	-	-	-
93800 Other Utilities Expense	-	-	-	-
93000 Total Utilities	499,432	-	-	-
94100 Ordinary Maintenance and Operations - Labor	347,720	-	-	173,540
94200 Ordinary Maintenance and Operations - Materials	149,333	4,308	-	184,313
94300 Ordinary Maintenance and Operations Contracts	712,860	67,440	-	50
94500 Employee Benefit Contributions	256,275	-	-	99,092
94000 Total Maintenance	1,466,188	71,748	-	456,995
95100 Protective Services - Labor	15,906	-	-	-
95200 Protective Services - Other Contract Costs	-	-	-	-
95500 Employee Benefit Contributions	2,505	-	-	-
95000 Total Protective Services	18,411	-	-	-
96110 Property Insurance	98,413	-	1,752	-
93120 Liability Insurance	-	-	-	-
96140 All Other Insurance	-	8,833	-	2,535
96100 Total Insurance Premiums	98,413	8,833	1,752	2,535
96200 Other General Expenses	467	67,854	-	-
96300 Payments in Lieu of Taxes	173,917	-	-	-
96400 Bad Debt - Tenant Rents	14,322	251	-	-
96000 Total Other General Expenses	188,706	68,105	-	-
96710 Interest Expense	116,120	-	-	-
96700 Total Interest Expense and Amortization Cost	116,120	-	-	-
96900 Total Operating Expenses	4,252,438	2,537,578	497,197	593,296
97000 Excess of Operating Revenue Over Operating Expenses	636,111	16,300,001	(119,292)	114,069
97100 Extraordinary Maintenance	5,533	-	-	-
97200 Casualty Losses - Non-capitalized	233	-	-	-
97300 Housing Assistance Payments	9,426	16,610,338	-	-
97350 HAP Portability-In	-	-	-	-
97400 Depreciation Expense	664,624	-	-	-
90000 Total Expenses	4,932,254	19,147,916	497,197	593,296

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Shelter Plus Care	Rural Rental Assistance Payments	N/C S/R Section 8 Programs	Interest Reduction Payments
93100 Water	-	20,255	6,649	28,587
93200 Electricity	-	8,466	1,402	13,121
93300 Gas	-	377	-	10,583
93600 Sewer	-	22,549	11,221	39,282
93800 Other Utilities Expense	-	-	-	-
93000 Total Utilities	<u>-</u>	<u>51,647</u>	<u>19,272</u>	<u>91,573</u>
94100 Ordinary Maintenance and Operations - Labor	-	-	12,384	100,809
94200 Ordinary Maintenance and Operations - Materials	-	24,264	5,361	28,236
94300 Ordinary Maintenance and Operations Contracts	57	220,790	52,449	175,548
94500 Employee Benefit Contributions	-	-	9,649	96,087
94000 Total Maintenance	<u>57</u>	<u>245,054</u>	<u>79,843</u>	<u>400,680</u>
95100 Protective Services - Labor	-	-	-	-
95200 Protective Services - Other Contract Costs	-	-	-	2,398
95500 Employee Benefit Contributions	-	-	-	373
95000 Total Protective Services	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,771</u>
96110 Property Insurance	-	8,713	3,600	14,693
93120 Liability Insurance	-	-	-	-
96140 All Other Insurance	-	-	-	-
96100 Total Insurance Premiums	<u>-</u>	<u>8,713</u>	<u>3,600</u>	<u>14,693</u>
96200 Other General Expenses	-	-	75,000	8,800
96300 Payments in Lieu of Taxes	-	-	14,898	-
96400 Bad Debt - Tenant Rents	-	-	5,514	(133)
96000 Total Other General Expenses	<u>-</u>	<u>-</u>	<u>95,412</u>	<u>8,667</u>
96710 Interest Expense	-	34,248	5,754	-
96700 Total Interest Expense and Amortization Cost	<u>-</u>	<u>34,248</u>	<u>5,754</u>	<u>-</u>
96900 Total Operating Expenses	<u>46,597</u>	<u>419,681</u>	<u>296,375</u>	<u>814,091</u>
97000 Excess of Operating Revenue Over Operating Expenses	<u>425,032</u>	<u>120,982</u>	<u>(30,664)</u>	<u>148,144</u>
97100 Extraordinary Maintenance	-	-	1,414	3,688
97200 Casualty Losses - Non-capitalized	-	-	-	-
97300 Housing Assistance Payments	430,600	-	-	-
97350 HAP Portability-In	-	-	-	-
97400 Depreciation Expense	-	121,975	41,336	136,626
90000 Total Expenses	<u>477,197</u>	<u>541,656</u>	<u>339,125</u>	<u>954,405</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position		Low-Income			VA	
		Home Emergency Assistance	Other Federal Program	Continuum of Care Program	Homeless Grant and Per Diem	1. Business Activities
93100	Water	-	-	-	-	22,604
93200	Electricity	-	-	-	-	57,428
93300	Gas	-	-	-	-	16,129
93600	Sewer	-	-	-	-	34,509
93800	Other Utilities Expense	-	-	-	-	-
93000	Total Utilities	-	-	-	-	130,670
94100	Ordinary Maintenance and Operations - Labor	135,457	-	-	-	93,716
94200	Ordinary Maintenance and Operations - Materials	260,819	-	-	-	470,838
94300	Ordinary Maintenance and Operations Contracts	4,006	-	138,675	-	367,867
94500	Employee Benefit Contributions	55,784	-	-	-	65,502
94000	Total Maintenance	456,066	-	138,675	-	997,923
95100	Protective Services - Labor	-	-	-	-	-
95200	Protective Services - Other Contract Costs	-	-	-	-	-
95500	Employee Benefit Contributions - Protective Services	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96110	Property Insurance	-	-	-	-	15,994
93120	Liability Insurance	-	-	-	-	-
96140	All Other Insurance	1,568	-	-	-	6,480
96100	Total Insurance Premiums	1,568	-	-	-	22,474
96200	Other General Expenses	-	-	-	-	115,982
96300	Payments in Lieu of Taxes	-	-	-	-	2,597
96400	Bad Debt - Tenant Rents	-	-	-	-	361,158
96000	Total Other General Expenses	-	-	-	-	479,737
96710	Interest Expense	-	-	-	-	129,492
96700	Total Interest Expense and Amortization Cost	-	-	-	-	129,492
96900	Total Operating Expenses	530,601	-	187,131	150,237	2,840,507
97000	Excess of Operating Revenue Over Operating Expenses	-	-	290,959	-	647,339
97100	Extraordinary Maintenance	-	-	-	-	144
97200	Casualty Losses - Non-capitalized	-	-	-	-	-
97300	Housing Assistance Payments	-	-	327,941	-	21,132
97350	HAP Portability-In	-	-	-	-	-
97400	Depreciation Expense	-	620	-	-	215,302
90000	Total Expenses	530,601	620	515,072	150,237	3,077,085

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	Central Office Cost Center	Component Unit - Discretely Presented	Component Unit - Blended	Subtotal
93100 Water	2,520	-	53,084	256,632
93200 Electricity	23,665	-	44,532	246,779
93300 Gas	-	-	-	75,923
93600 Sewer	5,798	-	-	342,859
93800 Other Utilities Expense	-	186,393	72,106	258,499
93000 Total Utilities	31,983	186,393	169,722	1,180,692
94100 Ordinary Maintenance and Operations - Labor	263,255	-	-	1,126,881
94200 Ordinary Maintenance and Operations - Materials	52,643	-	99,572	1,279,687
94300 Ordinary Maintenance and Operations Contracts	85,299	317,172	484,401	2,626,614
94500 Employee Benefit Contributions	170,652	-	-	753,041
94000 Total Maintenance	571,849	317,172	583,973	5,786,223
95100 Protective Services - Labor	-	-	-	15,906
95200 Protective Services - Other Contract Costs	-	-	-	2,398
95500 Employee Benefit Contributions	-	-	-	2,878
95000 Total Protective Services	-	-	-	21,182
96110 Property Insurance	23,520	-	46,938	213,623
93120 Liability Insurance	-	-	-	372,480
96140 All Other Insurance	9,612	-	-	29,028
96100 Total Insurance Premiums	33,132	-	46,938	242,651
96200 Other General Expenses	8,189	147,213	13,831	437,336
96300 Payments in Lieu of Taxes	-	79,986	-	271,398
96400 Bad Debt - Tenant Rents	-	-	13,065	394,177
96000 Total Other General Expenses	8,189	227,199	26,896	1,102,911
96710 Interest Expense	-	420,759	190,452	896,825
96700 Total Interest Expense	-	420,759	190,452	896,825
96900 Total Operating Expenses	2,655,173	1,700,300	1,361,166	18,882,368
97000 Excess of Operating Revenue Over Operating Expenses	(250,672)	(94,694)	24,302	18,211,617
97100 Extraordinary Maintenance	-	-	-	10,779
97200 Casualty Losses - Non-capitalized	-	-	-	233
97300 Housing Assistance Payments	-	-	-	17,399,437
97350 HAP Portability-In	-	-	-	-
97400 Depreciation Expense	67,588	1,086,106	663,076	2,997,253
90000 Total Expenses	2,722,761	2,786,406	2,024,242	39,290,070

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

			Homes for Good		Homes for Good	
	Eliminations	Total	Subtotal	Eliminations	Total	
93100 Water	-	256,632	256,632	-	256,632	
93200 Electricity	-	246,779	246,779	-	246,779	
93300 Gas	-	75,923	75,923	-	75,923	
93600 Sewer	-	342,859	342,859	-	342,859	
93800 Other Utilities Expense	-	258,499	72,106	-	72,106	
93000 Total Utilities	-	1,180,692	994,299	-	994,299	
94100 Ordinary Maintenance - Labor	-	1,126,881	1,126,881	-	1,126,881	
94200 Materials	-	1,279,687	1,279,687	-	1,279,687	
94300 Contracts	(364,040)	2,262,574	2,309,442	(449,748)	1,859,694	
94500 Employee Benefit Contributions	-	753,041	753,041	-	753,041	
94000 Total Maintenance	(364,040)	5,422,183	5,469,051	(449,748)	5,019,303	
95100 Protective Services - Labor	-	15,906	15,906	-	15,906	
95200 Protective Services - Other Contract Costs	-	2,398	2,398	-	2,398	
95500 Employee Benefit Contributions	-	2,878	2,878	-	2,878	
95000 Total Protective Services	-	21,182	21,182	-	21,182	
96110 Property Insurance	-	213,623	213,623	-	213,623	
93120 Liability Insurance	-	372,480	279,360	-	279,360	
96140 All Other Insurance	-	29,028	29,028	-	29,028	
96100 Total Insurance Premiums	-	242,651	242,651	-	242,651	
96200 Other General Expenses	-	437,336	290,123	-	290,123	
96300 Payments in Lieu of Taxes	-	271,398	191,412	-	191,412	
96400 Bad Debt - Tenant Rents	-	394,177	394,177	-	394,177	
96000 Total Other General Expenses	-	1,102,911	875,712	-	875,712	
96710 Interest of Mortgage (or Bonds) Payable	(137,667)	759,158	476,066	(137,667)	338,399	
96700 Total Interest Expense	(137,667)	759,158	476,066	(137,667)	338,399	
96900 Total Operating Expenses	(2,262,292)	16,620,076	17,182,068	(2,348,000)	14,834,068	
Excess of Operating Revenue Over						
97000 Operating Expenses	-	18,211,617	18,306,311	-	18,306,311	
97100 Extraordinary Maintenance	-	10,779	10,779	-	10,779	
97200 Casualty Losses - Non-capitalized	-	233	233	-	233	
97300 Housing Assistance Payments	-	17,399,437	17,399,437	-	17,399,437	
97350 HAP Portability-In	-	-	-	-	-	
97400 Depreciation Expense	-	2,997,253	1,911,147	-	1,911,147	
90000 Total Expenses	(2,262,292)	37,027,778	36,503,664	(2,348,000)	34,155,664	

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	Low Rent Public Housing	Housing Choice Vouchers	Resident Opportunity and Supportive Services	Weatherization Assistance for Low-income Persons
10010 Operating Transfers In	-	-	111,717	-
10020 Operating Transfers Out	-	-	-	-
10091 Inter Project Excess Cash Transfer In	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-
10093 Transfers between Program and Project - In	-	-	-	-
10094 Transfers between Program and Project - Out	(225,726)	-	-	(114,069)
10080 Special Items (Net Gain/Loss)	-	-	-	-
10100 Total Other financing Sources (Uses)	<u>(225,726)</u>	<u>-</u>	<u>111,717</u>	<u>(114,069)</u>
Excess (Deficiency) of Total Revenue Over (Under)				
10000 Total Expenses	<u>\$ (269,431)</u>	<u>\$ (310,337)</u>	<u>\$ (7,575)</u>	<u>\$ -</u>

Memo Account Information

11020 Required Annual Debt Principal Payments	87,200	-	-	-
11030 Beginning Equity	21,963,121	2,325,090	-	-
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-
11170 Administrative Fee Equity	-	1,947,439	-	-
11180 Housing Assistance Payments Equity	-	67,314	-	-
11190 Unit Months Available	8,340	36,636	-	-
11210 Number of Unit Months Leased	8,243	35,152	-	-
11270 Excess Cash	1,294,075	-	-	-
11620 Building Purchases	294,382	-	-	-
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position		Shelter Plus Care	Rural Rental Assistance Payments	N/C S/R Section 8 Programs	Interest Reduction Payments
10010	Operating Transfers In	5,567	-	-	-
10020	Operating Transfers Out	-	-	-	-
10091	Inter Project Excess Cash Transfer In	-	-	-	-
10092	Inter Project Excess Cash Transfer Out	-	-	-	-
10093	Transfers between Program and Project - In	-	-	-	-
10094	Transfers between Program and Project - Out	-	-	-	-
10080	Special Items (Net Gain/Loss)	-	-	11,024	-
10100	Total Other financing Sources (Uses)	5,567	-	11,024	-
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ (1)	\$ (993)	\$ (62,390)	\$ 7,830

Memo Account Information

11020	Required Annual Debt Principal Payments	-	39,200	17,100	-
11030	Beginning Equity	(10,857)	2,630,727	843,523	5,414,161
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-
11190	Unit Months Available	672	960	300	1,560
11210	Number of Unit Months Leased	640	939	300	1,548
11270	Excess Cash	-	-	-	-
11620	Building Purchases	-	-	-	-
11630	Furniture & Equipment - Dwelling Purchases	-	-	-	-
11640	Furniture & Equipment - Administrative Purchases	-	-	-	-

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position		Low-Income	Other	Continuum	VA	1. Business
		Home Emergency Assistance	Federal Program	of Care Program	Homeless Grant and Per Diem	
10010	Operating Transfers In	-	-	19,582	-	-
10020	Operating Transfers Out	-	-	-	-	(468,592)
10091	Inter Project Excess Cash Transfer Out	-	-	-	-	231,720
10092	Inter Project Excess Cash Transfer In	-	-	-	-	(231,720)
10093	Transfers between Program and Project - In	-	-	-	-	2,485,341
10094	Transfers between Program and Project - Out	-	-	-	-	-
10080	Special Items (Net Gain/Loss)	-	-	-	-	2,140,237
10100	Total Other financing Sources (Uses)	-	-	19,582	-	4,156,986
Excess (Deficiency) of Total Revenue Over (Under)						
10000	Total Expenses	\$ -	\$ (620)	\$ (17,400)	\$ -	\$ 4,567,747
Memo Account Information						
11020	Required Annual Debt Principal Payments	-	-	-	-	3,874,087
11030	Beginning Equity	-	(2,036)	-	-	16,702,591
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	(1,542)	-	(51,079)
11170	Administrative Fee Equity	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-
11190	Unit Months Available	-	-	380	-	1,836
11210	Number of Unit Months Leased	-	-	344	-	1,792
11270	Excess Cash	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-
11630	Furniture & Equipment - Dwelling Purchases	-	-	-	-	-
11640	Furniture & Equipment - Administrative Purchases	-	-	-	-	-

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	Central Office Cost Center	Component Unit - Discretely Presented	Component Unit - Blended	Subtotal
10010 Operating Transfers In	331,726	-	-	468,592
10020 Operating Transfers Out	-	-	-	(468,592)
10091 Inter Project Excess Cash Transfer In	-	-	-	231,720
10092 Inter Project Excess Cash Transfer Out	-	-	-	(231,720)
10093 Transfers between Program and Project - In	-	-	-	2,485,341
10094 Transfers between Program and Project - Out	(1,990,283)	-	(155,263)	(2,485,341)
10080 Special Items (Net Gain/Loss)	2,149,991	-	-	4,301,252
10100 Total Other financing Sources (Uses)	491,434	-	(155,263)	4,301,252
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ 173,174	\$ (1,180,800)	\$ (794,037)	\$ 2,105,167

Memo Account Information

11020 Required Annual Debt Principal Payments	-	82,493	79,200	4,179,280
11030 Beginning Equity	(164,490)	8,907,691	2,462,317	61,071,838
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	52,621	8,164,666	-	8,164,666
11170 Administrative Fee Equity	-	-	-	1,947,439
11180 Housing Assistance Payments Equity	-	-	-	67,314
11190 Unit Months Available	-	3,624	2,868	57,176
11210 Number of Unit Months Leased	-	3,438	2,799	55,195
11270 Excess Cash	-	-	-	1,294,075
11620 Building Purchases	-	-	-	294,382.00
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

			Homes for Good		Homes for Good	
	Eliminations	Total	Subtotal	Eliminations	Total	
10010 Operating Transfers In	-	468,592	468,592	-	468,592	
10020 Operating Transfers Out	-	(468,592)	(468,592)	-	(468,592)	
10091 Inter Project Excess Cash Transfer In	-	231,720	231,720	-	231,720	
10092 Inter Project Excess Cash Transfer Out	-	(231,720)	(231,720)	-	(231,720)	
10093 Transfers between Program and Project - In	-	2,485,341	2,485,341	-	2,485,341	
10094 Transfers between Program and Project - Out	-	(2,485,341)	(2,485,341)	-	(2,485,341)	
10080 Special Items (Net Gain/Loss)	-	4,301,252	4,301,252	-	4,301,252	
10100 Total Other financing Sources (Uses)	-	4,301,252	4,301,252	-	4,301,252	
Excess (Deficiency) of Total Revenue Over 10000 (Under) Total Expenses	\$ -	\$ 2,105,167	\$ 3,285,967	\$ -	\$ 3,285,967	

Memo Account Information

11020 Required Annual Debt Principal Payments	-	4,179,280	4,096,787	-	4,096,787
11030 Beginning Equity	-	61,071,838	52,164,147	-	52,164,147
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	8,164,666	-	-	-
11170 Administrative Fee Equity	-	1,947,439	1,947,439	-	1,947,439
11180 Housing Assistance Payments Equity	-	67,314	67,314	-	67,314
11190 Unit Months Available	-	57,176	53,552	-	53,552
11210 Number of Unit Months Leased	-	55,195	51,757	-	51,757
11270 Excess Cash	-	1,294,075	1,294,075	-	1,294,075
11620 Building Purchases	-	294,382	294,382	-	294,382
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-

(Conclude)

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – COMBINING SCHEDULE OF NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources		AMP 100	AMP 200	AMP 300	AMP 400
		OR006000100	OR006000200	OR006000300	OR006000400
111	Cash - Unrestricted	\$ 153,960	\$ 401,143	\$ 66,096	\$ 232,100
113	Cash - Other Restricted	1,478	24,030	46,420	3,657
114	Cash - Tenant Security Deposits	10,005	70,015	59,059	20,410
100	Total Cash	<u>165,443</u>	<u>495,188</u>	<u>171,575</u>	<u>256,167</u>
122	Accounts Receivable - HUD Other Projects	92	5,967	2,397	13,958
125	Accounts Receivable - Miscellaneous	-	-	-	4,765
126	Accounts Receivable - Tenants	10,235	2,326	5,112	-
127	Notes, Loans, & Mortgages Receivable - Current	-	4,097	2,981	155
120	Total Receivables, Net of Allowances for Doubtful Accounts	<u>10,327</u>	<u>12,390</u>	<u>10,490</u>	<u>18,878</u>
131	Investments - Unrestricted	134,767	183,754	183,411	421,033
142	Prepaid Expenses and Other Assets	307	773	326	400
143	Inventories	4,892	28,752	7,600	10,000
144	Inter Program Due From	-	-	-	-
150	Total Current Assets	<u>315,736</u>	<u>720,857</u>	<u>373,402</u>	<u>706,478</u>
161	Land	299,209	1,286,348	904,530	687,758
162	Buildings	3,785,629	10,475,329	7,253,779	5,464,007
163	Furniture, Equipment & Machinery - Dwellings	57,264	507,654	-	175,564
164	Furniture, Equipment & Machinery - Administration	-	-	390,025	-
166	Accumulated Depreciation	(1,539,369)	(7,986,087)	(4,315,093)	(4,444,288)
167	Construction in Progress	219,965	661,795	26,467	509,936
160	Total Capital Assets, Net of Accumulated Depreciation	<u>2,822,698</u>	<u>4,945,039</u>	<u>4,259,708</u>	<u>2,392,977</u>
171	Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-
180	Total Non-Current Assets	<u>2,822,698</u>	<u>4,945,039</u>	<u>4,259,708</u>	<u>2,392,977</u>
290	Total Assets and Deferred Outflow of Resources	<u>\$ 3,138,434</u>	<u>\$ 5,665,896</u>	<u>\$ 4,633,110</u>	<u>\$ 3,099,455</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – COMBINING SCHEDULE OF NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources		AMP 500 OR006000500	AMP 600 OR006000600	AMP 99 OR00600999	Total
111	Cash - Unrestricted	\$ -	\$ 5,432	\$ -	\$ 858,731
113	Cash - Other Restricted	1,712	665	-	77,962
114	Cash - Tenant Security Deposits	20,954	14,950	-	195,393
100	Total Cash	<u>22,666</u>	<u>21,047</u>	<u>-</u>	<u>1,132,086</u>
122	Accounts Receivable - HUD Other Projects	1,093	7,752	-	31,259
125	Accounts Receivable - Miscellaneous	252	3,027	-	8,044
126	Accounts Receivable - Tenants	1,409	2,337	-	21,419
127	Notes, Loans, & Mortgages Receivable - Current	706	2,422	-	10,361
120	Total Receivables, Net of Allowances for Doubtful Accounts	<u>3,460</u>	<u>15,538</u>	<u>-</u>	<u>71,083</u>
131	Investments - Unrestricted	200,179	169,929	-	1,293,073
142	Prepaid Expenses and Other Assets	240	251	-	2,297
143	Inventories	8,614	13,280	-	73,138
144	Inter Program Due From	-	-	-	-
150	Total Current Assets	<u>235,159</u>	<u>220,045</u>	<u>-</u>	<u>2,571,677</u>
161	Land	450,796	519,746	-	4,148,387
162	Buildings	3,713,779	6,504,163	-	37,196,686
163	Furniture, Equipment & Machinery - Dwellings	153,347	205,596	-	1,099,425
164	Furniture, Equipment & Machinery - Administration	-	-	-	390,025
166	Accumulated Depreciation	(2,501,282)	(3,386,390)	-	(24,172,509)
167	Construction in Progress	604,359	1,001,012	36,133	3,059,667
160	Total Capital Assets, Net of Accumulated Depreciation	<u>2,420,999</u>	<u>4,844,127</u>	<u>36,133</u>	<u>21,721,681</u>
171	Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-
180	Total Non-Current Assets	<u>2,420,999</u>	<u>4,844,127</u>	<u>36,133</u>	<u>21,721,681</u>
290	Total Assets and Deferred Outflow of Resources	<u>\$ 2,656,158</u>	<u>\$ 5,064,172</u>	<u>\$ 36,133</u>	<u>\$ 24,293,358</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – COMBINING SCHEDULE OF NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Liabilities

Deferred Inflows of Resources and Net Position

	AMP 100 OR006000100	AMP 200 OR006000200	AMP 300 OR006000300	AMP 400 OR006000400
311 Bank overdraft	\$ -	\$ -	\$ -	\$ -
312 Accounts Payable <= 90 Days	6,108	38,921	9,106	21,046
321 Accrued Wage/Payroll Taxes Payable	867	5,807	3,028	3,548
322 Accrued Compensated Absences - Current Portion	4,856	20,016	17,494	28,128
325 Accrued Interest	13,694	32,590	-	-
333 Accounts Payable - Other Government	4,723	64,022	37,025	33,805
341 Tenant Security Deposits	10,005	70,015	59,059	20,410
343 Current Portion of Long-Term Debt - Capital Projects	10,500	24,400	-	-
345 Other Current Liabilities	-	-	7,544	9,154
347 Inter Program - Due To	-	-	-	-
310 Total Current Liabilities	<u>50,753</u>	<u>255,771</u>	<u>133,256</u>	<u>116,091</u>
351 Long-Term Debt, Net of Current - Capital Projects	196,749	468,837	-	-
353 Non-current Liabilities - Other	1,401	37,534	46,337	-
354 Accrued Compensated Absences - Non Current	2,081	-	-	-
357 Other Post-Employment Benefits Liability	1,786	11,982	7,873	8,161
350 Total Non-Current Liabilities	<u>202,017</u>	<u>518,353</u>	<u>54,210</u>	<u>8,161</u>
300 Total Liabilities	<u>252,770</u>	<u>774,124</u>	<u>187,466</u>	<u>124,252</u>
508.4 Net Investment in Capital Assets	2,615,449	4,451,802	4,259,708	2,392,977
511.4 Restricted Net Position	1,478	24,030	46,420	3,657
512.4 Unrestricted Net Position	268,737	415,940	139,516	578,569
513 Total Net Position	<u>2,885,664</u>	<u>4,891,772</u>	<u>4,445,644</u>	<u>2,975,203</u>
600 Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 3,138,434</u>	<u>\$ 5,665,896</u>	<u>\$ 4,633,110</u>	<u>\$ 3,099,455</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – COMBINING SCHEDULE OF NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Liabilities

Deferred Inflows of Resources and Net Position

	AMP 500 OR006000500	AMP 600 OR006000600	AMP 99 OR00600999	Total
311 Bank overdraft	\$ 602	\$ -	\$ -	\$ 602
312 Accounts Payable <= 90 Days	12,683	11,083	-	98,947
321 Accrued Wage/Payroll Taxes Payable	2,871	2,391	-	18,512
322 Accrued Compensated Absences - Current Portion	14,312	8,258	-	93,064
325 Accrued Interest	38,273	31,563	-	116,120
333 Accounts Payable - Other Government	18,438	15,914	-	173,927
341 Tenant Security Deposits	20,954	14,950	-	195,393
343 Current Portion of Long-Term Debt - Capital Projects	28,800	23,500	-	87,200
345 Other Current Liabilities	-	-	-	16,698
347 Inter Program - Due To	-	-	-	-
310 Total Current Liabilities	<u>136,933</u>	<u>107,659</u>	<u>-</u>	<u>800,463</u>
351 Long-Term Debt, Net of Current - Capital Projects	550,448	454,188	-	1,670,222
353 Non-current Liabilities - Other	-	-	-	85,272
354 Accrued Compensated Absences - Non Current	-	-	-	2,081
35 Other Post-Employment Benefits Liability	5,991	5,837	-	41,630
350 Total Non-Current Liabilities	<u>556,439</u>	<u>460,025</u>	<u>-</u>	<u>1,799,205</u>
300 Total Liabilities	<u>693,372</u>	<u>567,684</u>	<u>-</u>	<u>2,599,668</u>
508.4 Net Investment in Capital Assets	1,841,751	4,366,439	36,133	19,964,259
511.4 Restricted Net Position	1,712	665	-	77,962
512.4 Unrestricted Net Position	119,323	129,384	-	1,651,469
513 Total Net Position	<u>1,962,786</u>	<u>4,496,488</u>	<u>36,133</u>	<u>21,693,690</u>
Total Liabilities, Deferred Inflows of Resources and 600 Net Position	<u>\$ 2,656,158</u>	<u>\$ 5,064,172</u>	<u>\$ 36,133</u>	<u>\$ 24,293,358</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	AMP 1 OR006000100			AMP 2 OR006000200		
	Low Rent	Capital Fund	Total	Low Rent	Capital Fund	Total
70300 Net Tenant Rental Revenue	\$ 85,106	\$ -	\$ 85,106	\$ 779,127	\$ -	\$ 779,127
70400 Tenant Revenue - Other	-	-	-	-	-	-
70500 Total Tenant Revenue	<u>85,106</u>	<u>-</u>	<u>85,106</u>	<u>779,127</u>	<u>-</u>	<u>779,127</u>
70600 HUD PHA Operating Grants	101,123	33,988	135,111	545,256	165,627	710,883
70610 Capital Grants	-	-	-	-	165	165
71100 Investment Income - Unrestricted	-	-	-	-	-	-
71500 Other Revenue	<u>10,825</u>	<u>-</u>	<u>10,825</u>	<u>30,863</u>	<u>-</u>	<u>30,863</u>
70000 Total Revenue	<u>197,054</u>	<u>33,988</u>	<u>231,042</u>	<u>1,355,246</u>	<u>165,792</u>	<u>1,521,038</u>
91100 Administrative Salaries	15,488	-	15,488	116,239	-	116,239
91200 Auditing Fees	1,063	333	1,396	5,313	333	5,646
91300 Management Fee	18,736	16,092	34,828	137,432	16,092	153,524
91310 Book-keeping Fee	2,558	-	2,558	18,758	-	18,758
91400 Advertising and Marketing	-	-	-	-	211	211
91500 Employee Benefit contributions	11,944	211	12,155	96,336	-	96,336
91600 Office Expenses	2,709	-	2,709	60,264	-	60,264
91700 Legal Expense	308	-	308	1,953	-	1,953
91800 Travel	365	-	365	48	-	48
91900 Other	<u>5,406</u>	<u>856</u>	<u>6,262</u>	<u>34,889</u>	<u>3,076</u>	<u>37,965</u>
91000 Total Operating - Administrative	<u>58,577</u>	<u>17,492</u>	<u>76,069</u>	<u>471,232</u>	<u>19,712</u>	<u>490,944</u>
92000 Asset Management Fee	<u>3,480</u>	<u>-</u>	<u>3,480</u>	<u>25,320</u>	<u>-</u>	<u>25,320</u>
92100 Tenant Services - Salaries	223	-	223	2,116	-	2,116
92200 Relocation Costs	254	-	254	2,410	-	2,410
92300 Employee Benefit Contributions	-	-	-	-	-	-
92400 Tenant Services - Other	<u>1,160</u>	<u>-</u>	<u>1,160</u>	<u>10,389</u>	<u>-</u>	<u>10,389</u>
92500 Total Tenant Services	<u>1,637</u>	<u>-</u>	<u>1,637</u>	<u>14,915</u>	<u>-</u>	<u>14,915</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	AMP 3 OR006000300			AMP 4 OR006000400		
	Low Rent	Capital Fund	Total	Low Rent	Capital Fund	Total
70300 Net Tenant Rental Revenue	\$ 406,088	\$ -	\$ 406,088	\$ 489,858	\$ -	\$ 489,858
70400 Tenant Revenue - Other	-	-	-	10,156	-	10,156
70500 Total Tenant Revenue	<u>406,088</u>	<u>-</u>	<u>406,088</u>	<u>500,014</u>	<u>-</u>	<u>500,014</u>
70600 HUD PHA Operating Grants	377,993	17,810	395,803	297,190	18,046	315,236
70610 Capital Grants	-	-	-	-	264,864	264,864
71100 Investment Income - Unrestricted	-	-	-	-	-	-
71500 Other Revenue	<u>16,032</u>	<u>-</u>	<u>16,032</u>	<u>10,214</u>	<u>-</u>	<u>10,214</u>
70000 Total Revenue	<u>800,113</u>	<u>17,810</u>	<u>817,923</u>	<u>807,418</u>	<u>282,910</u>	<u>1,090,328</u>
91100 Administrative Salaries	86,193	-	86,193	65,351	-	65,351
91200 Auditing Fees	4,250	333	4,583	3,188	333	3,521
91300 Management Fee	79,001	16,092	95,093	97,931	16,092	114,023
91310 Book-keeping Fee	10,785	-	10,785	13,365	-	13,365
91400 Advertising and Marketing	-	-	-	-	-	-
91500 Employee Benefit contributions	53,685	211	53,896	58,918	211	59,129
91600 Office Expenses	35,113	-	35,113	22,645	-	22,645
91700 Legal Expense	1,071	-	1,071	1,387	-	1,387
91800 Travel	34	-	34	43	-	43
91900 Other	<u>23,618</u>	<u>1,128</u>	<u>24,746</u>	<u>13,623</u>	<u>856</u>	<u>14,479</u>
91000 Total Operating - Administrative	<u>293,750</u>	<u>17,764</u>	<u>311,514</u>	<u>276,451</u>	<u>17,492</u>	<u>293,943</u>
92000 Asset Management Fee	<u>14,520</u>	<u>-</u>	<u>14,520</u>	<u>18,000</u>	<u>-</u>	<u>18,000</u>
92100 Tenant Services - Salaries	2,116	-	2,116	111	-	111
92200 Relocation Costs	2,410	-	2,410	771	-	771
92300 Employee Benefit Contributions	-	-	-	127	-	127
92400 Tenant Services - Other	<u>8,922</u>	<u>-</u>	<u>8,922</u>	<u>2,978</u>	<u>-</u>	<u>2,978</u>
92500 Total Tenant Services	<u>13,448</u>	<u>-</u>	<u>13,448</u>	<u>3,987</u>	<u>-</u>	<u>3,987</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	AMP 5 OR006000500			AMP 6 OR006000600		
	Low Rent	Capital Fund	Total	Low Rent	Capital Fund	Total
70300 Net Tenant Rental Revenue	\$ 264,912	\$ -	\$ 264,912	\$ 255,555	\$ -	\$ 255,555
70400 Tenant Revenue - Other	3,388	-	3,388	6,246	-	6,246
70500 Total Tenant Revenue	<u>268,300</u>	<u>-</u>	<u>268,300</u>	<u>261,801</u>	<u>-</u>	<u>261,801</u>
70600 HUD PHA Operating Grants	236,522	39,037	275,559	275,053	104,337	379,390
70610 Capital Grants	-	-	-	-	29,353	29,353
71100 Investment Income - Unrestricted	-	-	-	-	-	-
71500 Other Revenue	6,530	-	6,530	7,285	-	7,285
70000 Total Revenue	<u>511,352</u>	<u>39,037</u>	<u>550,389</u>	<u>544,139</u>	<u>133,690</u>	<u>677,829</u>
91100 Administrative Salaries	57,911	-	57,911	53,962	128,046	182,008
91200 Auditing Fees	3,188	334	3,522	4,250	334	4,584
91300 Management Fee	58,362	16,092	74,454	60,403	16,092	76,495
91310 Book-keeping Fee	7,965	-	7,965	8,243	-	8,243
91400 Advertising and Marketing	-	-	-	-	-	-
91500 Employee Benefit contributions	54,575	211	54,786	32,209	211	32,420
91600 Office Expenses	16,287	-	16,287	11,584	-	11,584
91700 Legal Expense	832	-	832	1,699	-	1,699
91800 Travel	176	-	176	133	-	133
91900 Other	12,483	917	13,400	16,993	6,795	23,788
91000 Total Operating - Administrative	<u>211,779</u>	<u>17,554</u>	<u>229,333</u>	<u>189,476</u>	<u>151,478</u>	<u>340,954</u>
92000 Asset Management Fee	<u>10,800</u>	<u>-</u>	<u>10,800</u>	<u>11,280</u>	<u>-</u>	<u>11,280</u>
92100 Tenant Services - Salaries	334	-	334	-	-	-
92200 Relocation Costs	-	-	-	-	-	-
92300 Employee Benefit Contributions	381	-	381	-	-	-
92400 Tenant Services - Other	2,650	-	2,650	1,659	-	1,659
92500 Total Tenant Services	<u>3,365</u>	<u>-</u>	<u>3,365</u>	<u>1,659</u>	<u>-</u>	<u>1,659</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	AMP 99 OR006009999			Total	Total	Total
	Low Rent	Capital Fund	Total	Low Rent	Capital Fund	
70300 Net Tenant Rental Revenue	\$ -	\$ -	\$ -	\$2,280,646	\$ -	\$ 2,280,646
70400 Tenant Revenue - Other	-	-	-	19,790	-	19,790
70500 Total Tenant Revenue	-	-	-	2,300,436	-	2,300,436
70600 HUD PHA Operating Grants	-	-	-	1,833,137	378,845	2,211,982
70610 Capital Grants	-	-	-	-	294,382	294,382
71100 Investment Income - Unrestricted	-	-	-	-	-	-
71500 Other Revenue	-	-	-	81,749	-	81,749
70000 Total Revenue	-	-	-	4,215,322	673,227	4,888,549
91100 Administrative Salaries	-	-	-	395,144	128,046	523,190
91200 Auditing Fees	-	-	-	21,252	2,000	23,252
91300 Management Fee	-	-	-	451,865	96,552	548,417
91310 Book-keeping Fee	-	-	-	61,674	-	61,674
91400 Advertising and Marketing	-	-	-	-	211	211
91500 Employee Benefit contributions	-	-	-	307,667	1,055	308,722
91600 Office Expenses	-	-	-	148,602	-	148,602
91700 Legal Expense	-	-	-	7,250	-	7,250
91800 Travel	-	-	-	799	-	799
91900 Other	-	-	-	107,012	13,628	120,640
91000 Total Operating - Administrative	-	-	-	1,501,265	241,492	1,742,757
92000 Asset Management Fee	-	-	-	83,400	-	83,400
92100 Tenant Services - Salaries	-	-	-	4,900	-	4,900
92200 Relocation Costs	-	-	-	5,845	-	5,845
92300 Employee Benefit Contributions	-	-	-	508	-	508
92400 Tenant Services - Other	-	-	-	27,758	-	27,758
92500 Total Tenant Services	-	-	-	39,011	-	39,011

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	AMP 1 OR006000100			AMP 2 OR006000200		
	Low Rent	Capital Fund	Total	Low Rent	Capital Fund	Total
93100 Water	11,947	-	11,947	42,227	-	42,227
93200 Electricity	2,263	-	2,263	842	-	842
93300 Gas	-	-	-	-	-	-
93600 Sewer	23,662	-	23,662	95,834	-	95,834
93000 Total Utilities	37,872	-	37,872	138,903	-	138,903
94100 Maintenance Labor	22,194	-	22,194	96,430	-	96,430
94200 Materials and Supplies	5,588	-	5,588	44,369	-	44,369
94300 Maintenance and Operations Contracts	31,556	-	31,556	220,575	-	220,575
94500 Employee Benefit Contributions	12,983	-	12,983	72,423	-	72,423
94000 Total Maintenance	72,321	-	72,321	433,797	-	433,797
95100 Protective Services - Labor	-	-	-	9,996	-	9,996
95200 Protective Services - Contract Costs	-	-	-	-	-	-
95500 Employee Benefit Contributions	-	-	-	1,584	-	1,584
95000 Total Protective Services	-	-	-	11,580	-	11,580
96110 Property Insurance	5,052	-	5,052	29,252	-	29,252
96200 Other General Expenses	40	-	40	154	-	154
96300 Payments in Lieu of Taxes	4,723	-	4,723	64,022	-	64,022
96400 Bad debt - Tenant Rents	-	-	-	10,995	-	10,995
96000 Total Other General Expenses	4,763	-	4,763	75,171	-	75,171
96710 Interest Expense	13,694	-	13,694	32,590	-	32,590
96900 Total Operating Expenses	197,396	17,492	214,888	1,232,760	19,712	1,252,472
97000 Operating Excess (Deficit)	(342)	16,496	16,154	122,486	146,080	268,566
97100 Extraordinary Maintenance	-	-	-	-	-	-
97200 Casualty Loss	-	-	-	-	-	-
97300 Housing Assistance Payments	-	-	-	1,882	-	1,882
97400 Depreciation Expense	42,709	-	42,709	176,411	-	176,411
90000 Total Expenses	240,105	17,492	257,597	1,411,053	19,712	1,430,765

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	AMP 3 OR006000300			AMP 4 OR006000400		
	Low Rent	Capital Fund	Total	Low Rent	Capital Fund	Total
93100 Water	13,029	-	13,029	14,780	-	14,780
93200 Electricity	2,448	-	2,448	67,624	-	67,624
93300 Gas	-	-	-	36,815	-	36,815
93600 Sewer	20,464	-	20,464	28,594	-	28,594
93000 Total Utilities	35,941	-	35,941	147,813	-	147,813
94100 Maintenance Labor	59,443	-	59,443	56,318	-	56,318
94200 Materials and Supplies	36,954	-	36,954	18,411	-	18,411
94300 Maintenance and Operations Contracts	167,721	-	167,721	91,753	-	91,753
94500 Employee Benefit Contributions	51,820	-	51,820	41,724	-	41,724
94000 Total Maintenance	315,938	-	315,938	208,206	-	208,206
95100 Protective Services - Labor	-	-	-	2,400	-	2,400
95200 Protective Services - Contract Costs	-	-	-	-	-	-
95500 Employee Benefit Contributions	-	-	-	375	-	375
95000 Total Protective Services	-	-	-	2,775	-	2,775
96110 Property Insurance	23,452	-	23,452	16,905	-	16,905
96200 Other General Expenses	28	-	28	110	-	110
96300 Payments in Lieu of Taxes	37,015	-	37,015	33,805	-	33,805
96400 Bad debt - Tenant Rents	(1,915)	-	(1,915)	140	-	140
96000 Total Other General Expenses	35,128	-	35,128	34,055	-	34,055
96710 Interest Expense	-	-	-	-	-	-
96900 Total Operating Expenses	732,177	17,764	749,941	708,192	17,492	725,684
97000 Operating Excess (Deficit)	67,936	46	67,982	99,226	265,418	364,644
97100 Extraordinary Maintenance	-	-	-	900	-	900
97200 Casualty Loss	233	-	233	-	-	-
97300 Housing Assistance Payments	7,544	-	7,544	-	-	-
97400 Depreciation Expense	161,586	-	161,586	83,688	-	83,688
90000 Total Expenses	901,540	17,764	919,304	792,780	17,492	810,272

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	AMP 5 OR006000500			AMP 6 OR006000600		
	Low Rent	Capital Fund	Total	Low Rent	Capital Fund	Total
93100 Water	23,377	-	23,377	17,573	-	17,573
93200 Electricity	9,064	-	9,064	15,924	-	15,924
93300 Gas	10,975	-	10,975	1,044	-	1,044
93600 Sewer	<u>37,111</u>	-	<u>37,111</u>	<u>23,835</u>	-	<u>23,835</u>
93000 Total Utilities	<u>80,527</u>	-	<u>80,527</u>	<u>58,376</u>	-	<u>58,376</u>
94100 Maintenance Labor	62,123	-	62,123	51,212	-	51,212
94200 Materials and Supplies	20,105	-	20,105	23,906	-	23,906
94300 Maintenance and Operations Contracts	89,309	-	89,309	111,946	-	111,946
94500 Employee Benefit Contributions	<u>49,110</u>	-	<u>49,110</u>	<u>28,215</u>	-	<u>28,215</u>
94000 Total Maintenance	<u>220,647</u>	-	<u>220,647</u>	<u>215,279</u>	-	<u>215,279</u>
95100 Protective Services - Labor	1,110	-	1,110	2,400	-	2,400
95200 Protective Services - Contract Costs	-	-	-	-	-	-
95500 Employee Benefit Contributions	<u>173</u>	-	<u>173</u>	<u>373</u>	-	<u>373</u>
95000 Total Protective Services	<u>1,283</u>	-	<u>1,283</u>	<u>2,773</u>	-	<u>2,773</u>
96110 Property Insurance	<u>10,931</u>	-	<u>10,931</u>	<u>12,821</u>	-	<u>12,821</u>
96200 Other General Expenses	66	-	66	69	-	69
96300 Payments in Lieu of Taxes	18,438	-	18,438	15,914	-	15,914
96400 Bad debt - Tenant Rents	<u>5,102</u>	-	<u>5,102</u>	-	-	-
96000 Total Other General Expenses	<u>23,606</u>	-	<u>23,606</u>	<u>15,983</u>	-	<u>15,983</u>
96710 Interest Expense	<u>38,273</u>	-	<u>38,273</u>	<u>31,563</u>	-	<u>31,563</u>
96900 Total Operating Expenses	<u>601,211</u>	<u>17,554</u>	<u>618,765</u>	<u>539,210</u>	<u>151,478</u>	<u>690,688</u>
97000 Operating Excess (Deficit)	<u>(89,859)</u>	<u>21,483</u>	<u>(68,376)</u>	<u>4,929</u>	<u>(17,788)</u>	<u>(12,859)</u>
97100 Extraordinary Maintenance	2,383	-	2,383	2,250	-	2,250
97200 Casualty Loss	-	-	-	-	-	-
97300 Housing Assistance Payments	-	-	-	-	-	-
97400 Depreciation Expense	<u>63,037</u>	-	<u>63,037</u>	<u>137,193</u>	-	<u>137,193</u>
90000 Total Expenses	<u>666,631</u>	<u>17,554</u>	<u>684,185</u>	<u>678,653</u>	<u>151,478</u>	<u>830,131</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	AMP 99 OR006009999			Total	Total	Total
	Low Rent	Capital Fund	Total	Low Rent	Capital Fund	
93100 Water	-	-	-	122,933	-	122,933
93200 Electricity	-	-	-	98,165	-	98,165
93300 Gas	-	-	-	48,834	-	48,834
93600 Sewer	-	-	-	229,500	-	229,500
93000 Total Utilities	-	-	-	499,432	-	499,432
94100 Maintenance Labor	-	-	-	347,720	-	347,720
94200 Materials and Supplies	-	-	-	149,333	-	149,333
94300 Maintenance and Operations Contracts	-	-	-	712,860	-	712,860
94500 Employee Benefit Contributions	-	-	-	256,275	-	256,275
94000 Total Maintenance	-	-	-	1,466,188	-	1,466,188
95100 Protective Services - Labor	-	-	-	15,906	-	15,906
95200 Protective Services - Contract Costs	-	-	-	-	-	-
95500 Employee Benefit Contributions	-	-	-	2,505	-	2,505
95000 Total Protective Services	-	-	-	18,411	-	18,411
96110 Property Insurance	-	-	-	98,413	-	98,413
96200 Other General Expenses	-	-	-	467	-	467
96300 Payments in Lieu of Taxes	-	-	-	173,917	-	173,917
96400 Bad debt - Tenant Rents	-	-	-	14,322	-	14,322
96000 Total Other General Expenses	-	-	-	188,706	-	188,706
96710 Interest Expense	-	-	-	116,120	-	116,120
96900 Total Operating Expenses	-	-	-	4,010,946	241,492	4,252,438
97000 Operating Excess (Deficit)	-	-	-	204,376	431,735	636,111
97100 Extraordinary Maintenance	-	-	-	5,533	-	5,533
97200 Casualty Loss	-	-	-	233	-	233
97300 Housing Assistance Payments	-	-	-	9,426	-	9,426
97400 Depreciation Expense	-	-	-	664,624	-	664,624
90000 Total Expenses	-	-	-	4,690,762	241,492	4,932,254

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	AMP 1 OR006000100			AMP 2 OR006000200		
	Low	Capital	Total	Low	Capital	Total
	Rent	Fund		Rent	Fund	
10010 Operating Transfers In	-	-	-	-	-	-
10020 Operating Transfers Out	-	-	-	-	-	-
10091 Inter Project Excess Cash Transfer In	-	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-	-
10093 Transfers between Programs - In	-	-	-	-	-	-
10094 Transfers between Programs - Out	-	-	-	(32,503)	-	(32,503)
10100 Total Other financing Sources (Uses)	-	-	-	(32,503)	-	(32,503)
Excess (Deficiency) of Total Revenue Over						
10000 (Under) Total Expenses	<u>\$ (43,051)</u>	<u>\$16,496</u>	<u>\$ (26,555)</u>	<u>\$ (88,310)</u>	<u>\$146,080</u>	<u>\$ 57,770</u>

Memo Account Information

11030 Beginning Equity	2,773,452	138,768	2,912,220	4,422,914	411,087	4,834,001
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-	-
11190 Unit Months Available	348	-	348	2,532	-	2,532
11210 Number of Unit Months Leased	348	-	348	2,501	-	2,501
11270 Excess Cash	252,357	-	252,357	308,802	-	308,802
11620 Building Purchases	-	-	-	-	165	165
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	AMP 3 OR006000300			AMP 4 OR006000400		
	Low	Capital	Total	Low	Capital	Total
	Rent	Fund		Rent	Fund	
10010 Operating Transfers In	-	-	-	-	-	-
10020 Operating Transfers Out	-	-	-	-	-	-
10091 Inter Project Excess Cash Transfer In	-	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-	-
10093 Transfers between Programs - In	-	-	-	-	-	-
10094 Transfers between Programs - Out	(193,223)	-	(193,223)	-	-	-
10100 Total Other financing Sources (Uses)	(193,223)	-	(193,223)	-	-	-
Excess (Deficiency) of Total Revenue Over						
10000 (Under) Total Expenses	<u>\$(294,650)</u>	<u>\$ 46</u>	<u>\$ (294,604)</u>	<u>\$ 14,638</u>	<u>\$265,418</u>	<u>\$ 280,056</u>

Memo Account Information

11030 Beginning Equity	4,567,891	172,357	4,740,248	2,388,137	307,010	2,695,147
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-	-
11190 Unit Months Available	1,452	-	1,452	1,800	-	1,800
11210 Number of Unit Months Leased	1,428	-	1,428	1,782	-	1,782
11270 Excess Cash	124,786	-	124,786	517,314	-	517,314
11620 Building Purchases	-	-	-	-	264,864	264,864
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	AMP 5 OR006000500			AMP 6 OR006000600		
	Low	Capital	Total	Low	Capital	Total
	Rent	Fund		Rent	Fund	
10010 Operating Transfers In	-	-	-	-	-	-
10020 Operating Transfers Out	-	-	-	-	-	-
10091 Inter Project Excess Cash Transfer In	-	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-	-
10093 Transfers between Programs - In	-	-	-	-	-	-
10094 Transfers between Programs - Out	-	-	-	-	-	-
10100 Total Other financing Sources (Uses)	-	-	-	-	-	-
Excess (Deficiency) of Total Revenue						
10000 Over (Under) Total Expenses	<u>\$(155,279)</u>	<u>\$21,483</u>	<u>\$ (133,796)</u>	<u>\$(134,514)</u>	<u>\$(17,788)</u>	<u>\$ (152,302)</u>

Memo Account Information

11030 Beginning Equity	2,044,282	52,300	2,096,582	3,977,029	671,761	4,648,790
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-	-
11190 Unit Months Available	1,080	-	1,080	1,128	-	1,128
11210 Number of Unit Months Leased	1,068	-	1,068	1,116	-	1,116
11270 Excess Cash	37,560	-	37,560	53,256	-	53,256
11620 Building Purchases	-	-	-	-	29,353	29,353
11630 Furniture & Equipment - Dwelling	-	-	-	-	-	-

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE—COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – LOW RENT PUBLIC HOUSING DETAIL FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position	AMP 99 OR006009999			Total	Total	Total
	Low	Capital	Total	Low	Capital	
	Rent	Fund		Rent	Fund	
10010 Operating Transfers In	-	-	-	-	-	-
10020 Operating Transfers Out	-	-	-	-	-	-
10091 Inter Project Excess Cash Transfer In	-	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-	-
10093 Transfers between Programs - In	-	-	-	-	-	-
10094 Transfers between Programs - Out	-	-	-	(225,726)	-	(225,726)
10100 Total Other financing Sources (Uses)	-	-	-	(225,726)	-	(225,726)
Excess (Deficiency) of Total Revenue						
10000 Over (Under) Total Expenses	\$ -	\$ -	\$ -	\$ (701,166)	\$ 431,735	\$ (269,431)

Memo Account Information

11030 Beginning Equity	-	36,133	36,133	20,173,705	1,789,416	21,963,121
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-	-
11190 Unit Months Available	-	-	-	8,340	-	8,340
11210 Number of Unit Months Leased	-	-	-	8,243	-	8,243
11270 Excess Cash	-	-	-	1,294,075	-	1,294,075
11620 Building Purchases	-	-	-	-	294,382	294,382
11630 Furniture & Equipment - Dwelling	-	-	-	-	-	-

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR INTEREST PAYMENTS PROGRAM FOR THE YEAR ENDED SEPTEMBER 30, 2018

Statements of Net Position

	<u>Village Oaks</u>	<u>14 Pines</u>	<u>Total</u>
111 Cash - Unrestricted	\$ -	\$ -	\$ -
113 Cash - Other Restricted	194,122	141,553	335,675
114 Cash - Tenant Security Deposits	<u>32,723</u>	<u>16,777</u>	<u>49,500</u>
100 Total Cash	<u>226,845</u>	<u>158,330</u>	<u>385,175</u>
125 Accounts Receivable - Other	1,864	379	2,243
126 Accounts Receivable - Tenants	<u>(285)</u>	<u>4,111</u>	<u>3,826</u>
142 Prepaid Expenses and Other Assets	179	173	352
143 Inventories	11,603	5,165	16,768
144 Inter Program Due From	<u>17,566</u>	<u>155,889</u>	<u>173,455</u>
150 Total Current Assets	<u>257,772</u>	<u>324,047</u>	<u>581,819</u>
161 Land	593,299	770,248	1,363,547
162 Buildings	2,378,597	3,665,037	6,043,634
164 Furniture, Equipment & Machinery - Administration	19,580	31,659	51,239
167 Construction in Progress	44,745	-	44,745
166 Accumulated Depreciation	<u>(1,071,647)</u>	<u>(1,503,738)</u>	<u>(2,575,385)</u>
160 Total Capital Assets, Net of Accumulated Depreciation	<u>1,964,574</u>	<u>2,963,206</u>	<u>4,927,780</u>
174 Other Assets	-	-	-
290 Total Assets and Deferred Outflow of Resources	<u>\$ 2,222,346</u>	<u>\$ 3,287,253</u>	<u>\$ 5,509,599</u>
312 Accounts Payable <= 90 Days	\$ 4,756	\$ 4,196	\$ 8,952
321 Accrued Wage/Payroll Taxes Payable	3,337	2,180	5,517
322 Accrued Compensated Absences - Current Portion	6,900	11,717	18,617
341 Tenant Security Deposits	<u>32,723</u>	<u>16,777</u>	<u>49,500</u>
342 Unearned Revenue	-	-	-
343 Current Portion of Long-term Debt	-	-	-
347 Inter Program - Due To	-	-	-
310 Total Current Liabilities	<u>47,716</u>	<u>34,870</u>	<u>82,586</u>
354 Accrued compensated absense	-	5,022	5,022
300 Total Liabilities	<u>47,716</u>	<u>39,892</u>	<u>87,608</u>
508.4 Net Investment in Capital Assets	1,964,574	2,963,206	4,927,780
511.4 Restricted Net Position	194,122	141,553	335,675
512.4 Unrestricted Net Position	<u>15,934</u>	<u>142,602</u>	<u>158,536</u>
513 Total Equity - Net Assets / Position	<u>2,174,630</u>	<u>3,247,361</u>	<u>5,421,991</u>
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	<u>\$ 2,222,346</u>	<u>\$ 3,287,253</u>	<u>\$ 5,509,599</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR INTEREST PAYMENTS PROGRAM FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Village Oaks	14 Pines	Total
70300 Net Tenant Rental Revenue	\$ 352,121	\$ 189,069	\$ 541,190
70400 Tenant Revenue - Other	3,081	1,265	4,346
70500 Total Tenant Revenue	<u>355,202</u>	<u>190,334</u>	<u>545,536</u>
70600 HUD PHA Operating Grants	76,006	323,435	399,441
71500 Other Revenue	8,823	8,186	17,009
72000 Investment Income - Restricted	153	96	249
70000 Total Revenue	<u>440,184</u>	<u>522,051</u>	<u>962,235</u>
91100 Administrative Salaries	54,467	53,123	107,590
91200 Auditing Fees	3,188	1,063	4,251
91300 Management Fee	46,065	44,837	90,902
91400 Advertising and Marketing	-	-	-
91500 Employee Benefit contributions - Administrative	32,055	29,256	61,311
91600 Office Expenses	14,396	7,177	21,573
91700 Legal Expense	229	85	314
91810 Overhead Allocations / IT Other Expenses	-	-	-
91800 Travel	882	9	891
91810 Allocated Overhead	-	-	-
91900 Other	4,862	3,604	8,466
91000 Total Operating - Administrative	<u>156,144</u>	<u>139,154</u>	<u>295,298</u>
92200 Relocation Costs	310	-	310
92400 Tenant Services - Other	100	-	100
92500 Total Tenant Services	<u>410</u>	<u>-</u>	<u>410</u>
93100 Water	15,180	13,407	28,587
93200 Electricity	7,986	5,135	13,121
93300 Gas	9,727	856	10,583
93600 Sewer	20,559	18,723	39,282
93000 Total Utilities	<u>53,452</u>	<u>38,121</u>	<u>91,573</u>
94100 Ordinary Maintenance and Operations - Labor	49,538	51,271	100,809
94200 Ordinary Maintenance and Operations - Materials and Other	16,916	11,320	28,236
94300 Ordinary Maintenance and Operations Contracts	85,286	90,262	175,548
94500 Employee Benefit Contributions - Ordinary Maintenance	42,211	53,876	96,087
94000 Total Maintenance	<u>193,951</u>	<u>206,729</u>	<u>400,680</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR INTEREST PAYMENTS PROGRAM FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Village Oaks	14 Pines	Total
95200 Protective Services - Other Contract Costs	2,398	-	2,398
95500 Employee Benefit Contributions - Protective Services	373	-	373
95000 Total Protective Services	2,771	-	2,771
96110 Property Insurance	7,234	7,459	14,693
96200 Other General Expenses	-	8,800	8,800
96400 Bad debt - Tenant Rents	(50)	(83)	(133)
96710 Interest of Mortgage (or Bonds) Payable			-
96900 Total Operating Expenses	413,912	400,180	814,092
97000 Excess of Operating Revenue over Operating Expenses	\$ 26,272	\$ 121,871	\$ 148,143
97100 Extraordinary Maintenance	-	3,687	3,687
97400 Depreciation Expense	53,901	82,725	136,626
90000 Total Expenses	467,813	486,592	954,405
10080 Special Item	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ (27,629)	\$ 35,459	\$ 7,830

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR RURAL RENTAL ASSISTANCE PROGRAM FOR THE YEAR ENDED SEPTEMBER 30, 2018

Statements of Net Position		Norseman Village		
		Camas	Apartments	Total
111	Cash - Unrestricted	\$ 47,477	\$ 157,102	\$ 204,579
113	Cash - Other Restricted	69,174	324,437	393,611
114	Cash - Tenant Security Deposits	15,162	19,123	34,285
100	Total Cash	<u>131,813</u>	<u>500,662</u>	<u>632,475</u>
125	Accounts Receivable - Miscellaneous	-	-	-
126	Accounts Receivable - Tenants	15,077	15,012	30,089
120	Total Receivables, Net of Allowances for Doubtful Accounts	<u>15,077</u>	<u>15,012</u>	<u>30,089</u>
142	Prepaid Expenses and Other Assets	5,220	4,786	10,006
150	Total Current Assets	<u>152,110</u>	<u>520,460</u>	<u>672,570</u>
161	Land	371,676	98,729	470,405
162	Buildings	950,541	3,989,216	4,939,757
163	Furniture, Equipment & Machinery - Dwellings	8,860	14,290	23,150
166	Accumulated Depreciation	(357,566)	(701,181)	(1,058,747)
167	Construction in Progress	-	25	25
160	Total Capital Assets, Net of Accumulated Depreciation	<u>973,511</u>	<u>3,401,079</u>	<u>4,374,590</u>
290	Total Assets and Deferred Outflow of Resources	<u>\$ 1,125,621</u>	<u>\$ 3,921,539</u>	<u>\$ 5,047,160</u>
312	Accounts Payable <= 90 Days	\$ 4,518	\$ (1,253)	\$ 3,265
325	Accrued Interest Payable	439	2,345	2,784
341	Tenant Security Deposits	15,162	19,123	34,285
342	Unearned Revenue	838	802	1,640
343	Current Portion of Long-term Debt - Capital Projects	-	-	-
345	Other Current Liabilities	-	-	-
347	Inter Program - Due To	83,956	132,355	216,311
310	Total Current Liabilities	<u>104,913</u>	<u>153,372</u>	<u>258,285</u>
351	Long-term Debt, Net of Current - Capital Projects	<u>398,128</u>	<u>1,761,013</u>	<u>2,159,141</u>
300	Total Liabilities	<u>503,041</u>	<u>1,914,385</u>	<u>2,417,426</u>
508.4	Net Investment in Capital Assets	575,383	1,640,066	2,290,033
511.4	Restricted Net Position	69,174	324,437	393,611
512.4	Unrestricted Net Position	(21,977)	42,651	(53,910)
513	Total Equity - Net Assets / Position	<u>622,580</u>	<u>2,007,154</u>	<u>2,629,734</u>
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net Position	<u>\$ 1,125,621</u>	<u>\$ 3,921,539</u>	<u>\$ 5,047,160</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – RURAL RENTAL ASSISTANCE FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Camas	Norseman Village Apartments	Total
70300 Net Tenant Rental Revenue	\$ 161,442	\$ 132,360	\$ 293,802
70800 Other Government Grants	85,563	152,345	237,908
71500 Other Revenue	3,837	4,894	8,731
72000 Investment Income - Restricted	35	187	222
70000 Total Revenue	250,877	289,786	540,663
91200 Auditing Fees	-	-	-
91300 Management Fee	25,170	31,020	56,190
91400 Advertising and Marketing	115	53	168
91600 Office Expenses	7,129	5,695	12,824
91700 Legal Expense	246	1,032	1,278
91800 Travel	-	289	289
91900 Other	7,212	2,058	9,270
91000 Total Operating - Administrative	39,872	40,147	80,019
93100 Water	16,407	3,848	20,255
93200 Electricity	5,125	3,341	8,466
93300 Gas	-	377	377
93600 Sewer	15,719	6,830	22,549
93000 Total Utilities	37,251	14,396	51,647
94100 Ordinary Maintenance and Operations - Labor	-	-	-
94200 Ordinary Maintenance and Operations - Materials & Other	16,454	7,810	24,264
94300 Garbage Service	-	-	-
94300 Landscape Maintenance	-	-	-
94300 Ordinary Maintenance and Operations Contracts	100,176	120,614	220,790
94500 Employee Benefit Contributions - Ordinary Maintenance	-	-	-
94000 Total Maintenance	116,630	128,424	245,054
96110 Property Insurance	4,316	4,397	8,713
96400 Bad debt - Tenant Rents	-	-	-
96710 Interest of Mortgage (or Bonds) Payable	5,689	28,559	34,248
96900 Total Operating Expenses	203,758	215,923	419,681
97000 Excess of Operating Revenue over Operating Expenses	47,119	73,863	120,982
97400 Depreciation Expense	21,292	100,683	121,975
90000 Total Expenses	225,050	316,606	541,656
10080 Special items	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ 25,827	\$ (26,820)	\$ (993)

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BUSINESS ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources		Development & Asset Management	100 W. 13th Avenue	Heeran Center	Signpost House	Firwood
111	Cash - Unrestricted	\$ 2,064,045	\$ (3,258)	\$ 6,575	\$ -	\$ (4,685)
113	Cash - Other Restricted	1,428,183	-	81,504	-	8,609
114	Cash - Tenant Security Deposits	-	3,258	-	1,010	40,945
100	Total Cash	<u>3,492,228</u>	<u>-</u>	<u>88,079</u>	<u>1,010</u>	<u>44,869</u>
124	Accounts Receivable - Other Government	-	-	-	-	-
122	Accounts Receivable - Other Government	-	-	-	-	-
125	Accounts Receivable - Miscellaneous	46,741	-	12,904	14,522	461
126	Accounts Receivable - Tenants	-	-	-	-	3,538
129	Accrued Interest Receivable	-	-	-	-	-
120	Total Receivables, Net	<u>46,741</u>	<u>-</u>	<u>12,904</u>	<u>14,522</u>	<u>3,999</u>
131	Investments - Unrestricted	-	-	72,129	-	-
142	Prepaid Expenses and Other Assets	54,916	73,918	-	-	8,845
143	Inventories	-	-	-	-	11,456
144	Inter Program Due From	-	-	361,069	251,709	90,898
150	Total Current Assets	<u>3,593,885</u>	<u>73,918</u>	<u>534,181</u>	<u>267,241</u>	<u>160,067</u>
161	Land	1,679,565	1,990,704	403,815	195,358	-
162	Buildings	-	1,759,396	2,331,374	584,467	2,964,089
163	Furniture, Equipment & Machinery - Dwellings	-	-	91,146	-	-
164	Furniture, Equipment & Machinery - Administration	-	219,668	-	-	8,032
166	Accumulated Depreciation	-	(24,245)	(784,518)	(244,606)	(1,351,983)
167	Construction in Progress	884,449	-	-	688	-
160	Total Capital Assets, Net of Accumulated Depreciation	<u>2,564,014</u>	<u>3,945,523</u>	<u>2,041,817</u>	<u>535,907</u>	<u>1,620,138</u>
171	Notes Receivable - Non-Current, Net	7,385,766	-	-	-	-
174	Other Assets	568,033	-	-	-	-
176	Investments in Joint Ventures	903,925	-	-	-	-
180	Total Non-Current Assets	<u>11,421,738</u>	<u>3,945,523</u>	<u>2,041,817</u>	<u>535,907</u>	<u>1,620,138</u>
290	Total Assets and Deferred Outflows of Resources	<u>\$ 15,015,623</u>	<u>\$4,019,441</u>	<u>\$ 2,575,998</u>	<u>\$ 803,148</u>	<u>\$ 1,780,205</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BUSINESS ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources

	Madrone	Emergency Housing Assistance	Pay for Success	Homes for Good Housing Agency
111 Cash - Unrestricted	\$ -	\$ -	\$ -	\$ 85
113 Cash - Other Restricted	-	-	-	-
114 Cash - Tenant Security Deposits	-	-	-	-
100 Total Cash	<u>-</u>	<u>-</u>	<u>-</u>	<u>85</u>
124 Accounts Receivable - Other Government		-	-	-
122 Accounts Receivable - Other Government	-	-		
125 Accounts Receivable - Miscellaneous	-	-		30,393
126 Accounts Receivable - Tenants	-	-	-	-
129 Accrued Interest Receivable		-	-	-
120 Total Receivables, Net	<u>-</u>	<u>-</u>	<u>-</u>	<u>30,393</u>
131 Investments - Unrestricted	-	-	-	390,608
142 Prepaid Expenses and Other Assets	-	-	-	-
143 Inventories	-	-	-	-
144 Inter Program Due From	-	4,260	-	1,695,163
150 Total Current Assets	<u>-</u>	<u>4,260</u>	<u>-</u>	<u>2,116,249</u>
161 Land	-	-	-	166,119
162 Buildings	-	-	-	927,310
163 Furniture, Equipment & Machinery - Dwellings	-	-	-	79,716
164 Furniture, Equipment & Machinery - Administration	-	-	-	156,646
166 Accumulated Depreciation	-	-	-	(996,808)
167 Construction in Progress	-	-	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	<u>-</u>	<u>-</u>	<u>-</u>	<u>332,983</u>
171 Notes Receivable - Non-Current, Net	-	-	-	-
174 Other Assets	-	-	-	-
176 Investments in Joint Ventures	-	-	-	-
180 Total Non-Current Assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>332,983</u>
290 Total Assets and Deferred Outflows of Resources	<u>\$ -</u>	<u>\$ 4,260</u>	<u>\$ -</u>	<u>\$ 2,449,232</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BUSINESS ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources

	Energy Services	Family Shelter House	Total
111 Cash - Unrestricted	\$ -	\$ -	\$ 2,062,762
113 Cash - Other Restricted	-	-	1,518,296
114 Cash - Tenant Security Deposits	-	-	45,213
100 Total Cash	-	-	3,626,271
124 Accounts Receivable - Other Government	-	-	-
122 Accounts Receivable - Other Government	-	-	-
125 Accounts Receivable - Miscellaneous	190,380	-	295,401
126 Accounts Receivable - Tenants	-	-	3,538
129 Accrued Interest Receivable	-	-	-
120 Total Receivables, Net	190,380	-	298,939
131 Investments - Unrestricted	-	100,808	563,545
142 Prepaid Expenses and Other Assets	-	-	137,679
143 Inventories	4,939	-	16,395
144 Inter Program Due From	-	-	2,403,099
150 Total Current Assets	195,319	100,808	7,045,928
161 Land	-	-	4,435,561
162 Buildings	-	107,794	8,674,430
163 Furniture, Equipment & Machinery - Dwellings	-	-	170,862
164 Furniture, Equipment & Machinery - Administration	-	-	384,346
166 Accumulated Depreciation	-	(27,780)	(3,429,940)
167 Construction in Progress	-	-	885,137
160 Total Capital Assets, Net of Accumulated Depreciation	-	80,014	11,120,396
171 Notes Receivable - Non-Current, Net	-	-	7,385,766
174 Other Assets	-	-	568,033
176 Investments in Joint Ventures	-	-	903,925
180 Total Non-Current Assets	-	80,014	19,978,120
290 Total Assets and Deferred Outflows of Resources	\$ 195,319	\$ 180,822	\$ 27,024,048

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BUSINESS ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2018

Liabilities,
Deferred Inflows of Resources
and Net Position

	Development & Asset Management	100 W. 13th Avenue	Heeran Center	Signpost House	Firwood	
312	Accounts Payable <= 90 Days	\$ 75,193	\$ 8,417	\$ 55,861	\$ 4,763	\$ 2,331
321	Accrued Wage/Payroll Taxes Payable	7,975	784	47	315	1,592
322	Accrued Compensated Absences - Current Portion	30,483	491	-	564	10,259
325	Accrued Interest Payable	-	-	956	-	-
341	Tenant Security Deposits	-	3,258	-	1,010	40,945
342	Unearned Revenue	-	11,894	-	-	-
343	Current Portion of Long-term Debt	-	3,784,967	48,000	220	40,900
345	Line of Credit / Security Deposits	13,691	-	-	-	-
347	Due to COCC / A/P Other	482,465	9	-	-	-
345	Other Current Liabilities	-	-	-	-	-
347	Inter Program - Due To	-	-	-	-	-
310	Total Current Liabilities	<u>609,807</u>	<u>3,809,820</u>	<u>104,864</u>	<u>6,872</u>	<u>96,027</u>
351	Long-term Debt, Net of Current	-	1	573,932	-	335,690
354	Accrued Compensated Absences - Non Current	-	-	-	-	-
357	Other Post-Employment Benefits Liability	6,529	-	-	-	-
350	Total Non-Current Liabilities	<u>6,529</u>	<u>1</u>	<u>573,932</u>	<u>-</u>	<u>335,690</u>
300	Total Liabilities	<u>616,336</u>	<u>3,809,821</u>	<u>678,796</u>	<u>6,872</u>	<u>431,717</u>
508.4	Net Investment in Capital Assets	2,564,014	160,555	1,419,885	535,687	1,243,548
511.4	Restricted Net Position	1,428,183	-	81,504	-	8,609
512.4	Unrestricted Net Position	10,407,090	49,065	395,813	260,589	96,331
513	Total Equity - Net Assets / Position	<u>14,399,287</u>	<u>209,620</u>	<u>1,897,202</u>	<u>796,276</u>	<u>1,348,488</u>
600	Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 15,015,623</u>	<u>\$4,019,441</u>	<u>\$ 2,575,998</u>	<u>\$ 803,148</u>	<u>\$ 1,780,205</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BUSINESS ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2018

Liabilities,
Deferred Inflows of Resources
and Net Position

	Madrone	Emergency Housing Assistance	Pay for Success	Homes for Good Housing Agency	
312	Accounts Payable <= 90 Days	\$ -	\$ 560	\$ -	\$ 858
321	Accrued Wage/Payroll Taxes Payable	-	-	-	-
322	Accrued Compensated Absences - Current Portion	-	-	-	-
325	Accrued Interest Payable	-	-	-	-
341	Tenant Security Deposits	-	-	-	-
342	Unearned Revenue	-	-	-	-
343	Current Portion of Long-term Debt	-	-	-	-
345	Line of Credit / Security Deposits	-	-	-	-
347	Due to COCC / A/P Other	-	-	1,145	25,812
345	Other Current Liabilities	-	-	-	-
347	Inter Program - Due To	-	-	-	-
310	Total Current Liabilities	-	560	1,145	26,670
351	Long-term Debt, Net of Current	-	-	-	-
354	Accrued Compensated Absences - Non Current	-	-	-	-
357	Other Post-Employment Benefits Liability	-	-	-	-
350	Total Non-Current Liabilities	-	-	-	-
300	Total Liabilities	-	560	1,145	26,670
508.4	Net Investment in Capital Assets	-	-	-	332,983
511.4	Restricted Net Position	-	-	-	-
512.4	Unrestricted Net Position	-	3,700	(1,145)	2,089,579
513	Total Equity - Net Assets / Position	-	3,700	(1,145)	2,422,562
600	Total Liabilities, Deferred Inflows of Resources and Net Position	\$ -	\$ 4,260	\$ -	\$ 2,449,232

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BUSINESS ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2018

Liabilities,
Deferred Inflows of Resources
and Net Position

	Energy Services	Family Shelter House	Total
312 Accounts Payable <= 90 Days	\$ 43,943	\$ -	\$ 191,926
321 Accrued Wage/Payroll Taxes Payable	8,030	23	18,766
322 Accrued Compensated Absences - Current Portion	32,433	404	74,634
325 Accrued Interest Payable	-	-	956
341 Tenant Security Deposits	-	-	45,213
342 Unearned Revenue	10,408	-	22,302
343 Current Portion of Long-term Debt	-	-	3,874,087
345 Line of Credit / Security Deposits	-	-	13,691
347 Due to COCC / A/P Other	64,452	59,279	633,162
345 Other Current Liabilities	-	-	-
347 Inter Program - Due To	-	-	-
310 Total Current Liabilities	<u>159,266</u>	<u>59,706</u>	<u>4,874,737</u>
351 Long-term Debt, Net of Current	-	-	909,623
354 Accrued Compensated Absences - Non Current	13,900	-	13,900
357 Other Post-Employment Benefits Liability	-	-	6,529
350 Total Non-Current Liabilities	<u>13,900</u>	<u>-</u>	<u>930,052</u>
300 Total Liabilities	<u>173,166</u>	<u>59,706</u>	<u>5,804,789</u>
508.4 Net Investment in Capital Assets	-	80,014	6,336,686
511.4 Restricted Net Position	-	-	1,518,296
512.4 Unrestricted Net Position	<u>22,153</u>	<u>41,102</u>	<u>13,364,277</u>
513 Total Equity - Net Assets / Position	<u>22,153</u>	<u>121,116</u>	<u>21,219,259</u>
600 Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 195,319</u>	<u>\$ 180,822</u>	<u>\$ 27,024,048</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BUSINESS ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Development & Asset Management	100 W. 13th Avenue	Heeran Center	Signpost House	Firwood
70300 Net Tenant Rental Revenue	\$ 1,334	\$ 462,166	\$ 270,066	\$ 93,512	\$ 598,776
70710 Management Fee	-	-	-	-	-
70750 Other Fees	838,998	-	-	-	-
70800 Other Government Grants	208,637	-	-	-	-
71100 Investment Income - Unrestricted	327,033	-	-	-	-
71200 Mortgage Interest Income	-	-	-	-	-
71500 Other Revenue	88,900	4,950	2,925	4,141	16,497
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-	-
72000 Investment Income - Restricted	-	-	35	-	370
70000 Total Revenue	<u>1,464,902</u>	<u>467,116</u>	<u>273,026</u>	<u>97,653</u>	<u>615,643</u>
91100 Administrative Salaries	298,072	20,103	3,312	3,667	46,518
91200 Auditing Fees	2,338	-	3,500	-	3,188
91300 Management Fee	-	10,000	8,640	5,796	58,192
91400 Advertising and Marketing	-	-	-	-	7,943
91500 Employee Benefit Contributions	169,048	13,764	1,727	2,735	26,972
91600 Office Expenses	10,438	1,792	8,293	2,056	6,105
91700 Legal Expense	6,711	760	-	39	893
91800 Travel	2,586	196	-	-	24
91810 Overhead Allocations	72,981	-	-	-	-
91900 Other	159,600	4,004	255	1,283	6,951
91000 Total Operating - Administrative	<u>721,774</u>	<u>50,619</u>	<u>25,727</u>	<u>15,576</u>	<u>156,786</u>
92000 Asset Management Fee	-	-	-	-	10,800
92200 Relocation Costs	-	-	-	362	-
92400 Tenant Services - Other	-	-	-	7,200	30
92500 Total Tenant Services	-	-	-	<u>7,562</u>	<u>30</u>
93100 Water	206	2,680	4,914	2,186	12,618
93200 Electricity	394	23,070	24,318	1,149	8,497
93300 Gas	-	8,627	6,759	743	-
93600 Sewer	-	4,614	7,077	3,132	19,686
93000 Total Utilities	<u>600</u>	<u>38,991</u>	<u>43,068</u>	<u>7,210</u>	<u>40,801</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BUSINESS ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Madrone	Emergency Housing Assistance	Pay for Success	Homes for Good Housing Agency
70300 Net Tenant Rental Revenue	\$ -	\$ -	\$ -	\$ -
70710 Management Fee	-	-	-	-
70750 Other Fees	-	-	-	-
70800 Other Government Grants	-	28,868	-	-
71100 Investment Income - Unrestricted	-	-	-	11,183
71200 Mortgage Interest Income	-	-	-	-
71500 Other Revenue	-	-	-	66,372
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-
72000 Investment Income - Restricted	-	-	-	-
70000 Total Revenue	-	28,868	-	77,555
91100 Administrative Salaries	-	2,655	-	-
91200 Auditing Fees	-	-	-	-
91300 Management Fee	-	-	-	-
91400 Advertising and Marketing	-	-	-	-
91500 Employee Benefit Contributions	-	1,970	-	4,168
91600 Office Expenses	-	-	1,145	25,514
91700 Legal Expense	-	-	-	-
91800 Travel	-	-	-	-
91810 Overhead Allocations	-	-	-	-
91900 Other	-	6,811	-	310
91000 Total Operating - Administrative	-	11,436	1,145	29,992
92000 Asset Management Fee	-	-	-	-
92200 Relocation Costs	-	-	-	-
92400 Tenant Services - Other	-	-	-	-
92500 Total Tenant Services	-	-	-	-
93100 Water	-	-	-	-
93200 Electricity	-	-	-	-
93300 Gas	-	-	-	-
93600 Sewer	-	-	-	-
93000 Total Utilities	-	-	-	-

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BUSINESS ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Energy Services	Family Shelter House	Total
70300 Net Tenant Rental Revenue	\$ -	\$ -	1,425,854
70710 Management Fee	-	-	-
70750 Other Fees	-	-	838,998
70800 Other Government Grants	59,630	-	297,135
71100 Investment Income - Unrestricted	-	4	338,220
71200 Mortgage Interest Income	-	-	-
71500 Other Revenue	391,449	12,000	587,234
71600 Gain or Loss on Sale of Capital Assets	-	-	-
72000 Investment Income - Restricted	-	-	405
70000 Total Revenue	<u>451,079</u>	<u>12,004</u>	<u>3,487,846</u>
91100 Administrative Salaries	6,026	1,007	381,360
91200 Auditing Fees	3	-	9,029
91300 Management Fee	-	-	82,628
91400 Advertising and Marketing	-	-	7,943
91500 Employee Benefit Contributions	13,617	972	234,973
91600 Office Expenses	2,421	-	57,764
91700 Legal Expense	-	-	8,403
91800 Travel	188	-	2,994
91810 Overhead Allocations	23,724	-	96,705
91900 Other	806	-	180,020
91000 Total Operating - Administrative	<u>46,785</u>	<u>1,979</u>	<u>1,061,819</u>
92000 Asset Management Fee	-	-	10,800
92200 Relocation Costs	-	-	362
92400 Tenant Services - Other	-	-	7,230
92500 Total Tenant Services	<u>-</u>	<u>-</u>	<u>7,592</u>
93100 Water	-	-	22,604
93200 Electricity	-	-	57,428
93300 Gas	-	-	16,129
93600 Sewer	-	-	34,509
93000 Total Utilities	<u>-</u>	<u>-</u>	<u>130,670</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BUSINESS ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position		Development & Asset Management	100 W. 13th Avenue	Heeran Center	Signpost House	Firwood
94100	Maintenance Labor	\$ 30,979	\$ 134	\$ 3,579	\$ 108	\$ 36,584
94200	Materials and Other	53	5,894	49,023	7,013	17,118
94300	Maintenance Contracts	39,011	86,715	126,057	46,602	68,278
94500	Employee Benefit Contributions	22,505	124	2,147	-	28,867
94000	Total Maintenance	<u>92,548</u>	<u>92,867</u>	<u>180,806</u>	<u>53,723</u>	<u>150,847</u>
95200	Protective Services	-	-	-	-	-
96110	Property Insurance	-	3,652	2,773	-	9,569
96140	All Other Insurance	1,541	-	-	1,519	-
96100	Total insurance Premiums	<u>1,541</u>	<u>3,652</u>	<u>2,773</u>	<u>1,519</u>	<u>9,569</u>
96200	Other General Expenses	45,796	-	-	-	54,161
96300	Payments in Lieu of Taxes	8,347	(5,750)	-	-	-
96400	Bad debt - Tenant Rents	360,344	-	-	-	814
96000	Total Other General Expenses	<u>414,487</u>	<u>(5,750)</u>	<u>-</u>	<u>-</u>	<u>54,975</u>
96710	Interest Expense	79	82,796	23,886	352	22,379
96900	Total Operating Expenses	<u>1,231,029</u>	<u>263,175</u>	<u>276,260</u>	<u>85,942</u>	<u>446,187</u>
97000	Excess (Deficit) of Operating Revenue over Operating Expenses	<u>233,873</u>	<u>203,941</u>	<u>(3,234)</u>	<u>11,711</u>	<u>169,456</u>
97100	Extraordinary Maintenance	-	-	-	-	144
97300	Housing Assistance Payments	-	-	-	-	-
97400	Depreciation Expense	-	24,245	60,572	14,581	64,088
90000	Total Expenses	<u>1,231,029</u>	<u>287,420</u>	<u>336,832</u>	<u>100,523</u>	<u>510,419</u>
10010	Operating Transfer In	-	-	-	-	-
10020	Operating Transfer Out	(468,590)	-	-	-	-
10091	Inter Project Excess Cash Transfer - In	-	45,766	72,129	-	-
10092	Inter Project Excess Cash Transfer - Out	(58,784)	-	-	-	-
10093	Transfers between Program and Project - Out	-	-	-	-	-
10094	Transfers between Program and Project - In	2,371,272	-	-	-	114,069
10080	Special Item	2,140,237	-	-	-	-
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	<u>\$ 4,218,008</u>	<u>\$ 225,462</u>	<u>\$ 8,323</u>	<u>\$ (2,870)</u>	<u>\$ 219,293</u>
11030	Beginning Equity	10,181,279	(15,842)	1,888,879	799,146	1,129,195
11040	Prior Period Adjustments, Equity Transfers and Cor	-	-	-	-	-

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BUSINESS ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Madrone	Emergency Housing Assistance	Pay for Success	Homes for Good Housing Agency
94100 Maintenance Labor	\$ -	\$ -	\$ -	\$ -
94200 Materials and Other	-	-	-	-
94300 Maintenance Contracts	-	-	-	-
94500 Employee Benefit Contributions	-	-	-	-
94000 Total Maintenance	-	-	-	-
95200 Protective Services	-	-	-	-
96110 Property Insurance	-	-	-	-
96140 All Other Insurance	-	-	-	-
96100 Total insurance Premiums	-	-	-	-
96200 Other General Expenses	-	-	-	16,025
96300 Payments in Lieu of Taxes	-	-	-	-
96400 Bad debt - Tenant Rents	-	-	-	-
96000 Total Other General Expenses	-	-	-	16,025
96710 Interest Expense	-	-	-	-
96900 Total Operating Expenses	-	11,436	1,145	46,017
97000 Excess of Operating Revenue over Operating Expenses	-	17,432	(1,145)	31,538
97100 Extraordinary Maintenance	-	-	-	-
97300 Housing Assistance Payments	-	17,432	-	-
97400 Depreciation Expense	-	-	-	51,816
90000 Total Expenses	-	28,868	1,145	97,833
10010 Operating Transfer In	-	-	-	-
10020 Operating Transfer Out	-	-	-	(2)
10091 Inter Project Excess Cash Transfer - In	-	-	-	-
10092 Inter Project Excess Cash Transfer - Out	-	-	-	(172,937)
10093 Transfers between Program and Project - Out	-	-	-	-
10094 Transfers between Program and Project - In	-	-	-	-
10080 Special Item	-	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ -	\$ -	\$ (1,145)	\$ (193,217)
11030 Beginning Equity	(1,542)	3,700	-	2,668,400
11040 Prior Period Adjustments, Equity Transfers and Correction of	1,542	-	-	(52,621)

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BUSINESS ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Energy Services	Family Shelter House	Total
94100 Maintenance Labor	\$ 22,332	\$ -	93,716
94200 Materials and Other	391,737	-	470,838
94300 Maintenance Contracts	1,204	-	367,867
94500 Employee Benefit Contributions	11,859	-	65,502
94000 Total Maintenance	<u>427,132</u>	<u>-</u>	<u>997,923</u>
95200 Protective Services	<u>-</u>	<u>-</u>	<u>-</u>
96110 Property Insurance	-	-	15,994
96140 All Other Insurance	217	3,203	6,480
96100 Total insurance Premiums	<u>217</u>	<u>3,203</u>	<u>22,474</u>
96200 Other General Expenses	-	-	115,982
96300 Payments in Lieu of Taxes	-	-	2,597
96400 Bad debt - Tenant Rents	-	-	361,158
96000 Total Other General Expenses	<u>-</u>	<u>-</u>	<u>479,737</u>
96710 Interest Expense	<u>-</u>	<u>-</u>	<u>129,492</u>
96900 Total Operating Expenses	<u>474,134</u>	<u>5,182</u>	<u>2,840,507</u>
97000 Excess of Operating Revenue over Operating Expenses	<u>(23,055)</u>	<u>6,822</u>	<u>647,339</u>
97100 Extraordinary Maintenance			144
97300 Housing Assistance Payments	-	3,700	21,132
97400 Depreciation Expense	-	-	215,302
90000 Total Expenses	<u>474,134</u>	<u>8,882</u>	<u>3,077,085</u>
10010 Operating Transfer In	-	-	-
10020 Operating Transfer Out	-	-	(468,592)
10091 Inter Project Excess Cash Transfer - In	13,018	100,808	231,721
10092 Inter Project Excess Cash Transfer - Out	-	-	(231,721)
10093 Transfers between Program and Project - Out	-	-	-
10094 Transfers between Program and Project - In	-	-	2,485,341
10080 Special Item	<u>-</u>	<u>-</u>	<u>2,140,237</u>
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	<u>\$ (10,037)</u>	<u>\$ 103,930</u>	<u>\$ 4,567,747</u>
11030 Beginning Equity	32,190	17,186	16,702,591
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	(51,079)

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BLENDED COMPONENT UNITS FOR THE YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources

	Walnut Park	Orchards	Laurel Gardens	Jacobs Lane
111 Cash - Unrestricted	\$ 72,058	\$ 32,929	\$ 17,181	\$ 48,472
113 Cash - Other Restricted	83,327	44,692	138,174	249,245
114 Cash - Tenant Security Deposits	18,862	15,490	16,846	25,795
100 Total Cash	<u>174,247</u>	<u>93,111</u>	<u>172,201</u>	<u>323,512</u>
125 Accounts Receivable - Miscellaneous	113	130	-	173
126 Accounts Receivable - Tenants	882	3,673	2,379	10,529
128.1 Allowance for Doubtful Accounts - Tenants	(927)	-	(311)	(6,479)
120 Total Receivables, Net of Allowances for Doubtful Accounts	<u>68</u>	<u>3,803</u>	<u>2,068</u>	<u>4,223</u>
142 Prepaid Expenses and Other Assets	5,028	4,083	4,264	7,015
150 Total Current Assets	<u>179,343</u>	<u>100,997</u>	<u>178,533</u>	<u>334,750</u>
161 Land	107,650	160,863	97,235	449,963
162 Buildings	2,292,329	2,130,211	1,896,461	4,936,180
163 Furniture, Equipment & Machinery - Dwellings	35,644	89,176	73,156	80,391
166 Accumulated Depreciation	(1,926,016)	(1,787,764)	(1,746,360)	(3,645,282)
167 Construction in Progress	-	-	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	<u>509,607</u>	<u>592,486</u>	<u>320,492</u>	<u>1,821,252</u>
290 Total Assets and Deferred Outflow of Resources	<u>\$ 688,950</u>	<u>\$ 693,483</u>	<u>\$ 499,025</u>	<u>\$ 2,156,002</u>
Liabilities, Deferred Inflows of Resources and Net Position				
312 Accounts Payable <= 90 Days	\$ 3,694	\$ 6,224	\$ 2,071	\$ 7,065
321 Accrued Wage/Payroll Taxes Payable	527	87	-	552
325 Accrued Interest Payable	1,345	1,842	923	1,656
341 Tenant Security Deposits	18,862	15,490	16,843	25,795
342 Unearned Revenue	637	1,829	1,244	3,210
343 Current Portion of Long-term Debt	26,700	9,000	17,700	25,800
345 Other Current Liabilities	3,602	49,461	-	-
346 Accrued Liabilities - Other	18,709	72,941	-	-
347 Inter Program - Due To	33,187	-	1,975	3,654
310 Total Current Liabilities	<u>107,263</u>	<u>156,874</u>	<u>40,756</u>	<u>67,732</u>
351 Long-term Debt, Net of Current - Capital Projects	<u>295,604</u>	<u>468,469</u>	<u>207,019</u>	<u>884,997</u>
300 Total Liabilities	<u>402,867</u>	<u>625,343</u>	<u>247,775</u>	<u>952,729</u>
508.4 Net Investment in Capital Assets	187,303	115,017	95,773	910,455
511.4 Restricted Net Position	83,327	44,692	138,177	249,245
512.4 Unrestricted Net Position	<u>15,453</u>	<u>(91,569)</u>	<u>17,300</u>	<u>43,573</u>
513 Total Net Position	<u>286,083</u>	<u>68,140</u>	<u>251,250</u>	<u>1,203,273</u>
600 Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 688,950</u>	<u>\$ 693,483</u>	<u>\$ 499,025</u>	<u>\$ 2,156,002</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BLENDED COMPONENT UNITS FOR THE YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources

	Sheldon Village I	Sheldon Village II	Sheldon Village Apartments	Housing Plus	Total
111 Cash - Unrestricted	\$ -	\$ -	\$ 191,716	\$ -	\$ 362,356
113 Cash - Other Restricted	-	-	9,335	-	524,773
114 Cash - Tenant Security Deposits	-	-	34,929	-	111,922
100 Total Cash	-	-	235,980	-	999,051
125 Accounts Receivable - Miscellaneous	-	-	226	-	642
126 Accounts Receivable - Tenants	-	-	4,190	-	21,653
128.1 Allowance for Doubtful Accounts - Tenants	-	-	-	-	(7,717)
120 Accounts	-	-	4,416	-	14,578
142 Prepaid Expenses and Other Assets	-	-	12,376	539	33,305
150 Total Current Assets	-	-	252,772	539	1,046,934
161 Land	-	-	-	-	815,711
162 Buildings	-	-	8,102,939	-	19,358,120
163 Furniture, Equipment & Machinery - Dwellings	-	-	101,253	-	379,620
166 Accumulated Depreciation	-	-	(6,623,781)	-	(15,729,203)
167 Construction in Progress	-	-	120,113	-	120,113
160 Depreciation	-	-	1,700,524	-	4,944,361
290 Total Assets and Deferred Outflow of Resources	\$ -	\$ -	\$ 1,953,296	\$ 539	\$ 5,991,295

Liabilities, Deferred Inflows of Resources and Net

312 Accounts Payable <= 90 Days	\$ -	\$ -	\$ 18,470	\$ -	\$ 37,524
321 Accrued Wage/Payroll Taxes Payable	-	-	1,990	-	3,156
325 Accrued Interest Payable	-	-	-	-	5,766
341 Tenant Security Deposits	-	-	34,388	-	111,378
342 Unearned Revenue	-	-	2,582	-	9,502
343 Current Portion of Long-term Debt	-	-	-	-	79,200
345 Other Current Liabilities	-	-	1,495	-	54,558
346 Accrued Liabilities - Other	-	-	19,949	-	111,599
347 Inter Program - Due To	-	-	328,910	7,328	375,054
310 Total Current Liabilities	-	-	407,784	7,328	787,737
351 Long-term Debt, Net of Current - Capital Projects	-	-	1,679,189	-	3,535,278
300 Total Liabilities	-	-	2,086,973	7,328	4,323,015
508.4 Net Investment in Capital Assets	-	-	21,335	-	1,329,883
511.4 Restricted Net Position	-	-	9,876	-	525,317
512.4 Unrestricted Net Position	-	-	(164,888)	(6,789)	(186,920)
513 Total Equity - Net Position	-	-	(133,677)	(6,789)	1,668,280
600 Total Liabilities, Deferred Inflows of Resources and Net Position	\$ -	\$ -	\$ 1,953,296	\$ 539	\$ 5,991,295

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BLENDED COMPONENT UNITS FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Walnut Park	Orchards	Laurel Gardens	Jacobs Lane
70300 Net Tenant Rental Revenue	<u>\$ 193,020</u>	<u>\$ 175,421</u>	<u>\$ 184,475</u>	<u>\$ 329,226</u>
71100 Investment Income - Unrestricted	59	103	402	134
71500 Other Revenue	11,787	10,688	10,965	11,021
72000 Investment Income - Restricted	-	-	-	-
70000 Total Revenue	<u>204,866</u>	<u>186,212</u>	<u>195,842</u>	<u>340,381</u>
91200 Auditing Fees	-	-	3,200	-
91300 Management Fee	13,370	11,707	17,863	25,955
91400 Advertising and Marketing	103	-	35	110
91600 Office Expenses	5,370	4,441	9,174	8,277
91700 Legal Expense	-	390	(453)	362
91800 Travel	103	60	156	66
91900 Other	4,644	4,254	2,705	9,046
91000 Total Operating - Administrative	<u>23,590</u>	<u>20,852</u>	<u>32,680</u>	<u>43,816</u>
92000 Asset Management Fee	-	-	10,000	10,000
93100 Water	1,021	5,828	5,668	18,548
93200 Electricity	3,116	2,506	12,970	9,799
93300 Gas	-	-	-	-
93600 Sewer	2,419	9,402	4,895	20,574
93000 Total Utilities	<u>6,556</u>	<u>17,736</u>	<u>23,533</u>	<u>48,921</u>
94200 Materials & Other	5,149	16,350	18,683	21,971
94300 Maintenance Contracts	87,000	70,842	76,973	116,621
94500 Employee Benefit Contributions	-	-	-	-
94000 Total Maintenance	<u>92,149</u>	<u>87,192</u>	<u>95,656</u>	<u>138,592</u>
96200 Other General Expense	-	-	13,831	-
96110 Property Insurance	3,412	3,666	3,421	7,328
96400 Bad debt - Tenant Rents	-	992	4,654	7,419
96710 Interest of Mortgage (or Bonds) Payable	16,780	22,320	11,498	46,407
96900 Total Operating Expenses	<u>142,487</u>	<u>152,758</u>	<u>195,273</u>	<u>302,483</u>
97000 Operating Excess (Deficit)	<u>62,379</u>	<u>33,454</u>	<u>569</u>	<u>37,898</u>
97400 Depreciation Expense	<u>83,174</u>	<u>73,092</u>	<u>67,082</u>	<u>174,769</u>
90000 Total Expenses	<u>225,661</u>	<u>225,850</u>	<u>262,355</u>	<u>477,252</u>
10080 Special item	-	-	-	-
10093 Transfers between Program and Project - In	-	-	-	-
10094 Transfers between Program and Project - Out	-	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	<u>\$ (20,795)</u>	<u>\$ (39,638)</u>	<u>\$ (66,513)</u>	<u>\$ (136,871)</u>
11020 Required Annual Debt Principal Payments	13,300	23,000		
11030 Beginning Equity	306,878	107,778	317,763	1,340,144

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR BLENDED COMPONENT UNITS FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position		Sheldon Village I	Sheldon Village II	Sheldon Village Apartments	Housing Plus	Total
70300	Net Tenant Rental Revenue	\$ 222,257	\$ 175,938	\$ 38,710	\$ -	\$ 1,319,047
71100	Investment Income - Unrestricted	492	383	-	-	1,573
71500	Other Revenue	4,673	13,278	-	2,436	64,848
72000	Investment Income - Restricted	-	-	-	-	-
70000	Total Revenue	227,422	189,599	38,710	2,436	1,385,468
91200	Auditing Fees	-	-	-	-	3,200
91300	Management Fee	15,523	12,504	1,906	-	98,828
91400	Advertising and Marketing	168	-	200	-	616
91600	Office Expenses	3,942	3,275	578	-	35,057
91700	Legal Expense	5,635	-	48,270	-	54,204
91800	Travel	64	105	-	-	554
91900	Other	6,634	3,428	97,566	2,449	130,726
91000	Total Operating - Administrative	31,966	19,312	148,520	2,449	323,185
92000	Asset Management Fee	-	-	-	-	20,000
93100	Water	10,368	9,415	2,236	-	53,084
93200	Electricity	7,718	7,064	1,359	-	44,532
93300	Gas	-	-	-	-	-
93600	Sewer	16,518	15,118	3,180	-	72,106
93000	Total Utilities	34,604	31,597	6,775	-	169,722
94200	Materials & Other	14,540	19,150	3,729	-	99,572
94300	Maintenance Contracts	67,905	55,488	9,572	-	484,401
94500	Employee Benefit Contributions	-	-	-	-	-
94000	Total Maintenance	82,445	74,638	13,301	-	583,973
96200	Other General Expense	-	-	-	-	13,831
96110	Property Insurance	4,882	14,515	8,931	783	46,938
96400	Bad debt - Tenant Rents	-	-	-	-	13,065
96710	Interest of Mortgage (or Bonds) Payable	47,632	37,426	8,389	-	190,452
96900	Total Operating Expenses	201,529	177,488	185,916	3,232	1,361,166
97000	Operating Excess (Deficit)	25,893	12,111	(147,206)	(796)	24,302
97400	Depreciation Expense	134,657	108,471	21,831	-	663,076
90000	Total Expenses	336,186	285,959	207,747	3,232	2,024,242
10080	Special item	-	-	-	-	-
10093	Transfers between Program and Project - In	(82,123)	(108,500)	190,623	-	-
10094	Transfers between Program and Project - Out	-	-	(155,263)	-	(155,263)
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ (190,887)	\$ (204,860)	\$ (133,677)	\$ (796)	\$ (794,037)
11020	Required Annual Debt Principal Payments					
11030	Beginning Equity	190,887	204,860	-	(5,993)	2,462,317

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR CENTRAL OFFICE COST CENTER FOR THE YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources

	Board	Executive	Finance	Human Resources	Information Technology
111 Cash - Unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
113 Cash - Other Restricted	-	-	-	-	-
114 Cash - Tenant Security Deposits	-	-	-	-	-
100 Total Cash	-	-	-	-	-
124 Accounts Receivable - Other Government	-	-	-	-	-
122 Accounts Receivable - Other Government	-	-	-	-	-
125 Accounts Receivable - Miscellaneous	-	-	-	2,250	-
126 Accounts Receivable - Tenants	-	-	-	-	-
129 Accrued Interest Receivable	-	-	-	-	-
120 Total Receivables, Net	-	-	-	2,250	-
131 Investments - Unrestricted	-	-	-	-	-
142 Prepaid Expenses and Other Assets	-	(6,125)	673	-	-
143 Inventories	-	-	-	-	4,181
144 Inter Program Due From	-	-	-	-	-
150 Total Current Assets	-	(6,125)	673	2,250	4,181
161 Land	-	-	-	-	-
162 Buildings	-	-	-	-	-
163 Furniture, Equipment & Machinery - Dwellings	-	-	-	-	-
164 Furniture, Equipment & Machinery - Administration	-	-	-	-	-
166 Accumulated Depreciation	-	-	-	-	-
167 Construction in Progress	-	-	-	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	-	-	-	-	-
171 Notes Receivable - Non-Current, Net	-	-	-	-	-
174 Other Assets	-	-	-	-	-
176 Investments in Joint Ventures	-	-	-	-	-
180 Total Non-Current Assets	-	-	-	-	-
200 Deferred Outflows of Resources	-	-	-	-	-
290 Total Assets and Deferred Outflow of Resources	\$ -	\$ (6,125)	\$ 673	\$ 2,250	\$ 4,181

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR CENTRAL OFFICE COST CENTER FOR THE YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources

	Fairview Administration	Maintenance Fee for Service	Day Island Building	Fairview Building
111 Cash - Unrestricted	\$ -	\$ -	\$ -	\$ -
113 Cash - Other Restricted	-	-	-	-
114 Cash - Tenant Security Deposits	-	-	-	-
100 Total Cash	-	-	-	-
124 Accounts Receivable - Other Government	-	-	-	-
122 Accounts Receivable - Other Government	-	-	-	-
125 Accounts Receivable - Miscellaneous	-	-	-	-
126 Accounts Receivable - Tenants	-	-	-	-
129 Accrued Interest Receivable	-	-	-	-
120 Total Receivables, Net	-	-	-	-
131 Investments - Unrestricted	-	-	-	-
142 Prepaid Expenses and Other Assets	-	4,682	2,618	-
143 Inventories	-	-	-	-
144 Inter Program Due From	-	-	-	-
150 Total Current Assets	-	4,682	2,618	-
161 Land	-	-	-	-
162 Buildings	-	-	-	-
163 Furniture, Equipment & Machinery - Dwellings	-	-	-	-
164 Furniture, Equipment & Machinery - Administration	-	-	-	-
166 Accumulated Depreciation	-	-	-	-
167 Construction in Progress	-	-	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	-	-	-	-
171 Notes Receivable - Non-Current, Net	-	-	-	-
174 Other Assets	-	-	-	-
176 Investments in Joint Ventures	-	-	-	-
180 Total Non-Current Assets	-	-	-	-
200 Deferred Outflows of Resources	-	-	-	-
290 Total Assets and Deferred Outflow of Resources	\$ -	\$ 4,682	\$ 2,618	\$ -

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR CENTRAL OFFICE COST CENTER FOR THE YEAR ENDED SEPTEMBER 30, 2018

Assets and Deferred Outflows of Resources		Capital Projects Administration	Homes for Good COCC	Energy Performance Contracting	Fleet Services	Total
111	Cash - Unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
113	Cash - Other Restricted	-	(5,005)	2,507,770	-	2,502,765
114	Cash - Tenant Security Deposits	-	-	-	-	-
100	Total Cash	-	(5,005)	2,507,770	-	2,502,765
124	Accounts Receivable - Other Government	-	8,471	-	-	8,471
122	Accounts Receivable - Other Government	-	-	-	-	-
125	Accounts Receivable - Miscellaneous	-	288,981	-	4,550	295,781
126	Accounts Receivable - Tenants	-	-	-	-	-
129	Accrued Interest Receivable	-	-	-	-	-
120	Total Receivables, Net	-	297,452	-	4,550	304,252
131	Investments - Unrestricted	-	558,189	-	-	558,189
142	Prepaid Expenses and Other Assets	22,403	2,310	-	-	26,561
143	Inventories	-	-	-	-	4,181
144	Inter Program Due From	-	867,495	-	-	867,495
150	Total Current Assets	22,403	1,720,441	2,507,770	4,550	4,263,443
161	Land	-	145,324	-	-	145,324
162	Buildings	-	608,466	-	-	608,466
163	Furniture, Equipment & Machinery - Dwellings	-	458,772	-	-	458,772
164	Furniture, Equipment & Machinery - Administration	-	-	-	199,790	199,790
166	Accumulated Depreciation	-	(781,635)	-	(77,580)	(859,215)
167	Construction in Progress	-	2,788	40,574	-	43,362
160	Total Capital Assets, Net of Accumulated Depreciation	-	433,715	40,574	122,210	596,499
171	Notes Receivable - Non-Current, Net	-	-	-	-	-
174	Other Assets	-	-	-	-	-
176	Investments in Joint Ventures	-	-	-	-	-
180	Total Non-Current Assets	-	433,715	40,574	122,210	596,499
200	Deferred Outflows of Resources	-	11,247	-	-	11,247
290	Total Assets and Deferred Outflow of Resources	\$ 22,403	\$ 2,165,403	\$ 2,548,344	\$ 126,760	\$ 4,871,189

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR CENTRAL OFFICE COST CENTER FOR THE YEAR ENDED SEPTEMBER 30, 2018

Liabilities, Deferred Inflows of Resources and Net Position

	Board	Executive	Finance	Human Resources	Information Technology
311 Bank overdraft	\$ -	\$ -	\$ (175)	\$ -	\$ -
312 Accounts Payable <= 90 Days	-	1,232	2,255	1,281	7,825
321 Accrued Wage/Payroll Taxes Payable	-	6,520	3,875	2,481	1,662
322 Accrued Compensated Absences - Current Portion	-	29,330	25,006	1,025	3,407
325 Accrued Interest Payable	-	-	-	-	-
341 Tenant Security Deposits	-	-	-	-	-
342 Unearned Revenue	-	-	-	-	-
343 Current Portion of Long-term Debt	-	-	-	-	-
345 Line of Credit / Security Deposits	-	-	-	-	-
346 Accrued Liabilities - Other	-	-	-	-	-
347 Due to COCC / A/P Other	-	-	-	-	-
345 Other Current Liabilities	-	-	-	-	-
347 Inter Program - Due To	-	-	-	-	-
310 Total Current Liabilities	-	37,082	30,961	4,787	12,894
351 Long-term Debt, Net of Current	-	-	-	-	-
354 Accrued Compensated Absences - Non Current	-	907	10,600	400	1,500
357 Other Post Retirement Benefits	-	-	-	-	-
350 Total Non-Current Liabilities	-	907	10,600	400	1,500
300 Total Liabilities	-	37,989	41,561	5,187	14,394
400 Deferred Inflows of Resources	-	-	-	-	-
508.4 Net Investment in Capital Assets	-	-	-	-	-
511.4 Restricted Net Position	-	-	-	-	-
512.4 Unrestricted Net Position	-	(44,114)	(40,888)	(2,937)	(10,213)
513 Total Net Position	-	(44,114)	(40,888)	(2,937)	(10,213)
600 Total Liabilities, Deferred Inflows of Resources and Net Position	\$ -	\$ (6,125)	\$ 673	\$ 2,250	\$ 4,181

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR CENTRAL OFFICE COST CENTER FOR THE YEAR ENDED SEPTEMBER 30, 2018

Liabilities, Deferred Inflows of Resources and Net Position

	Fairview Administration	Maintenance Fee for Service	Day Island Building	Fairview Building
311 Bank overdraft	\$ (200)	\$ -	\$ -	\$ -
312 Accounts Payable <= 90 Days	3,129	2,805	1,399	(463)
321 Accrued Wage/Payroll Taxes Payable	6,138	6,989	16	381
322 Accrued Compensated Absences - Current Portion	21,312	31,711	906	1,587
325 Accrued Interest Payable	-	-	-	-
341 Tenant Security Deposits	-	-	-	-
342 Unearned Revenue	-	-	-	-
343 Current Portion of Long-term Debt	-	-	-	-
345 Line of Credit / Security Deposits	-	-	-	-
346 Accrued Liabilities - Other	-	-	-	-
347 Due to COCC / A/P Other	-	-	-	-
345 Other Current Liabilities	-	-	-	-
347 Inter Program - Due To	-	-	-	-
310 Total Current Liabilities	<u>30,379</u>	<u>41,505</u>	<u>2,321</u>	<u>1,505</u>
351 Long-term Debt, Net of Current	-	-	-	-
354 Accrued Compensated Absences - Non Current	9,000	14,000	389	700
357 Other Post Retirement Benefits	-	-	-	-
350 Total Non-Current Liabilities	<u>9,000</u>	<u>14,000</u>	<u>389</u>	<u>700</u>
300 Total Liabilities	<u>39,379</u>	<u>55,505</u>	<u>2,710</u>	<u>2,205</u>
400 Deferred Inflows of Resources	-	-	-	-
508.4 Net Investment in Capital Assets	-	-	-	-
511.4 Restricted Net Position	-	-	-	-
512.4 Unrestricted Net Position	<u>(39,379)</u>	<u>(50,823)</u>	<u>(92)</u>	<u>(2,205)</u>
513 Total Net Position	<u>(39,379)</u>	<u>(50,823)</u>	<u>(92)</u>	<u>(2,205)</u>
600 Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ -</u>	<u>\$ 4,682</u>	<u>\$ 2,618</u>	<u>\$ -</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR CENTRAL OFFICE COST CENTER FOR THE YEAR ENDED SEPTEMBER 30, 2018

Liabilities, Deferred Inflows of Resources and Net Position		Capital Projects Administration	Homes for Good COCC	Energy Performance Contracting	Fleet Services	Total
311	Bank overdraft	\$ -	\$ 591,352	\$ -	\$ -	\$ 590,977
312	Accounts Payable <= 90 Days	484	39,429	-	-	59,376
321	Accrued Wage/Payroll Taxes Payable	2,397	4,085	-	32	34,576
322	Accrued Compensated Absences - Current Portion	11,003	-	-	-	125,287
325	Accrued Interest Payable	-	-	-	-	-
341	Tenant Security Deposits	-	-	-	-	-
342	Unearned Revenue	-	-	-	-	-
343	Current Portion of Long-term Debt	-	-	-	-	-
345	Line of Credit / Security Deposits	-	-	-	-	-
346	Accrued Liabilities - Other	-	47	-	-	47
347	Due to COCC / A/P Other	-	1,229,621	-	102,457	1,332,078
345	Other Current Liabilities	-	-	-	-	-
347	Inter Program - Due To	-	-	-	-	-
310	Total Current Liabilities	<u>13,884</u>	<u>1,864,534</u>	<u>-</u>	<u>102,489</u>	<u>2,142,341</u>
351	Long-term Debt, Net of Current	-	-	2,542,578	-	2,542,578
354	Accrued Compensated Absences - Non Current	-	-	-	-	37,496
357	Other Post Retirement Benefits	-	82,434	-	-	82,434
350	Total Non-Current Liabilities	<u>-</u>	<u>82,434</u>	<u>2,542,578</u>	<u>-</u>	<u>2,662,508</u>
300	Total Liabilities	<u>13,884</u>	<u>1,946,968</u>	<u>2,542,578</u>	<u>102,489</u>	<u>4,804,849</u>
400	Deferred Inflows of Resources	<u>-</u>	<u>5,035</u>	<u>-</u>	<u>-</u>	<u>5,035</u>
508.4	Net Investment in Capital Assets	-	433,715	40,574	122,210	596,499
511.4	Restricted Net Position	-	-	-	-	-
512.4	Unrestricted Net Position	8,519	(220,315)	(34,808)	(97,939)	(535,194)
513	Total Net Position	<u>8,519</u>	<u>213,400</u>	<u>5,766</u>	<u>24,271</u>	<u>61,305</u>
600	Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 22,403</u>	<u>\$ 2,165,403</u>	<u>\$ 2,548,344</u>	<u>\$ 126,760</u>	<u>\$ 4,871,189</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR CENTRAL OFFICE COST CENTER FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Board	Executive	Finance	Human Resources	Information Technology
70300 Net Tenant Rental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
70710 Management Fees	-	-	-	-	-
70720 Asset Management Fees	-	-	-	-	-
70730 Bookkeeping Fees	-	-	-	-	-
70750 Other Fees	-	-	-	-	-
70740 Front Line Service Fees	-	-	-	-	-
70800 Other Government Grants	-	-	-	750	-
71100 Investment Income - Unrestricted	-	-	-	-	-
71200 Mortgage Interest Income	-	-	-	-	-
71500 Other Revenue	-	-	-	-	-
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-	-
72000 Investment Income - Restricted	-	-	-	-	-
70000 Total Revenue	-	-	-	750	-
91100 Administrative Salaries	-	319,184	186,854	98,767	85,590
91200 Auditing Fees	-	-	794	-	-
91300 Management Fee	-	-	-	-	-
91400 Advertising and Marketing	-	-	-	-	-
91500 Employee Benefit contributions	-	126,050	122,865	41,716	18,424
91600 Office Expenses	830	6,972	14,686	20,503	41,481
91700 Legal Expense	190	27,030	-	10,431	570
91800 Travel	2,282	6,331	302	202	245
91810 Overhead Allocations	-	-	-	-	-
91900 Other	1,797	31,462	18,857	6,769	75,682
91000 Total Operating - Administrative	5,099	517,029	344,358	178,388	221,992
92000 Asset Management Fee	-	-	-	-	-
92200 Relocation Costs	-	-	-	-	-
92400 Tenant Services - Other	-	-	-	-	-
92500 Total Tenant Services	-	-	-	-	-
93100 Water	-	-	-	-	-
93200 Electricity	-	-	-	-	-
93300 Gas	-	-	-	-	-
93600 Sewer	-	-	-	-	-
93000 Total Utilities	-	-	-	-	-
94100 Ordinary Maintenance and Operations - Labor	-	-	-	193	-
94200 Ordinary Maintenance and Operations - Materials	-	-	-	-	106
94300 Ordinary Maintenance and Operations Contracts	-	-	-	-	10,695
94300 Garbage Service	-	-	-	-	-
94500 Employee Benefit Contributions	-	-	-	162	-
94000 Total Maintenance	-	-	-	355	10,801

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR CENTRAL OFFICE COST CENTER FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Fairview Administration	Maintenance Fee for Service	Day Island Building	Fairview Building
70300 Net Tenant Rental Revenue	\$ -	\$ -	\$ -	\$ -
70710 Management Fees	-	-	-	-
70720 Asset Management Fees	-	-	-	-
70730 Bookkeeping Fees	-	-	-	-
70750 Other Fees	-	-	-	-
70740 Front Line Service Fees	-	449,748	-	-
70800 Other Government Grants	-	-	-	-
71100 Investment Income - Unrestricted	-	-	-	-
71200 Mortgage Interest Income	-	-	-	-
71500 Other Revenue	-	4,315	-	-
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-
72000 Investment Income - Restricted	-	-	-	-
70000 Total Revenue	-	454,063	-	-
91100 Administrative Salaries	253,630	53,581	304	574
91200 Auditing Fees	-	-	-	-
91300 Management Fee	-	-	-	-
91400 Advertising and Marketing	-	-	-	-
91500 Employee Benefit contributions	140,010	25,273	1,520	2,419
91600 Office Expenses	14,166	9,540	5,160	6,558
91700 Legal Expense	2,355	-	-	-
91800 Travel	3,296	239	316	233
91810 Overhead Allocations	-	-	-	-
91900 Other	(108,965)	8,516	3,310	2,421
91000 Total Operating - Administrative	304,492	97,149	10,610	12,205
92000 Asset Management Fee	-	-	-	-
92200 Relocation Costs	-	-	-	-
92400 Tenant Services - Other	-	-	-	-
92500 Total Tenant Services	-	-	-	-
93100 Water	-	-	1,386	1,134
93200 Electricity	-	-	13,888	9,777
93300 Gas	-	-	-	-
93600 Sewer	-	-	3,078	2,720
93000 Total Utilities	-	-	18,352	13,631
94100 Ordinary Maintenance and Operations - Labor	307	231,093	8,011	23,651
94200 Ordinary Maintenance and Operations - Materials	5,706	5,611	30,896	10,324
94300 Ordinary Maintenance and Operations Contracts	144	25,366	31,062	17,997
94300 Garbage Service	-	-	-	-
94500 Employee Benefit Contributions	183	154,384	5,345	10,578
94000 Total Maintenance	6,340	416,454	75,314	62,550

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR CENTRAL OFFICE COST CENTER FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Capital Projects Administration	Homes for Good COCC	Energy Performance Contracting	Fleet Services	Total
70300 Net Tenant Rental Revenue	\$ -	\$ -	\$ -		\$ 140,600
70710 Management Fees	-	1,007,218	-	-	1,007,218
70720 Asset Management Fees	-	94,200	-	-	94,200
70730 Bookkeeping Fees	-	314,865	-	-	314,865
70750 Other Fees	-	364,040	-	-	364,040
70740 Front Line Service Fees	-	-	-	-	449,748
70800 Other Government Grants	-	-	-	-	750
71100 Investment Income - Unrestricted	-	-	5,766	-	5,766
71200 Mortgage Interest Income	-	-	-	-	-
71500 Other Revenue	96,552	24,178	-	42,869	167,914
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-	-
72000 Investment Income - Restricted	-	-	-	-	-
70000 Total Revenue	<u>96,552</u>	<u>1,804,501</u>	<u>5,766</u>	<u>42,869</u>	<u>2,404,501</u>
91100 Administrative Salaries	57,593	-	-	1,623	1,057,700
91200 Auditing Fees	-	-	-	-	794
91300 Management Fee	-	-	-	-	-
91400 Advertising and Marketing	-	-	-	-	-
91500 Employee Benefit contributions	33,068	81,825	-	533	593,703
91600 Office Expenses	3,568	-	-	7	123,471
91700 Legal Expense	-	-	-	-	40,576
91800 Travel	-	-	-	-	13,446
91810 Overhead Allocations	-	-	-	-	-
91900 Other	5,319	133,694	-	1,468	180,330
91000 Total Operating - Administrative	<u>99,548</u>	<u>215,519</u>	<u>-</u>	<u>3,631</u>	<u>2,010,020</u>
92000 Asset Management Fee	-	-	-	-	-
92200 Relocation Costs	-	-	-	-	-
92400 Tenant Services - Other	-	-	-	-	-
92500 Total Tenant Services	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
93100 Water	-	-	-	-	2,520
93200 Electricity	-	-	-	-	23,665
93300 Gas	-	-	-	-	-
93600 Sewer	-	-	-	-	5,798
93000 Total Utilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>31,983</u>
94100 Ordinary Maintenance and Operations - Labor	-	-	-	-	263,255
94200 Ordinary Maintenance and Operations - Materials	-	-	-	-	52,643
94300 Ordinary Maintenance and Operations Contracts	35	-	-	-	85,299
94300 Garbage Service	-	-	-	-	-
94500 Employee Benefit Contributions	-	-	-	-	170,652
94000 Total Maintenance	<u>35</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>571,849</u>

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR CENTRAL OFFICE COST CENTER FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Board	Executive	Finance	Human Resources	Information Technology
95200 Protective Services	-	-	-	-	-
96110 Property Insurance	-	-	-	-	-
96140 All Other Insurance	1,552	756	2,042	444	227
96100 Total insurance Premiums	1,552	756	2,042	444	227
96200 Other General Expenses	-	-	-	-	-
96300 Payments in Lieu of Taxes	-	-	-	-	-
96400 Bad debt - Tenant Rents	-	-	-	-	-
96000 Total Other General Expenses	-	-	-	-	-
96710 Interest Expense	-	-	-	-	-
96900 Total Operating Expenses	6,651	517,785	346,400	179,187	233,020
97000 Operating Excess (Deficiency)	(6,651)	(517,785)	(346,400)	(178,437)	(233,020)
97200 Casualty Loss	-	-	-	-	-
97300 Housing Assistance Payments	-	-	-	-	-
97400 Depreciation Expense	-	-	-	-	-
90000 Total Expenses	6,651	517,785	346,400	179,187	233,020
10091 Inter Project Excess Cash Transfer Out	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-
10093 Inter Program Transfers In	-	-	-	-	-
10094 Inter Program Transfers Out	-	-	-	-	-
10080 Special Item	-	-	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ (6,651)	\$ (517,785)	\$ (346,400)	\$ (178,437)	\$ (233,020)
11030 Beginning Equity	6,651	473,671	305,512	175,500	222,807
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR CENTRAL OFFICE COST CENTER FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Fairview Administration	Maintenance Fee for Service	Day Island Building	Fairview Building
95200 Protective Services	-	-	-	-
96110 Property Insurance	-	3,217	17,033	2,047
96140 All Other Insurance	4,591	-	-	-
96100 Total insurance Premiums	4,591	3,217	17,033	2,047
96200 Other General Expenses	-	7,587	-	-
96300 Payments in Lieu of Taxes	-	-	-	-
96400 Bad debt - Tenant Rents	-	-	-	-
96000 Total Other General Expenses	-	7,587	-	-
96710 Interest Expense	-	-	-	-
96900 Total Operating Expenses	315,423	524,407	121,309	90,433
97000 Operating Excess (Deficiency)	(315,423)	(70,344)	(121,309)	(90,433)
97100 Casualty Loss	-	-	-	-
97300 Housing Assistance Payments	-	-	-	-
97400 Depreciation Expense	-	-	-	-
90000 Total Expenses	315,423	524,407	121,309	90,433
10091 Inter Project Excess Cash Transfer Out	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-
10093 Inter Program Transfers In	-	-	-	-
10094 Inter Program Transfers Out	-	-	(1,990,283)	-
10080 Special Item	-	-	2,149,991	-
Excess (Deficiency) of Total Revenue Over (Under) Total				
10000 Expenses	\$ (315,423)	\$ (70,344)	\$ 38,399	\$ (90,433)
11030 Beginning Equity	276,044	19,521	(38,491)	88,228
Prior Period Adjustments, Equity Transfers and Correction of				
11040 Errors	-	-	-	-

HOMES FOR GOOD HOUSING AGENCY

FINANCIAL DATA SCHEDULE – DETAIL FOR CENTRAL OFFICE COST CENTER FOR THE YEAR ENDED SEPTEMBER 30, 2018

Revenues, Expenses and Changes in Net Position

	Capital Projects Administration	Homes for Good COCC	Energy Performance Contracting	Fleet Services	Total
95200 Protective Services	-	-	-	-	-
96110 Property Insurance	1,223	-	-	-	23,520
96140 All Other Insurance	-	-	-	-	9,612
96100 Total insurance Premiums	1,223	-	-	-	33,132
96200 Other General Expenses	602	-	-	-	8,189
96300 Payments in Lieu of Taxes	-	-	-	-	-
96400 Bad debt - Tenant Rents	-	-	-	-	-
96000 Total Other General Expenses	602	-	-	-	8,189
96710 Interest Expense	-	-	-	-	-
96900 Total Operating Expenses	101,408	215,519	-	3,631	2,655,173
97000 Operating Excess (Deficiency)	(4,856)	1,588,982	5,766	39,238	(250,672)
97100 Casualty Loss	-	-	-	-	-
97300 Housing Assistance Payments	-	-	-	-	-
97400 Depreciation Expense	-	-	-	67,588	67,588
90000 Total Expenses	101,408	215,519	-	71,219	2,722,761
10091 Inter Project Excess Cash Transfer Out	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-
10093 Inter Program Transfers In	-	331,726	-	-	331,726
10094 Inter Program Transfers Out	-	-	-	-	(1,990,283)
10080 Special Item	-	-	-	-	2,149,991
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ (4,856)	\$ 1,920,708	\$ 5,766	\$ (28,350)	\$ 173,174
11030 Beginning Equity	13,375	(1,707,308)	-	-	(164,490)
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	52,161	52,621

HOMES FOR GOOD HOUSING AGENCY

**SCHEDULE OF CAPITAL FUND PROGRAM
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

1. The Actual Modernization Costs on Modernization Project No. OR16P006501-14 is as follows:

Description	BLI	Funds Approved	Funds Expended	Funds Advanced	Funds Expended
Operations	1406	\$ 176,517	\$ 176,517	\$ 176,517	\$ 176,517
Management improvement	1408	10,465	10,465	10,465	10,465
Administration	1410	96,528	96,528	96,528	96,528
Audit	1411	2,000	2,000	2,000	2,000
Fees and costs	1430	114,119	114,119	114,119	114,119
Site improvements	1450	43,011	43,011	43,011	43,011
Dwelling structures	1460	462,963	462,963	462,963	462,963
Dwelling equipment	1465	14,183	14,183	14,183	14,183
Non-dwelling structures	1470	40,526	40,526	40,526	40,526
Non-dwelling equipment	1475	5,072	5,072	5,072	5,072
Relocation costs	1495	-	-	-	-
Total		\$ 965,384	\$ 965,384	\$ 965,384	\$ 965,384

2. All modernization work in conjunction with this Capital Fund Program has been completed.
3. All modernization costs or liabilities incurred by Homes for Good regarding this project have been fully paid.
4. There are no undercharged mechanics, laborers, contractors or material-men’s liens against such modernization work on the file in any public office where the same should be filed to be valid against such modernization work.
5. The time in which liens could be filed has expired.
6. There were no excess funds approved or advanced.

HOMES FOR GOOD HOUSING AGENCY

**SCHEDULE OF CAPITAL FUND PROGRAM (continued)
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

**Actual Modernization
Cost Certificate**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 01/31/2017)

Capital Fund Program (CFP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

PHA Name: Housing And Community Services Agency of Lane County	Modernization Project Number: OR16P006501-14
---	---

The PHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Funds Approved	\$ 965,384.00
B. Funds Disbursed	\$ 965,384.00
C. Funds Expended (Actual Modernization Cost)	\$ 965,384.00
D. Amount to be Recaptured (A-C)	\$ -0-
E. Excess of Funds Disbursed (B-C)	\$ -0-

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work;
- That the time in which such liens could be filed has expired; and
- That for any years in which the grantee is subject to the audit requirements of the Single Audit Act, 31 U.S.C. § 7501 et seq., as amended, the grantee has or will perform an audit in compliance with said requirements.

7. Please mark one:

- A. This grant will be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.
- B. This grant will not be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name & Title of Authorized Signatory (type or print clearly):

Jacob Fox, Executive Director

Signature of Executive Director (or Authorized Designee):

X

Date:

12-7-17

For HUD Use Only

The Cost Certificate is approved for audit (if box 7A is marked):

Approved for Audit (Director, Office of Public Housing)

X

Date:

12/13/17

The costs shown above agree with HUD verified costs (if box 7A or 7B is marked):

Approved: (Director, Office of Public Housing)

X

Date:

**DISCLOSURES AND COMMENTS REQUIRED
BY STATE MINIMUM STANDARDS**

Report of Independent Auditors on Compliance and on Internal Control Financial Reporting Based on an Audit of Financial Statements Performed in Accordance with Oregon Minimum Standards

Board of Commissioners of
Homes For Good Housing Agency
Eugene, Oregon

We have audited the basic financial statements of Homes For Good Housing Agency (the Agency), a component unit of Lane County, Oregon, and the aggregate discretely presented component units, as of and for the year ended September 30, 2018, and have issued our report thereon dated June 21, 2019. We conducted our audit in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the provisions of the *Minimum Standards for Audits of Oregon Municipal Corporations*, prescribed by the Secretary of State. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. Our report includes reference to other auditors who audited the financial statements of Hawthorn-At-29th LLC, New Winds Apartments Limited Partnership, Oaks at 14th LLC, Roosevelt Crossing Limited Partnership, Munsel Park Limited Partnership, Turtle Creek Apartments Limited Partnership, Bascom Village II LLC and Richardson Bridge LLC, discretely presented component units, as described in our report of the Agency's financial statements. The financial statements of New Winds Apartments Limited Partnerships, Turtle Creek Apartments Limited Partnership and Bascom Village II LLC and Richardson Bridge LLC were not audited in accordance with *Government Auditing Standards* or provisions of the *Minimum Standards for Audits of Oregon Municipal Corporations*.

Compliance

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, grants, including provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules (OAR) 162-10-000 to 162-10-330, as set forth below, noncompliance with which could have a direct and material effect on the determination of financial statement amounts:

- The use of approved depositories to secure the deposit of public funds.
- The requirements relating to debt.
- The requirements relating to insurance and fidelity bond coverage.
- The appropriate laws, rules and regulations pertaining to programs funded wholly or partially by other governmental agencies.
- The statutory requirements pertaining to the investment of public funds.
- The requirements pertaining to the awarding of public contracts and the construction of public improvements.

However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Minimum Standards for Audits of Oregon Municipal Corporations*, prescribed by the Oregon Secretary of State.

Internal Control Over Financial Reporting

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

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

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

Purpose of this Report

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



For Moss Adams LLP
Eugene, Oregon
June 21, 2019

FEDERAL GRANT PROGRAMS

Report of Independent Auditors on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Board of Commissioners of
Homes For Good Housing Agency
Eugene, Oregon

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Homes For Good Housing Agency (the Agency), a component unit of Lane County, Oregon, and its discretely presented component units, as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise Agency's basic financial statements, and have issued our report thereon dated June 21, 2019. Our report includes reference to other auditors who audited the financial statements of the aggregate discretely presented component units as described in our report of the Agency's financial statements. The financial statements of New Winds Apartments Limited Partnerships, Oaks-At 14th LLC, Turtle Creek Apartments Limited Partnership, and Bascom Village II LLC were not audited in accordance with *Government Auditing Standards*.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

Moss Adams, LLP

Eugene, Oregon
June 21, 2019

Report of Independent Auditors on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance

Board of Commissioners of
Homes for Good Housing Agency
Eugene, Oregon

Report on Compliance for Each Major Federal Program

We have audited Homes for Good Housing Agency (the Agency), a component unit of Lane County, Oregon, compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Agency's major federal programs for the year ended September 30, 2018. The Agency's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for the Agency's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Agency's compliance.

Opinion on the Major Federal Programs

In our opinion, the Agency complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal programs for the year ended September 30, 2018.

Report on Internal Control Over Compliance

Management of the Agency is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Agency's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal programs to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal programs and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over compliance.

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Moss Adams, LLP

Eugene, Oregon
June 21, 2019

HOMES FOR GOOD HOUSING AGENCY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED SEPTEMBER 30, 2018

Federal Grantor/Program Title	Federal CFDA Number	Subgrant ID Number	2018 Expenditures	Amounts Provided to Subipients
U.S. Department of Housing and Urban Development:				
Direct Programs:				
Housing Choice Vouchers	14.871	N/A	\$ 18,798,681	
Public Housing	14.850	N/A	1,843,777	
Public Housing Capital Fund	14.872	N/A	1,083,226	
Shelter Plus Care	14.238	N/A	471,629	
Resident Opportunity and Support Services- Service Coordinators	14.870	N/A	377,859	
Continuum of Care Program	14.267	N/A	478,090	
Low Income Housing Preservation and Resident Homeownership Act of 1990- Capital Grant - Village Oaks	14.U01	N/A	2,126,871	
Interest Reduction Payments - Rental and Corporation Housing for Lower Income Families Village Oaks	14.103	N/A	76,006	
Fourteen Pines	14.103	N/A	323,435	
			399,441	
Passed through Oregon Housing and Community Services Dept.- Section 8 New Construction and Substantial Rehabilitation - Abbie Lane Apartments	14.U02	Unknown	181,414	
Passed through State of Oregon: HOME Investment Partnership Program Camas Apartments	14.239	X001-265	634,318	
Munsel Park		0000008	670,726	
			1,305,044	
Passed through City of Eugene: HOME Investment Partnership Program Jacobs Lane	14.239	98-02018	451,600	
Hawthorn-at-29th		2009-02052	700,000	
Laurel Garden		96-02103	137,200	
Sheldon Village I		2002-02009	284,195	
Sheldon Village II		2002-02091	290,805	
Turtle Creek		2006-02013	565,000	
Walnut Park		9570643	515,000	
Willakenzie		Unknown	225,000	
Bascom Village II		Unknown	254,206	
			3,423,006	
			4,728,050	
			30,489,038	
Total Department of Housing and Urban Development				

HOMES FOR GOOD HOUSING AGENCY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED SEPTEMBER 30, 2018

Federal Grantor/Program Title	Federal CFDA Number	Subgrant ID Number	2018 Expenditures	Amounts Provided to Subipients
U.S. Department of Agriculture				
Direct Programs:				
Rural Rental Housing Loans - Camas Apartments	10.415	N/A	\$ 410,294	
Rural Rental Housing Loans - Norsemen Village	10.415	N/A	<u>1,782,055</u>	
			<u>2,192,349</u>	
Rural Rental Assistance Payments - Camas Apartments	10.427	N/A	91,540	
Rural Rental Assistance Payments - Norsemen Village	10.427	N/A	<u>180,904</u>	
			<u>272,444</u>	
Total Department of Agriculture			<u><u>2,464,793</u></u>	
U.S. Department of Energy				
Passed through Lane County, Oregon:				
Weatherization Assistance for Low Income Persons	81.042	25765	196,841	
Bonneville Power Administration	81.042	25765	<u>539,918</u>	
Total Department of Energy			<u><u>736,759</u></u>	
U.S. Department of Health and Human Services				
Passed through Lane County, Oregon-				
Low Income Home Energy Assistance	93.568	25765	<u>516,984</u>	
U.S. Department of Veterans Affairs				
VA Homeless Providers Grant and Per Deim Program	64.024	N/A	<u>150,237</u>	<u>150,237</u>
Total expenditures of federal awards			<u><u>\$ 34,357,811</u></u>	<u><u>\$ 150,237</u></u>

See accompanying notes to Schedule of Expenditures of Federal Awards.

HOMES FOR GOOD HOUSING AGENCY

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED SEPTEMBER 30, 2018

NOTE 1—BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of Homes for Good Housing Agency ("Homes for Good" or "Agency"), a component unit of Lane County, Oregon, and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the "Uniform Guidance"). Because the Schedule presents only a selected portion of the operations of the Agency, it is not intended to and does not present the financial position, changes in net assets, or cash flows of Homes for Good.

NOTE 2—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Agency has not elected to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

NOTE 3—LOAN PROGRAMS

Homes for Good has received loans funded by programs of U.S. Department of Agriculture and the U.S. Department of Housing and Urban Development. The loans are included in the federal expenditures presented in the Schedule of Expenditures of Federal Awards; however these are not current year expenditures. There were no federal funds received for these items for the period ending September 30, 2018. The balance of the loans outstanding at September 30, 2018 consists of the following:

<u>CFDA Number</u>	<u>Program Name</u>	<u>Outstanding Balance</u>
10.415	Rural Rental Housing Loans	<u>\$2,159,439</u>
14.239	HOME Investment Partnership Program	<u>\$1,305,044</u>
14.239	HOME Investment Partnership Program	<u>\$3,423,006</u>
14.U01	Low Income Housing Preservation and Resident Homeownership Act of 1990 Capital Grant	<u>\$2,126,871</u>

**HOMES FOR GOOD HOUSING AGENCY
(A COMPONENT UNIT OF LANE COUNTY, OREGON)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

Section I - Summary of Auditor's Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP

Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? Yes No
- Significant deficiency(ies) identified? Yes None reported
- Noncompliance material to financial statements noted? Yes No

Federal Awards

Internal control over major federal programs:

- Material weakness(es) identified? Yes No
- Significant deficiency(ies) identified? Yes None reported

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?

Yes No

Identification of major federal programs and type of auditor's report issued on compliance for major federal programs:

<i>CFDA Numbers</i>	<i>Name of Federal Program or Cluster</i>	<i>Type of Auditor's Report Issued on Compliance for Major Federal Programs</i>
10.415	Rural Rental Housing Loans	<i>Unmodified</i>
14.239	HOME Investment Partnership Program	<i>Unmodified</i>
14.871	Housing Voucher Cluster	<i>Unmodified</i>
14.U01	Low Income Housing Prevention and Resident Ownership Act of 1990	<i>Unmodified</i>

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

\$ 1,030,734

Auditee qualified as low-risk auditee?

Yes No

Section II - Financial Statement Findings

None reported

**HOMES FOR GOOD HOUSING AGENCY
(A COMPONENT UNIT OF LANE COUNTY, OREGON)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

Section III - Federal Award Findings and Questioned Costs

None reported

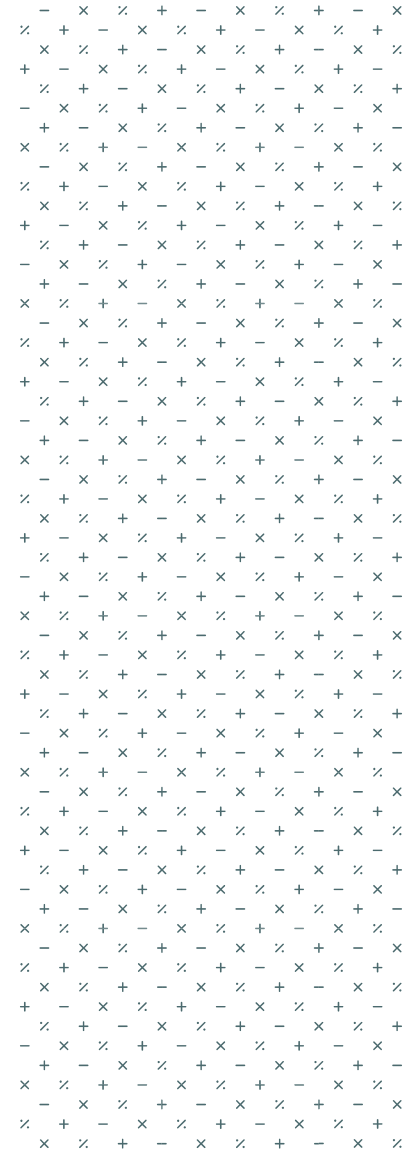
Homes. People. Partnerships. Good.



Homes For Good Housing Agency Audit Results

COMMUNICATION WITH THOSE CHARGED WITH
GOVERNANCE

July 24, 2019





Board of Commissioners

Homes For Good Housing Agency

Dear Board of Commissioners:

Thank you for your engaging Moss Adams LLP. We are pleased to have the opportunity to meet with you to discuss the results of our audit of the financial statements and compliance work of Homes For Good Housing Agency for the year ended September 30, 2018.

The accompanying report, which is intended solely for the use of the Board of Commissioners and Management and not intended to be and should not be used by anyone other than these specified parties, presents important information regarding the financial statements and our audit that we believe will be of interest to you.

We conducted our audit with the objectivity and independence that you expect. We received the full support and assistance of Agency personnel. We are pleased to serve and be associated with the Agency as its independent public accountants and look forward to our continued relationship.

We look forward to discussing our report or any other matters of interest with you during this meeting.

Sincerely,

Moss Adams, LLP



Agenda

1. Engagement Team
2. Nature of Services Provided
3. Auditor Opinions/Reports
4. Significant Audit Areas
5. Communication with *Those Charged with Governance*
6. Accounting Update

Engagement Team



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KEVIN.MULLERLEILE@MOSSADAMS.COM

(541) 225-6022

Jim Lanzarotta, CPA, Partner

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Amanda Moore, CPA, Partner

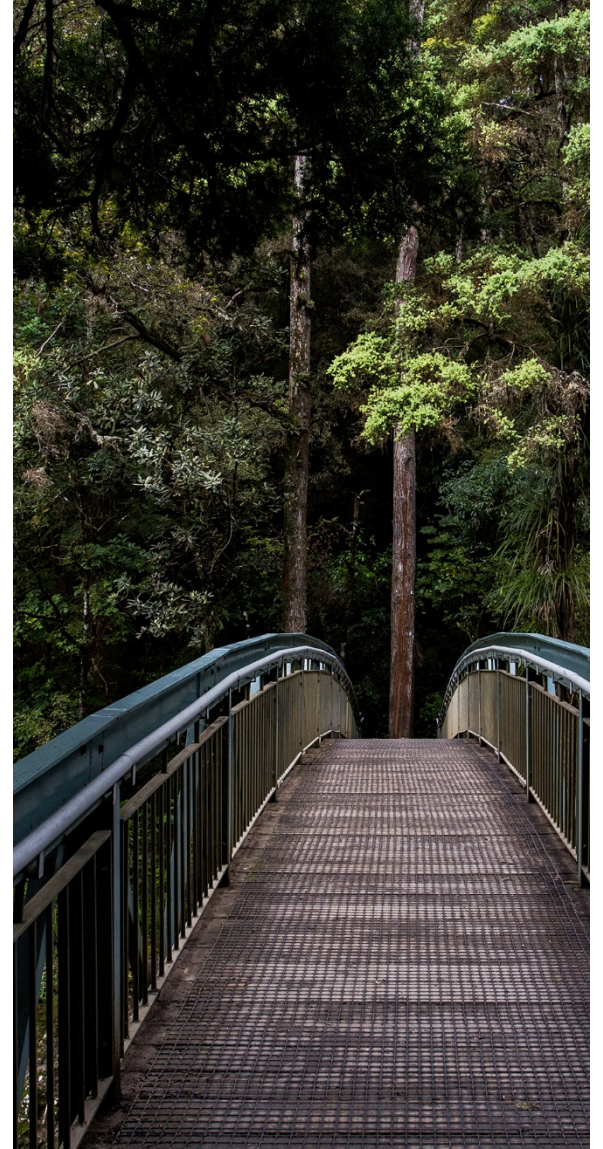
AMANDA.MOORE@MOSSADAMS.COM

(541) 732-3865





Nature of Services Provided



Nature of Services Provided

1 Audit the Agency's financial statements (with reliance on other auditor for other component units) in accordance with GAAS and GAGAS

2 Assistance with, and technical review of, the financial statements for compliance with GAAP

3 Compliance testing/reporting under Oregon Minimum Audit Standards

4 Single Audit of federal grant programs under Uniform Guidance



Nature of Services Provided

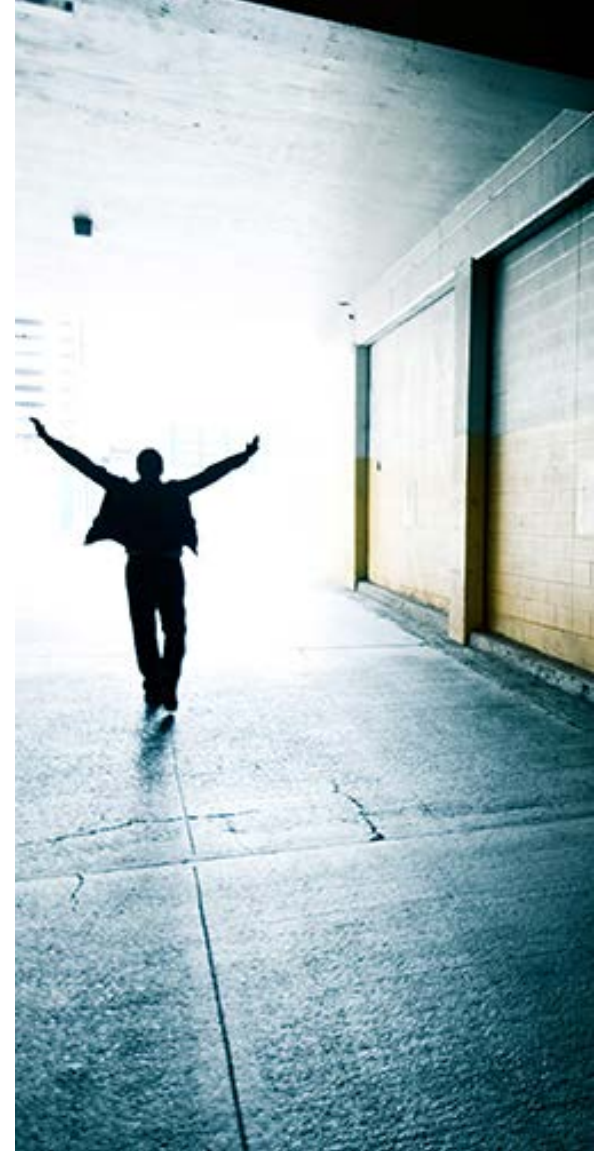
5 Agreed-upon procedures over electronic REAC submission

6 Reporting - Overall audit plan, audit results, communicating internal controls findings and noncompliance





Auditor Opinions & Reports



Auditor Report on the Financial Statement



Unmodified Opinion

Financial statements are presented fairly and in accordance with U.S. GAAP



Other Auditor Reports



<p>GAGAS Report on Internal Control Over Financial Reporting and on Compliance and Other Matters</p>	<ul style="list-style-type: none">• No financial reporting findings• No compliance findings
<p>Report on Compliance with Requirements that could have a Direct and Material Effect on the Major Federal Programs and on Internal Control Over Compliance in accordance with the Uniform Guidance for Federal Awards (2 CFR Part 200)</p>	<ul style="list-style-type: none">• No control findings• No compliance findings

Other Auditor Reports

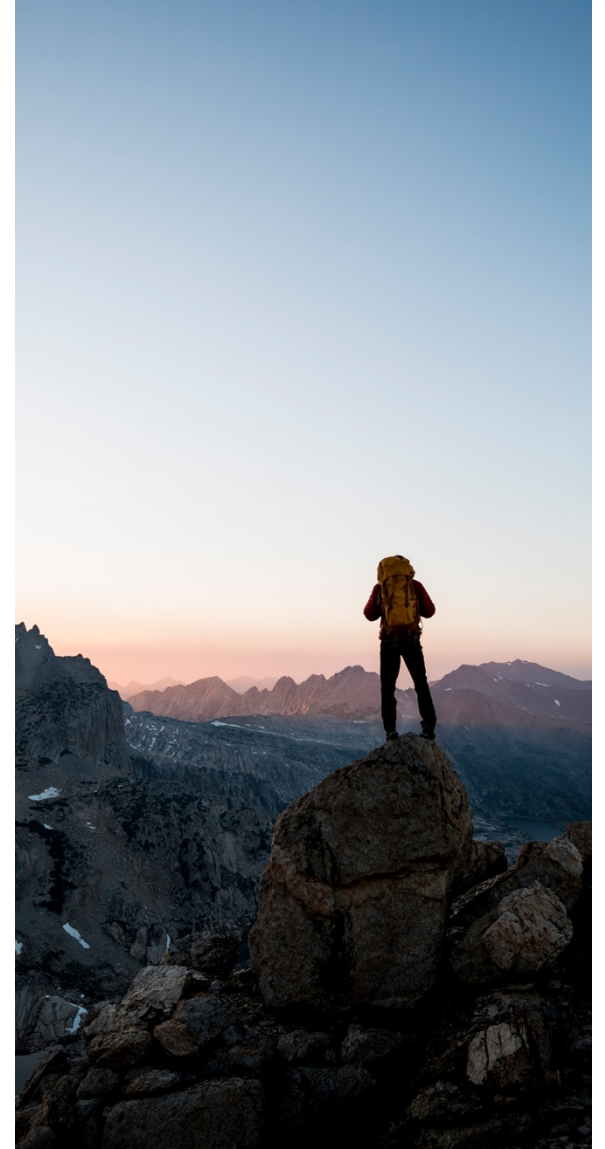
Report on Compliance and Other Matters based on an audit of financial statements in accordance with Oregon Minimum Standards

- No compliance findings

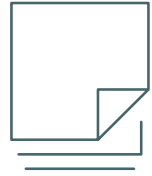




Significant Audit Areas



Significant Audit Areas



Audit Area	Procedures	Results
Internal control over financial reporting	Tested year-end closing entries, and footnote disclosures	No audit adjustments needed, requested an extension with the State until 6/30/19
Notes Receivable	Review of promissory agreement, testing of valuation and collectability	Balance materially correct, written policies recommended for valuation and collectability procedures
Capital Assets	Review of the Agency's valuations, testing additions, analytical tests of depreciation	Capital assets materially correct, sale proceeds from single family residences reinvested in housing projects
Long Term Debt	Testing of debt agreements, payments and interest, confirmed outstanding balances	Debt transactions were supported by underlying agreements, in compliance with applicable laws



Significant Audit Areas

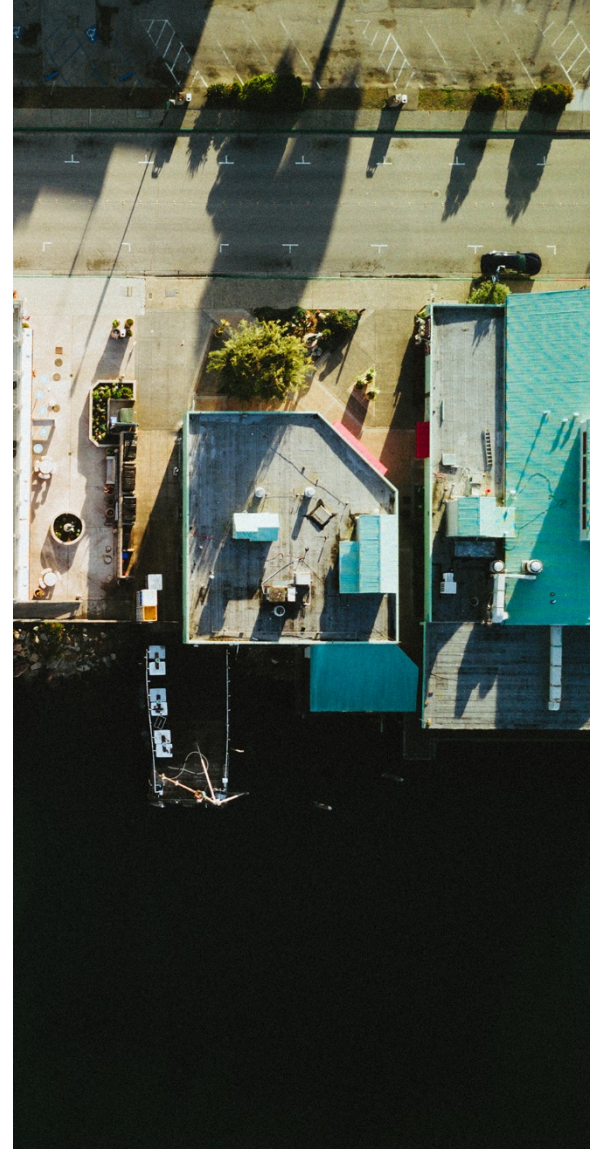


Audit Area	Procedures	Results
Component Unit Reporting	Read component unit audited financial statements, Assess other audit firm's independence	Unmodified opinions received on eight component unit audits
Compliance with Federal Laws and Regulations	Testing of the SEFA, Uniform Guidance procedures	SEFA materially correct, no compliance issues identified over four major federal programs tested





Communication with Those Charged with Governance



Planned Scope & Timing of the Audit

It is the auditor's responsibility to determine the overall audit strategy and the audit plan, including the nature, timing and extent of procedures necessary to obtain sufficient appropriate audit evidence and to communicate with those charged with governance an overview of the planned scope and timing of the audit.

Our Comments

The planned scope and timing of the audit was communicated to the Board at the audit entrance meeting on March 27, 2019

Significant Accounting Policies & Unusual Transactions

The auditor should determine that the Board is informed about the initial selection of and changes in significant accounting policies or their application. The auditor should also determine that the Board is informed about the methods used to account for significant unusual transactions and the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Our Comments

Management has the responsibility for selection and use of appropriate accounting policies. The significant accounting policies used by the Agency are described in the Footnotes to the financial statements.

Throughout the course of an audit, we review changes, if any, to significant accounting policies or their application, and the initial selection and implementation of new policies. There were no changes to significant accounting policies for the year ended September 30, 2018

We believe management has selected and applied significant accounting policies appropriately and consistent with those of the prior year.



Management Judgments & Accounting Estimates

The Board should be informed about the process used by management in formulating particularly sensitive accounting estimates and about the basis for the auditor's conclusions regarding the reasonableness of those estimates.

Our Comments

Management's judgments and accounting estimates are based on knowledge and experience about past and current events and assumptions about future events. We apply audit procedures to management's estimates to ascertain whether the estimates are reasonable under the circumstances and do not materially misstate the financial statements.

Significant management estimates impacting the financial statements include the following: Valuation and collectability of long-term notes receivable and interest receivable, and useful lives of capital assets.

We deemed them to be reasonable.



Key Financial Statement Disclosures

The disclosures in the financial statements are consistent, clear and understandable. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users.

Our Comments

The most sensitive disclosures are:

- Notes 2 and 3 – Cash and investments
- Note 6 – Notes and interest receivable
- Note 8 – Long-term debt

Difficulties Encountered in Performing the Audit

The Board should be informed of any significant difficulties encountered in dealing with management related to the performance of the audit.

Our Comments

No significant difficulties were encountered during our audit.



Significant Audit Adjustments & Unadjusted Differences Considered by Management To Be Immaterial

The Board should be informed of all significant audit adjustments arising from the audit.

Consideration should be given to whether an adjustment is indicative of a significant deficiency or a material weakness in the Agency's internal control over financial reporting, or in its process for reporting interim financial information, that could cause future financial statements to be materially misstated.

The Board should also be informed of uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented that were determined by management to be immaterial, both individually and in the aggregate, to the financial statements as a whole.

Our Comments

There were no corrected audit adjustments.

There was one uncorrected audit adjustment for capital costs that were not properly accrued as of 9/30/18. Had this misstatement been corrected, current year assets and liabilities would increase by \$448,129.

Potential Effect on the Financial Statements of Significant Risks & Exposures & Uncertainties

The Board should be adequately informed of the potential effect on the financial statements of significant risks and exposures and uncertainties that are disclosed in the financial statements.

Our Comments

The Agency is subject to potential legal proceedings and claims that arise in the ordinary course of business, which are disclosed in the notes to the financial statements.

Disagreements with Management

Disagreements with management, whether or not satisfactorily resolved, about matters that individually or in the aggregate could be significant to the Agency's financial statements, or the auditor's report.

Our Comments

We are pleased to report that there were no disagreements with management.



Deficiencies in Internal Control

Any material weaknesses and significant deficiencies in the design or operation of internal control that came to the auditor's attention during the audit must be reported to the Board.

Our Comments

- **Material weakness**
 - None noted
- **Significant deficiencies & non-compliance**
 - Nothing to communicate

Representations Requested of Management

We requested certain representations from management that are included in the management representation letter.

Our Comments

We received the representation letter from management prior to issuing our reports.

Management's Consultation with Other Accountants

In some cases, management may decide to consult about auditing and accounting matters. If management has consulted with other accountants about an auditing and accounting matter that involves application of an accounting principle to the Agency's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts.

Our Comments

We are not aware of any significant accounting or auditing matters for which management consulted with other accountants.

Other Communications

Report to the Board committee significant written communications between the auditor and client management.

Our Comments

Other than the engagement letter, management representation letter, and communication to those charged with governance, the other significant communication was our management letter on best practices recommendations.

Management Letter Recommendations

- Ensuring all capital projects are properly accrued
- Timely adjustment of interest receivable
- Capital assets less than \$5k shouldn't be capitalized
- Establishing documentation for financial closing & reporting process

Fraud & Noncompliance with Laws and Regulations

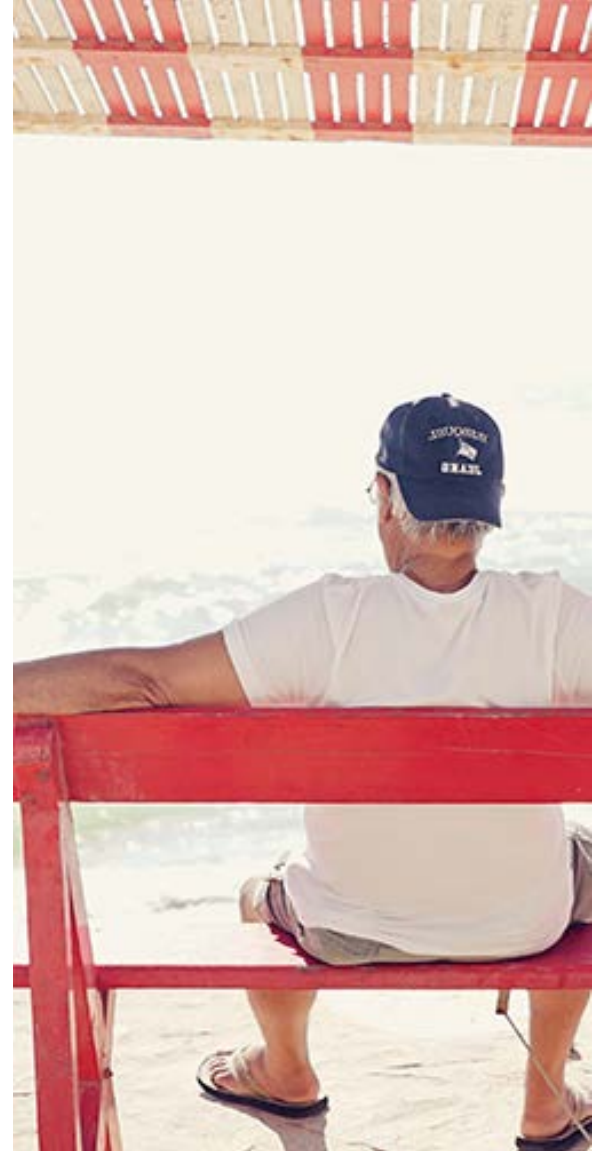
Fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements should be communicated. We are also required to communicate any noncompliance with laws and regulations involving senior management that come to our attention, unless clearly inconsequential.

Our Comments

We have not become aware of any instances of fraud or noncompliance with laws and regulations.



Accounting Update



New Standards

GASB Statement No. 83, Certain Asset Retirement Obligations – effective for September , 2019 fiscal year

GASB Statement No. 84, Fiduciary Activities – effective for September 30, 2020 fiscal year

GASB Statement No. 87, Leases – effective for September 30, 2021 fiscal year

GASB Statement No. 88, Certain Disclosures Related in Debt, including Direct Borrowings and Direct Placements – effective for September 30, 2019 fiscal year

GASB Statement No. 89, Accounting for Interest Cost before the End of a Construction Period –effective for September 30, 2021 fiscal year

GASB Statement No. 90, Majority Equity Interests –effective for September 30, 2020 fiscal year

GASB Statement No. 91, Conduit Debt –effective for September 30, 2022 fiscal year



**THANK
YOU**



AGENDA CHECKLIST

AGENDA INFORMATION TO BE SUBMITTED TO THE BOARD OFFICE

(Jordyn Shaw, Communications Administrative Specialist ext 2593)

One Title Memo

Agenda Packet
One Original Hard Copy plus
One copy e-mailed to
jshaw@homesforgood.org

Material Due
Due by 12 pm Wednesday
preceding the week it will be
included in the agenda notice

AGENDA TITLE: In the Matter of Acknowledging Former and Current Discriminatory Practices in Oregon.

DEPARTMENT	Resident Services		
CONTACT	Emily Yates, Lead Family Self Sufficiency Coordinator	EXT	2541
PRESENTER	Emily Yates, Lead Family Self Sufficiency Coordinator	EXT	2541

AGENDA DATE: **07/24/2019**

THIS ITEM WILL INVOLVE:

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Consent Calendar | <input type="checkbox"/> Report | <input type="checkbox"/> Appointments | <input type="checkbox"/> Committee Reports |
| <input checked="" type="checkbox"/> ORDER/Resolution | <input type="checkbox"/> Discussion & Action | <input type="checkbox"/> Discussion/Presentation Only | |
| <input type="checkbox"/> Ordinance/Public Hearing | | | |
| Public Comment Anticipated? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Estimated Time <u> 15 min </u> | |

NOTE: DEPARTMENT MANAGER **MUST SIGN OFF BEFORE SUBMITTING TO BOARD OFFICE**

Executive Director/: **Jacob Fox** Date **7/16/2019**

Deputy Director _____

Legal Staff-Review by: _____ Date _____

*if required

Management Staff- **Wakan Alferes** Date **7/16/19**

view by: _____



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300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875



Homes. People. Partnerships. Good. www.homesforgood.org

HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners
FROM: Emily Yates, Lead Family Self Sufficiency Coordinator
AGENDA ITEM TITLE: Order 19-24-07-01H/In the Matter of Acknowledging Former and Current Discriminatory Practices in Oregon.
AGENDA DATE: July 24th, 2019

I MOTION

I move that the Board resolve this order to work toward equity in all of our work but especially with the IDA program through CASA of Oregon.

II ISSUE

The Family Self-Sufficiency Program uses IDA (Individual Development Accounts) through CASA of Oregon to help participants build assets such as a new home or their education. While utilizing an IDA participants can save up to \$3,000 over 3 years and get an additional \$9,000 of matching funds to help them reach their goals. The IDA program is focused on the believe that building assets is a step for individuals and families out of poverty.

III DISCUSSION

A. Background

Each year we are granted roughly \$80,000 in funds from CASA of Oregon to give to our participants. As part of their equity work they are asking that partner organizations have board resolutions acknowledging the past and ongoing structural barriers that are placed on communities of colors around building assets and commit to working to eliminate these barriers in our work.

B. Recommendation

Pass the resolution.

IV IMPLEMENTATION/FOLLOW-UP

Application for IDA complete upon resolution passing.

V ATTACHMENT

None.

IN THE BOARD OF COMMISSIONERS OF THE
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 19-24-07-01H

In the Matter of Acknowledging Former
and Current Discriminatory Practices in
Oregon.

WHEREAS, Oregon has a long history of creating race-based policies regarding affordable housing, homeownership and predatory financial practices that have deprived communities of color from accessing resources and opportunities for hundreds of years. There is evidence of the impact of cultural and institutional racism within the community development field, including:

- Displacement of Native people from their lands, including the political termination of many local tribes
- Black exclusion laws that mandated public whippings
- The immoral rounding up and incarceration of Japanese Americans during WWII
- Continual city policy of displacing African Americans from their long time neighborhoods for the purposes of city planning
- Out of state investors contributing to gentrification across the state
- Deportation and intimidation by government agencies and organizations designed to protect all that live here, including Latino/a people

WHEREAS, we recognize that the historic policies are systemic in nature and have resulted in predatory lending targeting vulnerable communities, stagnated economic mobility for low-income individuals and families, and the inaccessibility of asset building and intergenerational wealth for communities of color. With the knowledge that these injustices have never been adequately addressed, we must, in good conscience, face racial equity work head-on.

WHEREAS, in the field of asset building, there are ways that we can address and reverse these injustices. We can acknowledge the lack of representation by communities of color in our client loads and ask ourselves why that is. We can examine how we support our clients of color by leaving out the most harmful pieces of dominant culture's values in our program policies and looking at where certain practices might be supporting racism. Whenever possible, we can present a program that is culturally competent and supportive of creating environments and spaces where every person is welcomed, respected and valued. We can use the IDA as a tool to increase access and opportunities for communities of color, end generational poverty, and help to close the racial wealth gap.

THEREFORE, BE IT RESOLVED that by participating in the IDA program with CASA of Oregon, we acknowledge historical and contemporary injustices and will work towards reversing them and preventing their future occurrences by utilizing the tools at our disposal, including the IDA program.

DATED this _____ day of _____, 2019

Chairperson, Lane County Board of Commissioners



AGENDA CHECKLIST

AGENDA INFORMATION TO BE SUBMITTED TO THE BOARD OFFICE

(Jordyn Shaw, Communications Administrative Specialist ext 2593)

One Title Memo

Agenda Packet
One Original Hard Copy plus
One copy e-mailed to
jshaw@homesforgood.org

Material Due
Due by 12 pm Wednesday
preceding the week it will be
included in the agenda notice

AGENDA TITLE: 2020 Agency Budget Work Session

DEPARTMENT	Finance		
CONTACT	Jeff Bridgens, Finance Director	EXT	2525
PRESENTER	Jeff Bridgens, Finance Director	EXT	2525

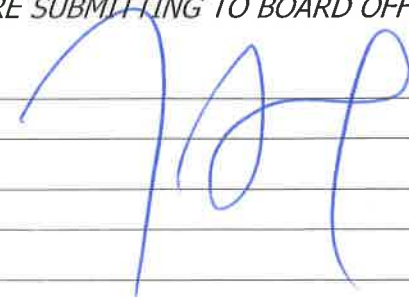
AGENDA DATE: **07/24/2019**

THIS ITEM WILL INVOLVE:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Consent Calendar | <input type="checkbox"/> Report | <input type="checkbox"/> Appointments | <input type="checkbox"/> Committee Reports |
| <input type="checkbox"/> ORDER/Resolution | <input type="checkbox"/> Discussion & Action | <input checked="" type="checkbox"/> Discussion/Presentation Only | |
| <input type="checkbox"/> Ordinance/Public Hearing | Public Comment Anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| | | | Estimated Time <u> 20 min </u> |

NOTE: DEPARTMENT MANAGER MUST SIGN OFF BEFORE SUBMITTING TO BOARD OFFICE

Executive Director/:	Jacob Fox	Date	7/16/2019
Deputy Director			
Legal Staff-Review by:		Date	
*if required			
Management Staff-		Date	
Review by:			





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Homes. People. Partnerships. Good. www.homesforgood.org

HOMES FOR GOOD M E M O R A N D U M

TO: Homes for Good Board of Commissioners

FROM: Jeff Bridgens, Finance Director

AGENDA ITEM TITLE: 2020 AGENCY BUDGET

AGENDA DATE: July 24th, 2019

I. MOTION

None required

II. ISSUE

Homes for Good fiscal year runs from October 1 thru September 30th. We are currently preparing the Agency's 2020 budget and welcome guidance from the board.

III. DISCUSSION

The Homes for Good budget is comprised of over 50 separate operational budgets. Many of them are for grants that run on the reimbursement basis and others are budgets are for third-party managed properties that run very close to break-even. There are several significant operational budgets that are the focus of this discussion that include Rent Assistance, Public Housing and the Central Office Cost Center (COCC, Administration). We have also included certain data about the Agency's real estate development and resident services activities.

A. Background

Rent assistance is the most significant area of the Agency's operations and represents over 50% of the Agency's services. Rent assistance may be separated into two components Housing Assistance Payments (HAP) and administration. The Agency's rent assistance program is funded by HUD on a calendar-year basis.

Public Housing is comprised of properties grouped by AMPs. Homes for Good Housing Agency has six (6) separate AMPs contained in its housing portfolio. AMPs are organized by geographic location in Lane County, Oregon. In total the Agency has 695 units with Public Housing. The focus of the data and financial information for this presentation is for all of Public Housing in total. The Agency's Public Housing properties are assisted by HUD though

the use of operating subsidies and capital grants. HUD's funding is provided on a calendar-year basis. The Agency has multiple other properties within its housing portfolio that are managed by third-party management companies. Third party managed properties are not the primary focus of this presentation. As previously described these properties generally run close to break-even.

In the COCC, we budget for the Agency's overhead costs. COCC operations are funded by fees charged to Public Housing and Rent Assistance. This fee-based approach follows HUD's "Asset Management Fee Model" and includes bookkeeping fees, management, asset management fees and fee-for-service charges. The Agency is required to follow this model because it has more than 250 units of Public Housing. Additional funding is provided by an overhead charge to other Agency programs and is based on a cost allocation methodology.

B. Analysis

In the accompanying slide show we display the three-year results for 2016, 2017 and 2018 for Rent Assistance, Public Housing and the COCC. We also have included budget-to-actual results for these divisions for 2018. Next, we have projected an estimate for 2019 and have compared budget-to-actual information for 2019.

We have provided limited data about the Agency's real estate development activities because those activities often span longer than one reporting period and more detailed information is provided throughout each year at the individual project level.

Resident Services information is summarized only by trend information for expenditures of federal grants to provide the Board with some context about the Agency's efforts to provide supportive services.

Lastly, we have provided a summary of what we believe to be the significant events of 2019 and our observations for significant areas for 2020.

B. Recommendation

Discussion of Homes for Good's significant budget areas for 2020.

IV. IMPLEMENTATION/FOLLOW-UP

Staff will present the 2020 Homes for Good budget at the September board meeting.

V. ATTACHMENT

PowerPoint: Homes for Good 2020 Budget



2020 Budget



	<u>2016 ACTUAL</u>	<u>2017 BUDGET</u>	<u>2017 PROJECTED</u>	<u>2018 BUDGET</u>
Beginning Restricted Reserves	\$ -	\$ -	\$ 2,691,604	\$ 2,361,425
Beginning Unrestricted Reserves	-	-	5,871,507	5,879,112
Total Beginning Reserves	-	-	8,563,111	8,240,537
Revenue	34,920,443	33,580,864	30,900,097	37,489,862
Expenses				
Personnel Services	6,885,304	6,885,630	6,567,600	6,908,398
Materials & Services	24,156,763	24,905,313	23,128,277	25,670,472
Overhead	(88,041)	127,970	354,500	267,238
Total Expenses	30,954,026	31,918,913	30,050,377	32,846,107
Net Change	3,966,416	1,661,951	849,720	4,643,754
Other Resources				
Capital Outlay	(1,371,278)	(1,361,692)	(4,869,600)	(7,083,228)
Reserves	(30,168)	(18,256)	43,539	(77,912)
Debt Issuance	24,412	-	3,785,000	6,000,000
Debt Service	(688,597)	(524,103)	(119,808)	(454,750)
Inter-Program Transfers In	200,000	-	82,300	193,626
Inter-Program Transfers Out	(200,000)	-	(70,000)	(193,626)
Other Resources Provided (Used)	(2,065,631)	(1,904,051)	(1,148,569)	(1,615,890)
Excess (Deficiency) of Revenue Over (Under) Total Expenses and Other Resources	1,900,785	(242,100)	(298,849)	3,027,864

Homes for Good Financial Overview 2018



*Based on 2018 audited financial statements



	<u>2017</u> <u>ACTUAL</u>	<u>2018</u> <u>BUDGET</u>	<u>2018</u> <u>PROJECTED</u>	<u>2019</u> <u>BUDGET</u>
Beginning Restricted Reserves	\$ 3,173,917	\$ 2,361,425	\$ 2,203,223	\$ 8,023,282
Beginning Unrestricted Reserves	4,511,400	5,879,112	4,929,597	5,944,262
Total Beginning Reserves	<u>7,685,317</u>	<u>8,240,537</u>	<u>7,132,820</u>	<u>13,967,544</u>
Revenue	32,283,995	37,489,862	37,114,178	42,081,158
Expenses				
Personnel Services	7,184,151	6,908,398	6,794,233	7,818,975
Materials & Services	24,406,517	25,670,472	23,985,621	27,319,500
Overhead	356,118	267,238	280,692	359,176
Total Expenses	<u>31,946,786</u>	<u>32,846,108</u>	<u>31,060,546</u>	<u>35,497,651</u>
Net Change	<u>337,209</u>	<u>4,643,754</u>	<u>6,053,632</u>	<u>6,583,507</u>
Other Resources				
Capital Outlay	(4,856,821)	(7,083,228)	(2,212,173)	(38,537,241)
Reserves	69,279	(77,912)	(257,215)	(205,930)
Debt Issuance	4,134,967	6,000,000	2,992,000	33,229,608
Debt Service	(391,643)	(454,750)	(164,569)	(432,543)
Inter-Program Transfers In	159,836	193,626	1,913,773	1,102,445
Inter-Program Transfers Out	-	(193,626)	(1,490,724)	(1,102,445)
Other Resources Provided (Used)	<u>(884,382)</u>	<u>(1,615,890)</u>	<u>781,092</u>	<u>(5,946,106)</u>
Excess (Deficiency) of Revenue Over (Under) Total Expenses and Other Resources	<u>(547,173)</u>	<u>3,027,864</u>	<u>6,834,724</u>	<u>637,401</u>
Ending Restricted Reserves	2,203,223	2,426,800	8,023,282	8,043,071
Ending Unrestricted Reserves	4,929,597	8,940,948	5,944,262	6,561,872
Total Ending Reserves	<u>7,132,820</u>	<u>11,367,748</u>	<u>13,967,544</u>	<u>14,604,943</u>



1999
25TH
ANNIVERSARY
OF SECTION 8

2018
25TH ANNIVERSARY OF
FAMILY SELF SUFFICIENCY
PROGRAM





Rent Assistance

<u>Rent Assistance</u>	<u>2016 Actual</u>	<u>2017 Actual</u>	<u>2018 Actual</u>	<u>2018 Budget</u>	<u>2019 Projected</u>	<u>2019 Budget</u>
HAP revenue	17,222,936	14,719,827	16,639,648	16,091,377	16,100,000	17,382,165
Admin fee	2,573,700	2,307,604	2,159,033	2,271,208	2,700,000	2,308,015
Total revenue	19,796,636	17,027,431	18,798,681	18,366,185	18,800,000	19,690,180
HAP Expense	16,279,932	15,489,814	16,610,338	16,310,000	16,986,000	17,344,000
Admin expense	1,785,373	2,167,694	2,318,476	2,399,055	2,718,000	3,092,788
total expense	18,065,305	17,657,508	18,928,814	18,829,055	19,704,000	19,790,380
HAP reserve	779,564	25,343	67,314	267,100	-	-
Admin reserve	2,237,757	2,290,907	1,938,599	1,502,438	2,000,000	1,634,450
Unit Months Leased	37,428	34,004	35,152	-	35,800	-



**PARKVIEW
TERRACE
1970s**

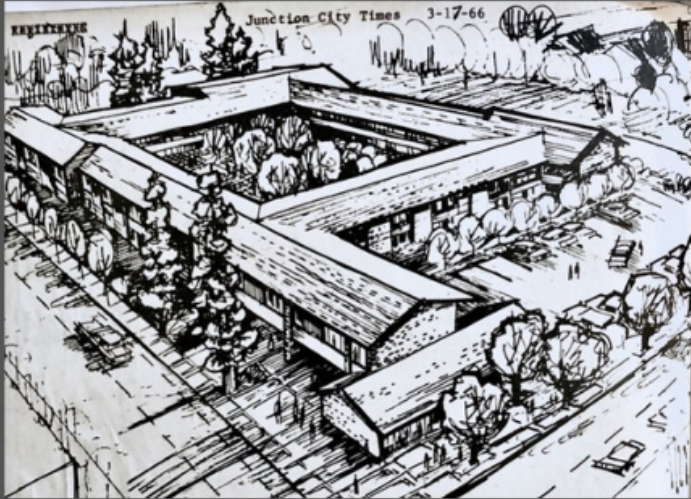


Housing



<u>Public Housing</u>	<u>2016 Actual</u>	<u>2017 Actual</u>	<u>2018 Actual</u>	<u>2018 Budget</u>	<u>2019 Projected</u>	<u>2019 Budget</u>
Tenant rent	2,055,524	2,164,331	2,300,436	2,108,041	2,340,000	2,111,682
Operating subsidy	2,117,810	2,214,103	2,211,982	1,709,494	2,100,000	1,840,788
Other	945,475	828,082	376,131	282,408	302,000	1,454,982
Total revenue	5,118,809	5,206,516	4,888,549	4,099,943	4,742,000	5,407,452
Administrative expenses	1,522,563	1,548,512	1,742,757	1,348,904	1,715,000	1,535,309
Maintenance expenses	1,597,431	1,568,853	1,466,188	1,640,334	1,765,000	1,674,165
Other	1,562,526	1,558,904	1,043,493	1,053,467	1,620,000	2,414,356
Total expenses	4,682,520	4,676,269	4,252,438	4,042,705	5,100,000	5,623,830
Excess / Deficiency	436,289	530,247	636,111	57,238	(358,000)	(216,378)
Unit Months Leased	8,381	8,289	8,243	-	8,280	-

*Includes capital outlay



1966 LINDEBORG PLACE

2019 TANEY PLACE





Real Estate Development

Selected Financial Data for Real Estate Development

	<u>2017</u>	<u>2018</u>	<u>Projected 2019</u>
Developer fees	375,085	838,998	775,000
Administrative expenses	502,561	721,774	747,000
Construction in progress	379,446	884,449	2,000,000
Disposal gains and losses	-	2,140,237	-



Resident Services

Resident Services Selected Program Data

<u>Federal Program Expenditures</u>	<u>2016 Actual</u>	<u>2017 Actual</u>	<u>2018 Actual</u>	<u>2019 Projected</u>	<u>2019 Budget</u>
Shelter Plus Care	379,437	495,381	471,626	478,000	488,913
ROSS	310,010	382,101	377,859	246,000	188,000
Continuum of Care	-	-	478,090	300,000	354,759
Department of Energy	566,377	709,063	736,759	530,000	N/A
Department of HHS	666,363	534,439	516,984	455,000	N/A



DAY ISLAND ADMIN BUILDING



1970s **1996**

2019



Central Office Cost Center

<u>COCC</u>	<u>2016 Actual</u>	<u>2017 Actual</u>	<u>2018 Actual</u>	<u>2018 Budget</u>	<u>2019 Projected</u>	<u>2019 Budget</u>
Management fees	513,773	813,494	1,007,218	961,530	1,028,000	916,700
Asset management fees	83,620	55,558	94,200	95,540	93,000	78,400
Bookkeeping fees	62,460	299,969	314,865	337,990	321,000	299,800
Front line service fees	125,833	252,990	449,748	403,782	600,000	359,176
Other revenue	705,279	542,271	538,470	354,230	472,000	869,481
Total revenue	1,490,965	1,964,282	2,404,501	2,153,072	2,514,000	2,523,557
Administrative expenses	1,763,692	2,046,919	2,010,020	1,803,298	2,000,000	2,297,324
Maintenance expenses	357,259	496,375	571,849	443,939	515,000	595,489
Other	81,499	67,125	73,304	74,257	25,000	73,196
Total expenses	2,202,450	2,610,419	2,655,173	2,321,494	2,540,000	2,966,009
Excess / Deficiency	(711,485)	(646,137)	(250,672)	(168,422)	(26,000)	(442,452)

Financial Policies

- Prudent budget
- Grants management
- Review/Update cost allocation
- Computer/Fleet replacement policies
- Review/Update Financial Policies
 - New accounting standards
 - Real estate development
 - Document internal controls
- Review/Update Reserve Policies
- Cash management



Staff Stretching



1986
2019



People



Budgeted FTE 2018	87
Budgeted FTE 2019	98
Expected FTE 2020 (Currently at 88 FTE with openings)	90-93

Significant Events for FY2019

- Refinance and remodel loan for W. 13th
- Federal shut-down
- Real estate development
 - Market District Commons – closed!
 - Housing First – predevelopment!
 - Taney – predevelopment!
 - Hayden Bridge Meadows – predevelopment!
 - Lease of Bus Barn property from Lane County, Oregon
- DEI initiative
- EPC construction in progress

Expectations for FY2020

- Consolidation of operations, we're moving!
- Continued real estate development activities
- Continued DEI initiative
- Commercial real estate
- Consolidation of fleet operations
- Continued diversification of vouchers

Thank you!

Questions?