

**HOUSING AUTHORITY OF THE
CITY OF GREENVILLE
Greenville, North Carolina**

**MANAGEMENT'S DISCUSSION & ANALYSIS
AND AUDITED FINANCIAL STATEMENTS**

YEAR ENDED SEPTEMBER 30, 2024

Board of Commissioners

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**HOUSING AUTHORITY OF THE
CITY OF GREENVILLE
Greenville, North Carolina**

**REPORT ON EXAMINATION
OF FINANCIAL STATEMENTS
AND SUPPLEMENTAL INFORMATION**

YEAR ENDED SEPTEMBER 30, 2024



INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Housing Authority of the City of Greenville
Greenville, North Carolina 27835

Greensboro Office
Public Housing Division
1500 Pincroft Rd., Asheville Bldg.
Greensboro, North Carolina 27407

Report on the Audit of Financial Statements

Opinions

We have audited the financial statements of the business-type activities of the Housing Authority of the City of Greenville as of and for the year ended September 30, 2024, and the related notes to the financial statements which collectively comprise the Housing Authority of the City of Greenville's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Housing Authority of the City of Greenville, as of September 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards (*Government Auditing Standards*), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of the City of Greenville and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and Government Auditing Standards, we

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the City of Greenville's basic financial statements. The combining and individual fund statements, budgetary schedules, other schedules, and the accompanying Schedule of Expenditures of Federal Awards as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), and the State Single Audit Implementation Act as well as the Financial

Data Schedules required by the U.S. Department of Housing and Urban Development, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards and the Financial Data Schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 11, 2025, on our consideration of the Housing Authority of the City of Greenville'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 the Housing Authority of the City of Greenville's 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 Housing Authority of the City of Greenville's internal control over financial reporting and compliance.

Rector, Reeder & Lofton, P.C.
Certified Public Accountants

Loganville, Georgia
June 11, 2025

**HOUSING AUTHORITY OF THE
CITY OF GREENVILLE
Greenville, North Carolina**

MANAGEMENT'S DISCUSSION & ANALYSIS

YEAR ENDED SEPTEMBER 30, 2024

**HOUSING AUTHORITY OF THE CITY OF GREENVILLE
GREENVILLE, NORTH CAROLINA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FYE: SEPTEMBER 30, 2024**

Management's Discussion and Analysis

The management of the Housing Authority of the City of Greenville offers the readers of the Authority's financial statements this narrative overview and analysis of the Authority's financial activities for the year ended September 30, 2024. This discussion and analysis is designed to assist the reader in focusing on significant financial issues, provide an overview of the Authority's financial activity, identify changes in the Authority's financial position, and identify individual fund issues or concerns. Readers should consider the information presented here in conjunction with the Authority's financial statements to obtain a full understanding of its financial position.

This management's discussion and analysis is presented in accordance with the requirements of the Governmental Accounting Standards Board Statement No. 34 (GASB 34). We have made every effort to provide current and prior year data that allows the reader to gain an adequate understanding of the Authority's annual operating results and financial position as of September 30, 2024.

Financial Highlights

- The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$16,245,761 (net position) as opposed to \$15,705,654 for the prior fiscal year.
- The Authority's cash and investments as of September 30, 2024, totaled \$14,602,967 representing an increase of \$2,134,203 or 17.12% from September 30, 2023.
- The Authority had total revenues of \$16,703,086 and total expenses of \$15,408,994 for the year ended September 30, 2024.
- During the current year, the valuation reports for GASB 68, Accounting and Financial Reporting for Pensions and GASB 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions caused an increase in Deferred Outflows of Resources of \$182,728, a decrease in Deferred Inflows of Resources of \$258,513, a net increase in Accrued Pension and OPEB Liabilities of \$645,232. Details of these plans can be found in the accompanying Notes to the Financial Statements.

Authority-Wide Financial Statements

The Authority-wide financial statements are designed to be corporate-like in that all business type activities are consolidated into columns that add to a total for the entire Authority.

These financial statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The Statement of Net Position is presented in a format where assets, minus liabilities, equal "Net Position," formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current."

The Statement of Net Position represents the available liquid (non-capital) assets minus liabilities for the entire Authority. Net Position is reported in three broad categories:

Net Investment in Capital Assets: This component of Net Position consists of all Capital Assets, 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.

Restricted Net Position: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Position: This component consists of Net Position that does not meet the definition of “Net Investment in Capital Assets,” or “Restricted Net Position.”

The Authority-wide financial statements also include a Statement of Revenues, Expenses, and Changes in Net Position (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in Net Position is the “Change in Net Position,” which is similar to Net Income or Loss.

Finally, a Statement of Cash Flow is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

Program Financial Statements

The Authority is engaged in several different business-type activities. A description of those activities follows.

Low-Income Public Housing: The objective of this program is to provide decent, safe and sanitary housing and related facilities for eligible low-income families and elderly tenants. Funding for this program was acquired through advances from HUD.

Capital Fund Program: The objective of this program is to improve the physical condition of the Low-Income Public Housing units and to upgrade the management of the program.

Housing Choice Voucher Program: Under the Housing Choice Voucher Program, the Authority administers contracts with landlords that own the property. The Authority subsidizes the family’s rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants’ rents at 30% of household income.

Section Eight New Construction: The objective of this program is to provide rental assistance in connection with the development of newly constructed rental housing financed with any type of construction or permanent financing.

Continuum of Care: The objective of this program is to provide housing and supportive services for hard to serve homeless persons with disabilities and their families.

Family Self-Sufficiency: The objective of this program is to enable HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.

Housing Counseling: The objective of this program is to provide counseling and advice to tenants and homeowners, both current and prospective, with respect to property maintenance and financial management and literacy.

Housing Opportunities for Persons with AIDS: The objective of this program is to provide housing for eligible low-income persons and their families living with HIV/AIDS.

Other Programs: The Authority also operates the FSS Escrow Forfeiture, Mainstream, Emergency Housing Voucher, Emergency Food and Shelter National Board Program and HSCP programs which are designed to assist families with other emergency needs and supportive services as they arise.

Component Units: The Authority operates two nonprofit corporations to assist with its mission of furthering affordable housing.

Greenville Housing Development Corporation – A nonprofit corporation of which the Authority has controlling ownership and fiscal responsibility to purchase and develop affordable housing properties including Crystal Springs Apartments, Verdura Apartments, and Life House. These programs are presented in the Component Unit column of the Financial Data Schedule that is included as supplemental information in this report.

University Towers – A nonprofit corporation wholly owned by the Authority established to administer Section 8 housing units to lower-income tenants through Housing Assistance Subsidy. (HAP Contract A-79-352). This program is presented in the Business Activities column of the Financial Data Schedule that is included as supplemental information in this report.

Analysis of Authority-wide Net Position (Statement of Net Position)

	2024	2023	Change
ASSETS			
Cash and Investments	\$ 14,602,967	\$ 12,468,764	\$ 2,134,203
Other Current Assets	1,032,161	1,222,994	(190,833)
Assets Held for Sale	146,258	146,258	-
Capital Assets	16,613,142	17,946,867	(1,333,725)
Total Assets	32,394,528	31,784,883	609,645
DEFERRED OUTFLOWS OF RESOURCES	1,229,950	1,047,222	182,728
Total Assets and Deferred Outflows	\$ 33,624,478	\$ 32,832,105	\$ 792,373
LIABILITIES			
Current Liabilities	\$ 1,220,024	\$ 1,190,472	\$ 29,552
Noncurrent Liabilities	15,891,705	15,410,478	481,227
Total Liabilities	17,111,729	16,600,950	510,779
DEFERRED INFLOWS OF RESOURCES	266,988	525,501	(258,513)
NET POSITION			
Net Investment in Capital Assets	6,589,308	7,747,603	(1,158,295)
Restricted	209,938	259,490	(49,552)
Unrestricted	9,446,515	7,698,561	1,747,954
Total Net Position	16,245,761	15,705,654	540,107
Total Liabilities, Deferred Inflows & Net Position	\$ 33,624,478	\$ 32,832,105	\$ 792,373

Total Assets increased by \$609,645 or 1.92%. Cash and Investments increased by \$2,134,203 or 17.12% due primarily to an increase in unrestricted cash of \$2,075,896 or 18.79% caused by the positive results of operations during the year. Other current assets decreased by \$190,833 or 15.60% due primarily to decreases in amounts due from HUD. Prepaid expenses decreased by \$16,799 or 15.21% and net inventories increased during the year by \$14,180 or 7.90%. Capital assets decreased by \$1,333,725 or 7.43% due to depreciation expense of \$1,690,830 and net dispositions of \$810,051, exceeding capital additions of \$1,167,156.

Deferred Outflows of Resources increased by \$182,728 or 17.45%.

Total Liabilities increased by \$510,779 or 3.08%. Current liabilities increased by \$29,552 or 2.48% due mainly to increases in amounts due to HUD of \$46,076. Noncurrent liabilities increased by \$481,227 or 3.12% due primarily to an increase in the accrued pension and OPEB liabilities of \$645,232.

Deferred Inflows of Resources decreased by \$258,513 or 49.19%.

Total Net Position increased by \$540,107 or 3.44%. Net Investment in Capital Assets decreased by \$1,158,295 or 14.95%. Restricted Net Position decreased by \$49,552 or 19.10% due to a decrease in HAP equity. Unrestricted Net Position increased by \$1,747,954 or 22.70% as a result of operations. These changes are outlined in further detail in the Statement of Revenues, Expenses, and Changes in Net Position.

Analysis of Entity-Wide Revenue and Expenses (Statement of Revenues, Expenses, and Changes in Net Position)

The following table illustrates changes in revenue from FY 2023 to FY 2024.

	2024	2023	Change
REVENUE			
Tenant Revenue	\$ 3,883,095	\$ 3,689,189	\$ 193,906
HUD Operating Grants	11,213,057	10,748,738	464,319
HUD Capital Grants	986,036	625,736	360,300
Gain/(Loss) on Sale of Fixed Assets	19,838	5,907	13,931
Investment Income	473,548	359,720	113,828
Other Revenue	127,512	523,722	(396,210)
Total Revenue	\$ <u>16,703,086</u>	\$ <u>15,953,012</u>	\$ <u>750,074</u>

Total Revenue increased by \$750,074 or 4.70% to \$16,703,086 during FY 2024. The majority of this increase was in HUD grant funding of \$824,619 due to increased Capital Fund draws, HOPWA funding, and HCV funding.

The following table illustrates changes in expenses from FY 2023 to FY 2024.

	2024	2023	Change
EXPENSES			
Administration	\$ 3,463,895	\$ 3,538,158	\$ (74,263)
Tenant Services	539,575	617,668	(78,093)
Utilities	1,841,837	1,861,809	(19,972)
Maintenance	2,256,686	2,208,365	48,321
Protective Services	89,862	62,110	27,752
General	615,109	704,603	(89,494)
Financial	77,359	83,908	(6,549)
Housing Assistance Payments	4,833,841	4,618,289	215,552
Depreciation	1,690,830	1,527,014	163,816
Total Expenses	\$ <u>15,408,994</u>	\$ <u>15,221,924</u>	\$ <u>187,070</u>

Total Expenses, across all Authority programs increased by \$187,070 or 1.23%.

Administrative expenses decreased by \$74,263 or 2.10% due primarily to decreases in sundry charges. Tenant services expense decreased by \$78,093 or 12.64% due to decreases in salaries and benefits of \$111,694 or 27.13% due to staffing vacancies and a change in the allocation of personnel. Utilities expense decreased by \$19,972 or 1.07%.

Maintenance expense increased by \$48,321 or 2.19% due increases in labor and contract costs. Protective services increased by \$27,752 or 44.68% due to increased service contracts. General expenses decreased by \$89,494 or 12.70% due to decreases in insurance expenses and compensated absences. Financial expenses decreased by \$6,549 or 7.80% due to the amortization of debt. HAP expense increased by \$215,552 or 4.67% due to an increase in utilization. Depreciation expenses increased by \$163,816 or 10.73%.

Capital Assets

	2024	2023	Change
Land & Improvements	\$ 4,546,746	\$ 4,225,979	\$ 320,767
Buildings	64,468,136	63,684,449	783,687
Furniture & Equipment	1,797,585	2,049,656	(252,071)
Construction in Progress	222,408	901,393	(678,985)
Infrastructure	0	2,500	(2,500)
Accumulated Depreciation	(54,421,733)	(52,917,110)	(1,504,623)
Net Capital Assets	\$ 16,613,142	\$ 17,946,867	\$ (1,333,725)

Total Capital assets decreased during the year to \$16,613,142, a decrease of \$1,333,725 or 7.43%. The following reconciliation summarizes changes in capital asset balances during FY 2024.

Balance as of October 1, 2023	\$ 17,946,867
Capital additions – Capital Fund Program	986,036
Capital additions – Operations	181,120
Net disposition of assets	(810,051)
Depreciation expense	(1,690,830)
Balance as of September 30, 2024	\$ 16,613,142

Debt Outstanding

As of September 30, 2024, the Housing Authority of the City of Greenville had \$10,537,137 of debt outstanding related to various programs as disclosed in the notes to the financial statements. The following is a summary of the changes in total debt obligations and the corresponding loans for the year ended September 30, 2024:

	Rate	Due	Total Notes	Current	Long-Term
Component Units					
NCHFA - Verdura	0.00%	08/01/39	\$ 1,164,513	\$ -	\$ 1,164,513
City of Greenville - Crystal Springs	2.00%	12/15/31	104,692	13,573	91,119
CICCAR - Crystal Springs	6.50%	01/01/42	691,519	20,585	670,934
NCHFA - Crystal Springs	2.00%	01/01/28	188,989	65,387	123,602
NCHFA - Crystal Springs	0.00%	12/31/24	4,114,096	-	4,114,096
NCHFA - Crystal Springs	0.00%	12/01/39	1,227,772	-	1,227,772
1st Citizens - Life House	4.75%	09/15/27	177,136	17,954	159,182
NCHFA - Life House	0.00%	03/29/20	2,292,840	-	2,292,840
City of Greenville - GHDC	0.00%	01/08/27	145,000	-	145,000
Total			\$ 10,106,557	\$ 117,499	\$ 9,989,058
Business Activities					
First Citizens Bank - University Towers	3.45%	12/25/30	\$ 430,580	\$ 63,662	\$ 366,918
Total Debt Obligations			\$ 10,537,137	\$ 181,161	\$ 10,355,976

Economic Factors

The current inflation rate in the United States is the highest it has been in over forty years. This is causing prices to skyrocket and is making it more expensive for the Housing Authority to operate and may make it more difficult for tenants to pay their rent. There is no timeframe on when relief is expected from these historic price increases, and it has yet to be determined if governmental assistance will be increased in the next calendar year.

Financial Contact

Questions concerning any of the information provided in this Management's Discussion & Analysis should be addressed to:

Housing Authority of the City of Greenville
1103 Broad Street
Greenville, North Carolina 27834

**HOUSING AUTHORITY OF THE
CITY OF GREENVILLE
Greenville, North Carolina**

AUDITED FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2024

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

STATEMENT OF NET POSITION
September 30, 2024

ASSETS & DEFERRED OUTFLOWS

Current Assets

Cash and cash equivalents - unrestricted	\$ 13,122,690
Cash and cash equivalents - restricted	1,480,277
Accounts receivable, net	744,768
Prepaid expenses	93,683
Inventories, net	193,710
Assets held for sale	<u>146,258</u>
 Total Current Assets	 <u>15,781,386</u>

Noncurrent Assets

Capital Assets:

Land & Improvements	4,546,746
Buildings	64,468,136
Furniture & equipment	1,797,585
Construction in progress	222,408
Infrastructure	<u>-</u>
	71,034,875

Less: Accumulated depreciation	<u>(54,421,733)</u>
Total Capital Assets	<u>16,613,142</u>

Total Noncurrent Assets	<u>16,613,142</u>
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TOTAL ASSETS	32,394,528
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DEFERRED OUTFLOWS OF RESOURCES	<u>1,229,950</u>
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TOTAL ASSETS & DEFERRED OUTFLOWS	\$ <u>33,624,478</u>
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The accompanying notes are an integral part of the financial statements.

LIABILITIES, DEFERRED INFLOWS & NET POSITION

Current Liabilities

Accounts payable	\$ 348,278
Accrued liabilities	257,118
Unearned revenue	107,738
Long term debt - current portion	181,161
Other current liabilities	63,397
Tenant security deposits/escrow deposits	<u>262,332</u>
 Total Current Liabilities	 <u>1,220,024</u>

Noncurrent Liabilities

Long term debt	10,355,976
Accrued compensated absences	140,137
Other noncurrent liabilities	106,203
Accrued pension and OPEB Liabilities	<u>5,289,389</u>
 Total Noncurrent Liabilities	 <u>15,891,705</u>

TOTAL LIABILITIES	<u>17,111,729</u>
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DEFERRED INFLOWS OF RESOURCES	<u>266,988</u>
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Net Position

Net investment in capital assets	6,589,308
Restricted	209,938
Unrestricted	<u>9,446,515</u>
 TOTAL NET POSITION	 <u>16,245,761</u>

TOTAL LIABILITIES, DEFERRED INFLOWS & NET POSITION	<u>\$ 33,624,478</u>
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HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2024

Operating Revenues

Dwelling rent	\$ 3,883,095
Governmental grants & subsidy	11,213,057
Other income	127,512
Total Operating Revenues	15,223,664

Operating Expenses

Administration	3,463,895
Tenant services	539,575
Utilities	1,841,837
Maintenance & operations	2,256,686
Protective services	89,862
General expense	615,109
Housing assistance payments	4,833,841
Depreciation & amortization	1,690,830
Total Operating Expense	15,331,635
 Net Operating Income/(Loss)	 (107,971)

Nonoperating Revenues/(Expenses)

Gain/(Loss) on Disposition	19,838
Investment income	473,548
Interest expense	(77,359)
Net Nonoperating Revenues/(Expenses)	416,027

Net Income/(Loss) before capital contributions 308,056

Capital grants 986,036

Increase/(Decrease) in Net Position 1,294,092

Total Net Position - beginning 15,705,654

Prior period adjustments (753,985)

Total Net Position - ending **\$ 16,245,761**

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

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from customers and users	\$ 4,010,607
Governmental grants & subsidy - operations	11,213,057
Payments to suppliers	(4,596,618)
Payments for housing assistance	(4,833,841)
Payments to employees	<u>(3,774,545)</u>
 NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	 <u>2,018,660</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest received	<u>473,548</u>
 NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES	 <u>473,548</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Grant revenue - Capital Fund Program	986,036
Acquisition of capital assets - capital grant funding	(986,036)
Capital asset additions from operations	(181,120)
Proceeds from disposition of capital assets	75,904
Principal payments made during the year	(175,430)
Interest paid	<u>(77,359)</u>
 NET CASH PROVIDED/(USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	 <u>(358,005)</u>
 NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	 2,134,203
CASH & CASH EQUIVALENTS AT BEGINNING OF PERIOD	<u>12,468,764</u>
 CASH & CASH EQUIVALENTS AT END OF PERIOD	 <u>\$ 14,602,967</u>

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

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income/(Loss) from operations	\$ (107,971)
Adjustments to reconcile net loss to net cash provided by operating activities:	
Depreciation expense	1,690,830
Decrease (Increase) in accounts receivable	188,214
Decrease (Increase) in prepaid expenses	16,799
Decrease (Increase) in inventory	(14,180)
Decrease (Increase) in deferred outflows	(182,728)
Increase (Decrease) in accounts payable	108,141
Increase (Decrease) in accrued liabilities	(110,291)
Increase (Decrease) in unearned revenue	19,347
Increase (Decrease) in other current liabilities	(25,434)
Increase (Decrease) in accrued pension and OPEB liability	645,232
Increase (Decrease) in deferred inflows	(258,513)
Increase (Decrease) in security/trust deposits	<u>49,214</u>
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	<u>\$ 2,018,660</u>

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

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 1 - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY:

A. Introduction:

The financial statements of the Authority have been prepared in conformity with Generally Accepted Accounting Principles (GAAP). The following summary of the more significant accounting policies is presented to assist the reader in interpreting these financial statements, and should be viewed as an integral part of this report.

B. Organization:

The Housing Authority of the City of Greenville ("The Authority") is a public body and a body corporate and politic organized under the laws of the State of North Carolina by the City of Greenville for the purpose of providing adequate housing for qualified low-income individuals. To accomplish this purpose, the City appoints a Governing Board, but the Board designates its own management. Additionally, the Authority has entered into annual contribution contracts with the U. S. Department of Housing and Urban Development ("HUD") to be the administrator of the housing and housing related programs described herein. The Authority is not subject to Federal or State income taxes and is not required to file Federal or State income tax returns.

C. Reporting Entity:

In determining how to define the reporting entity, management has considered all potential component units by applying the criteria set forth in Section 2100 and 2600 of the *Codification of Government Accounting Standards Board and Financial Accounting Standards Board and Statement Number 14 of the Government Accounting Standards Board, the Financial Reporting Entity*.

Financial Accountability - The Authority is responsible for its debts, does not impose a financial burden on the City of Greenville and is entitled to all surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

Appointment of a Voting Majority - The Authority is governed by a Board of Commissioners appointed by the City Council and has governance responsibilities over all activities related to all housing activities within the City of Greenville. The Board of Commissioners has decision making authority and the power to designate management. The members do not serve at the discretion of the City; i.e., they can be removed only for cause. The Authority's Board elects its own chairperson.

Imposition of Will - The City has no influence over the management, budget, or policies of the Authority. The Authority's Board of Commissioners has the responsibility to significantly influence the Authority's operations. This includes, but is not limited to, adoption of the budget, personnel management, sole title to, and residual interest in all assets (including facilities and properties), signing contracts, issuing bonds, and deciding which programs are to be provided. On the basis of the application of these criteria, the Authority is a legally separate entity that is fiscally independent of other governments. Other than the blended component units of the Authority, there are no other entities that are to be reported as component units of the Authority, nor for the Authority to be included in the City of Greenville financial reports; therefore, the Authority reports independently. The review of the Authority's budgets, annual contributions contract, minutes of the Board of Commissioner's meetings, cash receipts and cash disbursements for the reporting period disclosed that the Authority operated the following programs:

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2024

(Continued)

NOTE 1 - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

C. Reporting Entity: (Cont'd)

Low-Income Public Housing: The objective of this program is to provide decent, safe and sanitary housing and related facilities for eligible low-income families and elderly tenants. Funding for this program was acquired through advances from HUD.

Capital Fund Program: The objective of this program is to improve the physical condition of the Low-Income Public Housing units and to upgrade the management of the program.

Housing Choice Voucher Program: Under the Housing Choice Voucher Program, the Authority administers contracts with landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rents at 30% of household income.

Section Eight New Construction: The objective of this program is to provide rental assistance in connection with the development of newly constructed rental housing financed with any type of construction or permanent financing.

Continuum of Care: The objective of this program is to provide housing and supportive services for hard to serve homeless persons with disabilities and their families.

Family Self-Sufficiency: The objective of this program is to enable HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.

Housing Counseling: The objective of this program is to provide counseling and advice to tenants and homeowners, both current and prospective, with respect to property maintenance and financial management and literacy.

Housing Opportunities for Persons with AIDS: The objective of this program is to provide housing for eligible low-income persons and their families living with HIV/AIDS.

Other Programs: The Authority also operates the FSS Escrow Forfeiture, Mainstream, Emergency Housing Voucher, Emergency Food and Shelter National Board Program and HSCP programs which are designed to assist families with other emergency needs and supportive services as they arise.

Component Units: The Authority operates two nonprofit corporations to assist with its mission of furthering affordable housing:

Greenville Housing Development Corporation – A nonprofit corporation of which the Authority has controlling ownership and fiscal responsibility to purchase and develop affordable housing properties including Crystal Springs Apartments, Verdura Apartments, and Life House. These programs are presented in the Component Unit column of the Financial Data Schedule that is included as supplemental information in this report.

University Towers – A nonprofit corporation wholly owned by the Authority established to administer Section 8 housing units to lower-income tenants through Housing Assistance Subsidy. (HAP Contract A-79-352). This program is presented in the Business Activities column of the Financial Data Schedule that is included as supplemental information in this report.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 1 - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

D. Basis of Presentation, Basis of Accounting and Measurement Focus:

Basis of Accounting - The Authority uses the accrual basis of accounting in the proprietary funds. Under this method, revenues are recorded when earned, and expenses are recorded when liabilities are incurred, regardless of when the related cash flow takes place.

Basis of Presentation - The financial statements of the Authority are presented from a fund perspective. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain Authority functions. The fund is a separate accounting entity with a self-balancing set of accounts. The accounting and financial reporting method applied by a fund is determined by the fund's measurement focus. The accounting objectives are a determination of net income, financial position and cash flows. All assets and liabilities associated with the Proprietary Fund's activities are included on the Statement of Net Position. The Authority uses the following fund:

Proprietary fund:

Enterprise fund - This type of fund is reported using an economic resources measurement focus. Additionally, it is used to account for operations that are financed and operated in a manner similar to private businesses where a fee is charged to external users for services provided.

E. Revenues and Expenses:

Revenues and expenses are recognized in essentially the same manner as used in commercial accounting. Revenues relating to the Authority's operating activities, including rental related income, interest income, and other sources of revenues are recognized in the accounting period in which they are earned. Other major sources of revenues include the operating subsidy from HUD and other HUD funding for capital and operating expenses.

F. Encumbrances:

Encumbrances represent commitments related to unperformed contracts for goods or services. The Authority does not utilize encumbrance accounting.

G. Budgets:

The Authority adopts budgets on the basis of accounting consistent with the basis of accounting for the fund to which the budget applies. The Authority prepares annual operating budgets, which are formally adopted by its governing Board of Commissioners. The budgets for programs funded by HUD form the basis of the Federal Financial Assistance received through HUD. Budgets are adopted for each of the following programs: Capital Fund Program, Low-Income Public Housing, Housing Choice Vouchers, Section 8 Moderate Rehabilitation and Component Units.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 1 - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

H. Use of Estimates:

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

I. Inventories:

Inventories are recorded at cost using the moving average method. If inventory falls below cost due to damage, deterioration or obsolescence, the Authority establishes an allowance for obsolete inventory. In accordance with the consumption method, inventory is expensed when items are placed in service.

J. Capital Assets and Depreciation:

Capital assets are stated at historical cost. Donated capital assets are stated at their fair value on the date donated. This includes site acquisition and improvement, structures, and equipment. All infrastructure assets were capitalized at the conclusion of development, then the public infrastructures were dedicated to the City of Greenville for maintenance and repairs. The current adopted capitalization amount is \$1,500.

Depreciation of exhaustible capital assets used by proprietary funds is charged as an expense against operations, and accumulated depreciation is normally reported on the proprietary funds' Statement of Net Position. Depreciation is computed using the straight-line method.

The estimated useful lives for each major class of depreciable capital assets are as follows:

Buildings, improvements, and infrastructure	15-30 years
Furniture, fixtures, and equipment	3-15 years
Vehicles	5-7 years
Specialized use equipment	2-10 years

K. Deferred outflows/inflows of resources:

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources that represents a consumption of net position that applies to a future period and will not be recognized as an expense until that time. The Authority has some items that meet these criteria for either pension and/or Other Post Employee Benefits (OPEB) which may include contributions made subsequent to the measurement date and deferrals due to changes in earnings, experience, assumptions, and employer proportions.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources that represents an acquisition of net position that applies to a future period and will not be recognized as revenue until that time. The Authority has some items that meet these criteria for either pension and/or OPEB including earnings, experience, and employer proportions that result in a deferred inflow.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 1 - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

L. Collection Losses:

Collection losses on accounts receivable are expensed, in the appropriate Fund, on the specific write-off method.

M. Insurance:

The primary technique used for risk financing is the purchase of insurance policies from commercial insurers that include a large deductible amount. The use of a large deductible clause reduces the cost of insurance. If losses occur, the portion of the uninsured loss is not expected to be significant with respect to the financial position of the Authority. The Authority acquires required insurance coverage through a risk retention pool. As of the date of the field work, the Authority had required coverage in force.

N. Cash and Investments:

1. The Authority cash and cash equivalents are considered to be cash on hand, demand deposits, and short term investments with an original maturity of three months or less when purchased to be cash equivalents.

2. Investments are stated at fair value except for U. S. Treasury Bills, which are reported at amortized cost. The Authority reports all money market investments having a remaining maturity at time of purchase of one year or less at amortized cost. Investment securities are normally held to mature at par value and adjustments are made to the investment portfolio to reflect increases/ (decreases) in gains made.

O. Compensated Absences:

Compensated absences are absences for which employees will be paid, i.e., vacation, and other approved leave. In accordance with GASB Statement No.16, *Accounting for Compensated Absences*, the Authority accrues the liability for those absences that the employee has earned the rights to the benefits. Accrued amounts are based on the current salary rates. Full-time, permanent employees are granted vacation leave benefits in varying amounts to specified maximums depending on tenure with the Authority. Vacation pay is recorded as an expense and related liability in the year earned by the employees.

P. Operating Revenue:

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are charges to customers for rents. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Subsidies received from HUD or other grantor agencies, for operating purposes, are recorded as operating revenue in the operating statement while capital grant funds are added to the net position below the non-operating revenue and expense.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 1 - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

Q. Board Terms:

The terms of the Board are as follows:

Gwendolyn Greene, Chairperson	May 2027
Luke Stavish, Vice Chairperson*	May 2028
Garrett Taylor	May 2024
Shirley Williams	May 2025
Gary Davis	May 2026
Joann Harkley	May 2027
Ebony Harris	May 2025

In addition to the Commissioners, the Administrator of the Housing Authority was Ed Bland, who serves as the Executive Director for the Authority.

*Resigned March 25, 2024

R. New Pronouncements:

During FY 2024, the Authority did not implement any new pronouncement that would have a material effect on the financial statements.

NOTE 2 - ASSETS AND LIABILITIES:

A. Cash and Investments:

All deposits of the Housing Authority of the City of Greenville are either insured or collateralized by using the Dedicated Method whereby all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Authority's agents in these units' names. The Housing Authority of the City of Greenville has no policy regarding custodial credit risk for deposits.

At September 30, 2024, the Authority deposits had a carrying amount of \$14,602,867 and a bank balance of \$14,979,049. Of the bank balances held in various financial institutions, \$1,054,601 was covered by federal depository insurance and the remainder was covered by collateral held under the dedicated method. At September 30, 2024, the Authority petty cash funds totaled \$100.

Of the Cash & Cash Equivalents, \$262,332 is restricted for security deposits, \$162,924 for FSS Escrows, \$11,419 for Mainstream Vouchers, \$84,091 for Emergency Housing Vouchers, \$121,054 for FSS Forfeiture, and \$838,457 for operating, replacement, tax and insurance reserves, and amounts held for lease to own City of Greenville houses (assets held for sale).

Interest rate risk – As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority typically limits its investment portfolio to maturities of 12 months or less. The Housing Authority of the City of Greenville has no specific policy regarding interest rate risk.

Credit risk – The Authority has no policy regarding credit risk.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 2 - ASSETS AND LIABILITIES: (Cont'd)

A. Cash and Investments: (Cont'd)

Custodial credit risk - For an investment, the custodial risk is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. All investments in repurchase agreements are collateralized by the securities and held by the counterparty, or by its trust department. The Authority has no policy on custodial credit risk.

Concentration of credit risk – The Authority places no limit on the amount that the Authority may invest with any one issuer. The Authority has no policy regarding concentration of credit risk.

Collateralization:

As of September 30, 2024, the following securities were pledged as collateral to secure the deposits of the Housing Authority of the City of Greenville:

<u>Security</u>	<u>CUSIP</u>	<u>Maturity</u>	<u>Market Value</u>
FMAC	31334XTH2	08/01/49	\$ 1,886,737
FMAC	3133A1S37	02/01/50	16,970
FMAC	3133A1XY3	02/01/50	2,562,787
FNMA	3134GWU95	09/22/25	11,255,365
FHLB	3130ANED8	07/27/26	712,688
FHLB	3130AP4Z5	09/30/26	946,390
FNMA	3136G4Q89	08/19/25	660,550
			<u>\$ 18,041,487</u>

B. Accounts Receivable:

Accounts receivable including applicable allowances for uncollectible accounts at September 30, 2024, consisted of the following:

Accounts receivable tenant's – net of allowance (\$43,204)	\$ 213,243
Accounts receivable – HUD	148,389
Accounts receivable – Other government	269,865
Accounts receivable – miscellaneous	<u>113,271</u>
	<u>\$ 744,768</u>

Eliminated from the consolidated financial statements are interfund receivable amounts of \$515,624.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 2 - ASSETS AND LIABILITIES: (Cont'd)

C. Other Current Assets:

Other current assets at September 30, 2024, consisted of the following:

Prepaid insurance & expenses	\$ 93,683
Inventory materials	193,710
Assets held for sale	<u>146,258</u>
	<u>\$ 433,651</u>

D. Capital Assets:

A summary of changes in capital assets are as follows:

	Beginning Balances	Additions	Decreases/ Dispositions	Transfers/ Depreciation	Ending Balances
Enterprise Activities					
Capital assets not being depreciated:					
Land	\$ 2,018,262	\$ -	(2)	\$ -	\$ 2,018,260
Construction in progress	901,393	75,000	(753,985)	-	222,408
Total capital assets not being depreciated	<u>2,919,655</u>	<u>75,000</u>	<u>(753,987)</u>	<u>-</u>	<u>2,240,668</u>
Buildings, improvements, and infrastructure	65,894,666	791,882	(76,090)	386,164	66,996,622
Furniture & equipment	2,049,656	300,274	(166,181)	(386,164)	1,797,585
Total capital assets being depreciated	<u>67,944,322</u>	<u>1,092,156</u>	<u>(242,271)</u>	<u>-</u>	<u>68,794,207</u>
Less accumulated depreciation for:					
Buildings & improvements	(51,287,101)	-	-	(1,537,318)	(52,824,419)
Furniture & equipment	(1,630,009)	-	186,207	(153,512)	(1,597,314)
Total accumulated depreciation	<u>(52,917,110)</u>	<u>-</u>	<u>186,207</u>	<u>(1,690,830)</u>	<u>(54,421,733)</u>
Total capital assets being depreciated	<u>15,027,212</u>				<u>14,372,474</u>
Enterprise activity capital assets, net	<u>\$ 17,946,867</u>				<u>\$ 16,613,142</u>

E. Accounts Payable:

Accounts payable at September 30, 2024, consisted of the following:

Vendors & contractors	\$ 226,216
A/P – HUD	46,076
Payments in lieu of taxes – City of Greenville	122,062
Tenant security deposits	<u>262,332</u>
	<u>\$ 656,686</u>

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 2 - ASSETS AND LIABILITIES: (Cont'd)

F. Accrued Liabilities and other Current Liabilities:

Accrued liabilities and other current liabilities at September 30, 2024, consisted of the following:

Accrued wages/payroll taxes payable	\$ 4,307
Accrued compensated absences – current portion	48,970
Accrued interest payable	642
Unearned revenue	107,738
Current portion of long-term debt	181,161
FSS escrow liabilities – current portion	57,450
Accrued utilities	<u>163,070</u>
	<u>\$ 563,338</u>

Eliminated from the consolidated financial statements are interfund payable amounts of \$515,624.

G. Long Term Debt:

Long term debt at September 30, 2024, consisted of the following:

LIFE House Loans

On June 1, 2010, with the purchase of LIFE House of Greenville, a low-income rental housing complex, the Authority assumed two loans. The first loan was a promissory note payable to the order of Community Investment Corporation of NC in the principal amount of \$344,080. This note was replaced in July 2012 with a five-year balloon payment note payable to the First Citizens Bank in the amount of \$343,000. Upon each five-year maturity, the note has been modified and extended. The current loan modification dated September 12, 2023, continues the regular monthly payments of \$2,165 with a new interest rate of 4.75% and a maturity date of September 15, 2027. The outstanding balance at year end was \$177,136, of which \$17,954 is considered current. The schedule of annual payments follows:

	<u>Principal</u>	<u>Interest</u>	<u>Payment</u>
2025	\$ 17,954	\$ 8,026	\$ 25,980
2026	18,725	7,255	25,980
2027	<u>140,457</u>	<u>6,633</u>	<u>147,090</u>
	<u>\$ 177,136</u>	<u>\$ 21,914</u>	<u>\$ 199,050</u>

The second, a loan payable through the North Carolina Housing Finance Agency (NCHFA) of \$2,292,840 as of September 30, 2024, is a noncurrent loan with a maturity date of March 29, 2035. The principal balance of the loan shall automatically be reduced by 10% of the original principal amount of the loan on the date nine years prior to maturity and continue to be automatically reduced by 10% of the original principal amount of the loan each succeeding year such that on the maturity date the outstanding principal balance due will be \$0. The loan is currently accruing no interest and is considered long-term.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 2 - ASSETS AND LIABILITIES: (Cont'd)

G. Long Term Debt: (Cont'd)

GHDC Loan

On July 8, 2009, the Authority entered into an agreement with the City of Greenville for a Promissory Note in the amount of \$315,000. This is a noncurrent loan with a maturity date of January 8, 2027. Prior year payments totaled \$170,000, leaving a remaining outstanding balance of \$145,000. The loan is currently accruing no interest and is considered long-term.

Verdura Apartments Loan

A loan payable through the North Carolina Housing Finance Agency (NCHFA) of \$1,164,513 as of September 30, 2024, is a noncurrent loan with a maturity date of August 1, 2039. The loan proceeds were used to construct 12 units for individuals living independently with disabilities, a development known as the Verdura Apartments. The loan is currently accruing no interest and is considered long-term.

Crystal Springs Loans

On November 19, 2009, the Authority entered into a loan agreement with the North Carolina Housing Finance Agency (NCHFA) under the Tax Credit Exchange Program for Crystal Springs Apartments. The loan amount of \$4,114,096 is a noncurrent loan with a maturity date of December 31, 2025. The loan is currently accruing no interest and is considered long-term.

On November 19, 2009, the Authority entered into a loan agreement with the North Carolina Housing Finance Agency (NCHFA) under the Tax Credit Exchange Program for Crystal Springs Apartments. The loan amount of \$1,227,772 is a noncurrent loan with a maturity date of December 1, 2039. The loan is currently accruing no interest and is considered long-term.

On December 21, 2011, the Authority entered into an agreement with the City of Greenville for a Promissory Note in the amount of \$256,000, maturing December 15, 2031 with an interest rate of 2.00%. Regular monthly payments are \$1,295. The outstanding balance at year end was \$104,692, of which \$13,573 is considered current. The schedule of annual payments follows:

	<u>Principal</u>	<u>Interest</u>	<u>Payment</u>
2025	\$ 13,573	\$ 1,967	\$ 15,540
2026	13,846	1,694	15,540
2027	14,124	1,416	15,540
2028	14,406	1,134	15,540
2029	14,814	726	15,540
2030-2031	<u>33,929</u>	<u>1,036</u>	<u>34,965</u>
	<u>\$ 104,692</u>	<u>\$ 7,973</u>	<u>\$ 112,665</u>

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 2 - ASSETS AND LIABILITIES: (Cont'd)

G. Long Term Debt: (Cont'd)

On December 21, 2011, the Authority entered into an agreement with the Centrant Community Capital, Inc. (Formerly Community Investment Corporation of NC or CICCAR) for a Permanent Loan in the amount of \$880,627, maturing January 1, 2042 with an interest rate of 6.50% for years one through eighteen. The interest rate for years nineteen through thirty will be based on the Ten-Year Treasury Constant Maturity rate plus 2.5%, not to exceed 10.5% or fall below 6.5%. Regular monthly payments are \$5,567 for years one through eighteen and then adjusted for subsequent years based on the interest rate. The outstanding balance at year end was \$691,519, of which \$20,585 is considered current. The schedule of annual payments follows:

	<u>Principal</u>	<u>Interest</u>	<u>Payment</u>
2025	\$ 20,585	\$ 46,219	\$ 66,804
2026	22,518	44,286	66,804
2027	24,026	42,778	66,804
2028	25,636	41,168	66,804
2029	27,203	39,601	66,804
2030-2034	177,990	156,030	334,020
2035-2039	246,128	87,892	334,020
2040-2042	147,433	8,623	156,056
	<u>\$ 691,519</u>	<u>\$ 466,597</u>	<u>\$ 1,158,116</u>

On December 21, 2011, the Authority entered into a Rental Production Program loan agreement with the North Carolina Housing Finance Agency (NCHFA) for the Crystal Springs Apartments in an amount of \$793,500, with a maturity date of January 1, 2028, and an interest rate of 2.00%. Regular monthly payments increase each year. The outstanding balance at year end was \$188,989, of which \$65,387 is considered current. The schedule of annual payments follows:

	<u>Principal</u>	<u>Interest</u>	<u>Payment</u>
2025	\$ 65,387	\$ 1,899	\$ 67,286
2026	67,914	658	68,572
2027	52,281	589	52,870
2028	3,407	6	3,413
	<u>\$ 188,989</u>	<u>\$ 3,152</u>	<u>\$ 192,141</u>

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 2 - ASSETS AND LIABILITIES: (Cont'd)

G. Long Term Debt: (Cont'd)

University Towers Loan

On March 25, 2020 the Authority entered into a loan agreement with First Citizens Bank. The loan is for \$653,000 and bears interest at 3.45%. Interest only payments were required through December 25, 2020. Thereafter, monthly payments of \$6,457 were required beginning January 25, 2021, with a final maturity date of December 25, 2030. The outstanding balance at year end was \$430,580, of which \$63,662 is considered current. The schedule of annual payments follows:

	<u>Principal</u>	<u>Interest</u>	<u>Payment</u>
2025	\$ 63,662	\$ 13,826	\$ 77,488
2026	65,872	11,616	77,488
2027	68,181	9,307	77,488
2028	70,571	6,917	77,488
2029	72,479	5,009	77,488
2030	<u>89,815</u>	<u>7,044</u>	<u>96,859</u>
	<u>\$ 430,580</u>	<u>\$ 53,719</u>	<u>\$ 484,299</u>

Long-term debt totals and allocations are as follows:

	<u>Operating Debt</u>	<u>Capital Debt</u>	<u>Total as of 9/30/2024</u>
Current	\$ -	\$ 181,161	\$ 181,161
Long-term	<u>513,303</u>	<u>9,842,673</u>	<u>10,355,976</u>
Total	<u>\$ 513,303</u>	<u>\$ 10,023,834</u>	<u>\$ 10,537,137</u>

H. Non-current Liabilities:

Non-current liabilities at September 30, 2024, consisted of the following:

	<u>Balance at October 1, 2023</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at September 30, 2024</u>	<u>Current Portion of Balance</u>
Long-term debt payable	\$ 10,712,567	\$ -	\$ (175,430)	\$ 10,537,137	\$ 181,161
Compensated absences	219,723	76,636	(107,252)	189,107	48,970
Net pension liability	2,083,888	-	(106,007)	1,977,881	-
OPEB	2,560,269	751,239	-	3,311,508	-
FSS escrows	<u>120,468</u>	<u>42,456</u>	<u>-</u>	<u>162,924</u>	<u>56,721</u>
Total noncurrent liabilities	<u>\$ 15,696,915</u>	<u>\$ 870,331</u>	<u>\$ (388,689)</u>	<u>\$ 16,178,557</u>	<u>\$ 286,852</u>

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
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NOTE 3 - RESTRICTED NET POSITION:

As of September 30, 2024, the Authority had \$209,938 in restricted net position. Of this amount, \$84,091 for Emergency Housing Vouchers, \$114,428 for FSS Escrow Forfeiture, and \$11,419 for Mainstream Vouchers.

NOTE 4 - RISK MANAGEMENT:

The Authority is exposed to various risks of loss related to torts, theft, or damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Claim liabilities are reported when it is probable that a loss has occurred, and the amount of that loss can be reasonably estimated. There have been no significant reductions in insurance coverage in the prior year and settled claims from these risks have not exceeded commercial coverage in any of the last three fiscal years.

In accordance with G.S. 159-29, the Authority's finance officer is individually bonded for \$1,000,000.

NOTE 5 - ANNUAL CONTRIBUTIONS BY FEDERAL AGENCIES:

Annual Contributions Contract A-4041- Pursuant to the Annual Contributions Contract, HUD contributes an operating subsidy as approved in the operating budget. HUD contributions for the year ended September 30, 2024, totaled \$4,118,088.

Annual Contributions Contract A-3550 and A-3259 – Section 8 programs provide for housing assistance payments to private owners of residential units on behalf of eligible low or very low-income families. The program provides for such payments with respect to existing and moderately rehabilitated housing covering the difference between the maximum rental on a dwelling unit and the amount of rent contribution by a participating family and related administrative expense.

HUD contributions for the year ended September 30, 2024, follows:

Housing Choice Vouchers	\$ 4,099,777
Mainstream Vouchers	199,270
Emergency Housing Vouchers	336,641
Section 8 New Construction – University Towers	<u>315,678</u>
	<u>\$ 4,951,366</u>

NOTE 6 - EMPLOYEE RETIREMENT PLAN:

Plan Description

The Housing Authority of the City of Greenville (HACG) is a participating employer in the statewide Local Governmental Employees' Retirement System (LGERS), a cost-sharing multiple-employer defined benefit pension plan administered by the State of North Carolina. LGERS membership is comprised of general employees and local law enforcement officers (LEOs) of participating local governmental entities. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly.

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NOTES TO FINANCIAL STATEMENTS
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(Continued)

NOTE 6 - EMPLOYEE RETIREMENT PLAN: (Cont'd)

Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members – nine appointed by the Governor, one appointed by the State Senate, one appointed by the State House of Representatives, and the State Treasurer and State Superintendent, who serve as ex-officio members. The Local Governmental Employees' Retirement System is included in the Annual Comprehensive Financial Report for the State of North Carolina. The State's Annual Comprehensive Financial Report includes financial statements and required supplementary information for LGERS. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, by calling (919) 981-5454, or at www.osc.nc.gov.

Benefits Provided

LGERS provides retirement and survivor benefits. Retirement benefits are determined as 1.85% of the member's average final compensation times the member's years of creditable service. A member's average final compensation is calculated as the average of a member's four highest consecutive years of compensation. Plan members are eligible to retire with full retirement benefits at age 65 with five years of creditable service, at age 60 with 25 years of creditable service, or at any age with 30 years of creditable service. Plan members are eligible to retire with partial retirement benefits at age 50 with 20 years of creditable service or at age 60 with five years of creditable service. Survivor benefits are available to eligible beneficiaries of members who die while in active service or within 180 days of their last day of service and who have either completed 20 years of creditable service regardless of age or have completed five years of service and have reached age 60. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions. The plan does not provide for automatic post-retirement benefit increases. Cost of living benefit increases are contingent upon investment gains of the plan at the discretion of the LGERS Board of Trustees, except as authorized by the General Assembly.

Contributions

Contribution provisions are established by General Statute 128-30 and may be amended only by the North Carolina General Assembly. HACG employees are required to contribute 6% of their compensation. Employer contributions are actuarially determined and set annually by the LGERS Board of Trustees. The HACG's contractually required contribution rate, including the portion for provision of the death benefit, of 12.16% of compensation for the fiscal year ended June 30, 2024, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year. Contributions to the pension plan from the HACG, including the portion for the provision of the death benefit, were \$498,454 for the fiscal year ended September 30, 2024.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 6 - EMPLOYEE RETIREMENT PLAN: (Cont'd)

Fiscal Year	Total Contributions	Employee Contributions	Employer Contributions	Covered Payroll
2024	\$ 498,454	\$ 156,797	\$ 341,657	\$ 2,613,611
2023	507,611	166,245	341,366	2,770,752
2022	472,748	161,100	311,648	2,685,007
2021	401,783	145,899	255,884	2,431,654
2020	369,429	144,217	225,212	2,403,603
2019	315,582	133,808	181,774	2,230,120
2018	298,422	131,087	167,335	2,184,781
2017	273,058	122,138	150,920	2,035,652
2016	252,762	117,328	135,434	1,955,467
2015	246,205	113,675	132,530	1,894,592
2014	241,944	111,069	130,875	1,851,137
2013	263,952	123,572	140,380	2,059,534
2012	272,323	126,636	145,687	2,110,594
2011	258,327	123,309	135,018	2,055,147
2010	221,370	117,503	103,867	1,958,381
2009	196,172	108,157	88,015	1,802,615
2008	176,216	97,178	79,038	1,619,635
2007	172,051	94,881	77,170	1,581,347
2006	168,279	92,740	75,539	1,545,671

Refunds of Contributions

HACG employees who have terminated service as a contributing member of LGERS, may file an application for a refund of their contributions. By state law refunds to members include interest, currently 4% per year, regardless of the number of years of retirement service credit or of the reason for separation from service. State law requires a 60-day waiting period after service termination before the refund may be paid. The acceptance of a refund payment cancels the individual's right to any other retirement or survivor benefit provided by LGERS.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources

At September 30, 2024, the HACG reported a liability of \$1,977,881 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2023. The total pension liability was then rolled forward to the measurement date of June 30, 2024 utilizing update procedures incorporating the actuarial assumptions.

The HACG's proportion of the net pension liability was based on a projection of the HACG's long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating LGERS employers, actuarially determined. At June 30, 2024 (measurement date), the HACG's proportion was 0.13349%, a decrease of 0.002124% from its proportion measured as of June 30, 2023.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 6 - EMPLOYEE RETIREMENT PLAN: (Cont'd)

	Net Pension Liability as of 9/30/2023	Net Pension Liability as of 9/30/2024	Percent of Collective NPL
Employer Proportionate Share	\$ 2,083,888	\$ 1,977,881	0.013349%
	Pension Expense as of 9/30/24		
Employer Proportionate Share	\$ 614,735		

For the year ended September 30, 2024, the HACG recognized pension expense of \$614,735. At September 30, 2024, the HACG reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between actual and expected experience	\$ 346,600	\$ 2,330
Changes of assumptions	-	-
Net difference between projected and actual investment earnings on plan investments	268,892	-
Changes in proportion and differences between employer contributions and proportional share of contributions	36,211	82,651
Difference between actual and expected contributions	-	-
Contributions subsequent to the measurement date	78,206	
Total	\$ 729,909	\$ 84,981

Of the above amounts, \$78,206 reported as deferred outflows of resources related to pensions resulting from HACG contributions subsequent to the measurement date will be recognized as a decrease of the net pension liability in the year ended September 30, 2025. Other amounts reported as deferred inflows and outflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30:	
2025	\$ 149,253
2026	\$ 392,631
2027	\$ (8,435)
2028	\$ 33,273
Thereafter	\$ -

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 6 - EMPLOYEE RETIREMENT PLAN: (Cont'd)

Actuarial Assumptions

The total pension liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Valuation Date	December 31, 2023
Experience Study	December 31, 2019
Actuarial Cost Method	Entry Age Normal Cost Method
Amortization Method	Level Dollar Closed
Amortization Period	12 year closed periods
Asset Valuation Method	Asset returns in excess of or less than expected return on market value of assets reflected over a five-year period (not greater than 120% of market value and not less than 80% of market value)
Inflation	2.5%
Salary Increase	3.25% to 8.25% (varies by service), including 3.25% inflation and productivity factor
Investment rate of return	6.50%, net of pension plan investment expense, including inflation

The plan currently uses mortality tables that vary by age, gender, employee group (i.e. general, law enforcement officer) and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2023, valuation were based on the results of an actuarial experience study for the period January 1, 2015 through December 31, 2019.

Future ad hoc COLA amounts are not considered to be substantively automatic, and are, therefore, not included in the measurement.

The projected long-term investment returns and inflation assumptions are developed through review of current and historical capital markets data, sell-side investment research, consultant whitepapers, and historical performance of investment strategies. Fixed income return projections reflect current yields across the U.S. Treasury yield curve and market expectations of forward yields projected and interpolated for multiple tenors and over multiple year horizons. Global public equity return projections are established through analysis of the equity risk premium and the fixed income return projections. Other asset categories and strategies' return projections reflect the foregoing and historical data analysis. These projections are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2024 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Fixed Income	33%	0.9%
Global Equity	38%	6.5%
Real Estate	8%	5.9%
Alternatives	8%	8.2%
Opportunistic Fixed Income	7%	5.0%
Inflation Sensitive	6%	2.7%
Total	100%	

<https://www.osc.nc.gov/note-12pdf-0/open>

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 6 - EMPLOYEE RETIREMENT PLAN: (Cont'd)

The information above is based on 30-year expectations developed with an investment consulting firm as part of a study that was completed in early 2023, and is part of the asset, liability, and investment policy for the North Carolina Retirement Systems, including LGERS. The long-term nominal rates of return underlying the real rates of return are arithmetic annualized figures. The real rates of return are calculated from nominal rates by multiplicatively subtracting a long-term inflation assumption of 2.25%. Return projections do not include any excess return expectations over benchmark averages. All rates of return and inflation are annualized.

Discount rate

The discount rate used to measure the total pension liability was 6.50%. The discount rate is in line with the long-term nominal expected return on pension plan investments. The calculation of the net pension liability is a present value calculation of the future net pension payments. These net pension payments assume that contributions from plan members will be made at the current statutory contribution rate and that contributions from employers will be made at the contractually required rates, actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the HACG's proportionate share of the Net Pension Liability (Asset) to the changes in the discount rate

The following presents the HACG's proportionate share of the net pension liability calculated using the discount rate of 6.50 percent, as well as what the HACG's proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.50 percent) or one percentage point higher (7.50 percent) than the current rate:

	Current Discount		
	1% Decrease (5.5%)	Rate (6.5%)	1% Increase (7.5%)
HACG's LGERS Pension Liability (Asset)	\$ 3,628,203	\$ 1,977,881	\$ 616,948

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the separately issued Annual Comprehensive Financial Report for the State of North Carolina.

NOTE 7 - OTHER POSTEMPLOYMENT BENEFITS:

Plan Description

Under the terms of a Board resolution, the Housing Authority provides healthcare benefits to retirees who have at least twenty years of creditable service with the Authority and a full-time equivalency of .75. The future healthcare benefits are available to qualified retirees, and 95% of the cost is paid by the Authority. Based upon a resolution passed by the Board on March 28, 2011, only current employees as of the effective date of April 1, 2011, are eligible for the benefit. Newly hired employees will no longer be eligible.

Funding Policy

The Housing Authority's obligation to contribute to healthcare benefits is established and may be amended by the Board of Commissioners.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 7 - OTHER POSTEMPLOYMENT BENEFITS: (Cont'd)

Annual OPEB Cost and Net OPEB Obligation

The Housing Authority's annual other postemployment benefit (OPEB) cost (expense) is calculated based on the annual service cost, an amount actuarially determined in accordance with the parameters of generally accepted accounting principles. The net OPEB obligation (liability) represents the entire actuarial determined liability and annual service costs less payments made for retiree insurance.

The Housing Authority elected to recognize the initial unfunded liability of \$1,518,190 as of September 30, 2007, instead of amortizing the amount over thirty years. An additional \$472,554 was recognized as of October 1, 2010, a reduction of \$527,695 was recognized as of October 1, 2013, a reduction of \$26,880 was recognized as of October 1, 2016, an additional \$715,916 was recognized as of October 1, 2017, a reduction of \$96,645 was recognized as of October 1, 2018, an additional \$134,816 was recognized as of October 1, 2019, and a reduction of \$1,102,788 was recognized as of October 1, 2021, based on updated actuarial reviews.

Funded Status and Funding Progress

As of September 30, 2024, the accrued liability for benefits was \$3,311,508, all of which was unfunded.

The projection of future benefit payments for an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and healthcare trends. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value assets, consistent with the long-term perspective of the calculations, as adjusted to reflect current employees and participating retirees.

Annual required contribution	\$ 209,267
Interest on net OPEB obligation	0
Adjustment to annual required contribution	<u>0</u>
Annual OPEB cost (expense)	209,267
Contributions made (expense posted)	<u>(209,267)</u>
Net OPEB obligation, end of year	<u>\$ 0</u>

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 7 - OTHER POSTEMPLOYMENT BENEFITS: (Cont'd)

Reported OPEB Liability as of Year Ended September 30, 2023	
Discount Rate	3.97%
Present Value of Future Benefits as of Year End September 30, 2024	\$ 3,449,907
Total OPEB Liability as of Year End September 30, 2024	\$ 3,311,508
Plan Fiduciary Net Position as of Year End September 30, 2024	\$ -
Net OPEB Liability as of Year End September 30, 2024	\$ 3,311,508
Plan Fiduciary Net Position as a Percentage of OPEB Liability	0%
Total Annual Salary (Compensation) based on Valuation Census Information	\$ 576,604
Net OPEB Liability as a Percentage of Annual Salary	574.31%
Total Employee Census Counts for Valuation	
Active Employees	10
Retired Employees	9
Total	19
OPEB Expense	\$ (344,379)

Unfunded Accrued Liability at 09/30/2007	\$ 1,518,890
Fiscal year 2008 service costs less retiree insurance payments	<u>91,769</u>
Unfunded Accrued Liability at 09/30/2008	1,610,659
Fiscal year 2009 service costs less retiree insurance payments	<u>90,754</u>
Unfunded Accrued Liability at 09/30/2009	1,701,413
Fiscal year 2010 service costs less retiree insurance payments	<u>90,855</u>
Unfunded Accrued Liability at 09/30/2010	1,792,268
Fiscal year 2011 service costs less retiree insurance payments	157,384
Fiscal year 2011 ARC adjustment	<u>472,554</u>
Unfunded Accrued Liability at 09/30/2011	2,422,206
Fiscal year 2012 service costs less retiree insurance payments	<u>153,141</u>
Unfunded Accrued Liability at 09/30/2012	2,575,347
Fiscal year 2013 service costs	174,136
Fiscal year 2013 retiree insurance payments	<u>(27,542)</u>
Unfunded Accrued Liability at 09/30/2013	2,721,941
Fiscal year 2014 service costs	129,016
Fiscal year 2014 valuation adjustment	(527,695)
Fiscal year 2014 retiree insurance payments	<u>(36,865)</u>
Unfunded Accrued Liability at 09/30/2014	2,286,397

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 7 - OTHER POSTEMPLOYMENT BENEFITS: (Cont'd)

Fiscal year 2015 service costs	129,016
Fiscal year 2015 retiree insurance payments	<u>(33,238)</u>
Unfunded Accrued Liability at 09/30/2015	2,382,175
Fiscal year 2016 service costs	129,016
Fiscal year 2016 retiree insurance payments	<u>(31,986)</u>
Unfunded Accrued Liability at 09/30/2016	2,479,205
Fiscal year 2017 service costs	110,704
Fiscal year 2017 retiree insurance payments	(38,635)
Fiscal year valuation adjustment	<u>(26,880)</u>
Unfunded Accrued Liability at 09/30/2017	2,524,394
Fiscal year 2018 service costs	135,248
Fiscal year 2018 retiree insurance payments	(43,393)
Fiscal year valuation adjustment	<u>715,916</u>
Unfunded Accrued Liability at 09/30/2018	3,332,165
Fiscal year 2019 service costs	135,248
Fiscal year 2019 retiree insurance payments	(40,593)
Fiscal year valuation adjustment	<u>(96,646)</u>
Unfunded Accrued Liability at 09/30/2019	3,330,174
Fiscal year 2020 service costs	114,653
Fiscal year 2020 retiree insurance payments	(45,542)
Fiscal year amortization of unrecognized amounts	45,023
Fiscal year valuation adjustment	<u>134,816</u>
Unfunded Accrued Liability at 09/30/2020	3,579,124
Fiscal year 2021 and 2022 service costs	20,827
Fiscal year 2021 and 2022 interest on OPEB liability	91,915
Fiscal year 2021 and 2022 changes in assumptions	(1,102,788)
Fiscal year 2021 and 2022 pay as you go	<u>(76,529)</u>
Unfunded Accrued Liability at 09/30/2022	2,512,550
Fiscal year 2023 service costs	21,556
Fiscal year 2023 interest on OPEB liability	93,455
Fiscal year 2023 pay as you go	<u>(67,292)</u>
Unfunded Accrued Liability at 09/30/2023	<u>2,560,269</u>
Fiscal year 2024 service costs	21,739
Fiscal year 2024 interest on OPEB liability	99,812
Changes in assumptions	721,889
Fiscal year 2024 pay as you go	<u>(92,201)</u>
Unfunded Accrued Liability at 09/30/2024*	<u>\$ 3,311,508</u>

*Amount is rolled forward from prior year valuation results.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 7 - OTHER POSTEMPLOYMENT BENEFITS: (Cont'd)

Sensitivity of the HACG's proportionate share of the OPEB liability (asset) to changes in the discount rate

The following presents the HACG's proportionate share of the OPEB liability calculated using the discount rate of 3.97 percent, as well as what the HACG's proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is one percentage point lower (2.97 percent) or one percentage point higher (4.97 percent) than the current rate:

	<u>1.0% Decrease 2.97%</u>	<u>Current Discount Rate 3.97%</u>	<u>1.0% Increase 4.97%</u>
OPEB Liability	\$ 3,991,804	\$ 3,311,508	\$ 2,784,306

Additionally, the following chart presents the HACG's sensitivity analysis with regards to the Healthcare Cost Inflation trend:

	<u>Trend Rate Less 1%</u>	<u>Current Valuation Discount Rate</u>	<u>Trend Rate Plus 1%</u>
OPEB Liability	\$ 2,751,540	\$ 3,311,508	\$ 4,029,999

Deferred Inflows as of September 30, 2024, were \$182,007 and deferred outflows were \$500,041.

Additional information related to the OPEB valuation for retiree coverage may be obtained upon request by contacting Director of Finance, HACG, P.O. Box 1426, Greenville, NC 27835-1426.

NOTE 8 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY:

A. Deficit fund balances:

There were no deficit fund balances in any of the Authority's programs.

B. Expenses over Budget:

Total expenses in the Public Housing Program did exceed the budget during the September 30, 2024, fiscal year.

NOTE 9 - ECONOMIC DEPENDENCY:

Both the PHA Owned Housing Program and the Section 8 Program are economically dependent on annual contributions and grants from HUD. Both programs operate at a loss prior to receiving the contributions and grants.

NOTE 10 - RELATED PARTY TRANSACTIONS:

There were no related party transactions to be reported for the fiscal year ended September 30, 2024.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 11 - SUBSEQUENT EVENTS:

Events that occur after the statement of net position date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the statement of net position are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the statement of net position date require disclosure in the accompanying notes. Management evaluated the activity of the Authority through June 11, 2025 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statement.

NOTE 12 - PRIOR PERIOD ADJUSTMENT:

During the fiscal year, the Authority recorded a prior period adjustment of \$(753,985) that consisted of capital asset depreciation that was double booked in a prior period.

NOTE 13 - BLENDED COMPONENT UNITS:

Below are the financial statements of the Authority's combined Blended Component Units:

FINANCIAL DATA SUBMISSION SUMMARY
COMBINING SCHEDULE OF NET POSITION - COMPONENT UNITS
SEPTEMBER 30, 2024

	Life House	GHDC	Verdura	Crystal Springs	Combined Totals
<u>Current Assets</u>					
Cash & cash equivalents	\$ 224,693	\$ 70,525	\$ 486,018	\$ 599,628	\$ 1,380,864
Accounts receivable - net of allowance	162	6,426	1,063	1,998	9,649
Prepaid expenses	1,455	466	738	3,574	6,233
Assets Held for Sale	-	146,258	-	-	146,258
Inventories	-	-	-	-	-
Total Current Assets	226,310	223,675	487,819	605,200	1,543,004
<u>Noncurrent Assets</u>					
Capital Assets:					
Land	180,000	26,325	32,000	716,040	954,365
Buildings & improvements	2,424,155	2,684	1,188,638	6,107,808	9,723,285
Furniture & equipment	45,759	780	2,730	42,346	91,615
Infrastructure	-	-	-	-	-
Construction in progress	-	222,408	-	-	222,408
	2,649,914	252,197	1,223,368	6,866,194	10,991,673
Less: Accumulated depreciation	(1,115,396)	(2,300)	(457,051)	(2,460,047)	(4,034,794)
Capital Assets, net	1,534,518	249,897	766,317	4,406,147	6,956,879
Other Assets	-	-	-	-	-
Total Noncurrent Assets	1,534,518	249,897	766,317	4,406,147	6,956,879
Deferred Outflows of Resources	7,160	4,550	6,641	26,766	45,117
TOTAL ASSETS & DEFERRED OUTFLOWS	\$ 1,767,988	\$ 478,122	\$ 1,260,777	\$ 5,038,113	\$ 8,545,000

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 13 - BLENDED COMPONENT UNITS: (Cont'd)

FINANCIAL DATA SUBMISSION SUMMARY
COMBINING SCHEDULE OF NET POSITION - COMPONENT UNITS - (Cont'd)
SEPTEMBER 30, 2024

	Life House	GHDC	Verdura	Crystal Springs	Combined Totals
<u>Current Liabilities</u>					
Accounts payable	\$ 3,168	\$ 1,010	\$ 450	\$ 8,069	\$ 12,697
Accrued liabilities	840	(760)	950	1,355	2,385
Unearned revenue	1,179	28,762	1,042	2,285	33,268
Long-term liabilities, capital - current portion	17,954	-	-	99,545	117,499
Inter Program - Due To	7,946	8,478	8,267	129,012	153,703
Tenant security deposits	5,383	2,225	2,570	16,950	27,128
Total Current Liabilities	36,470	39,715	13,279	257,216	346,680
<u>Noncurrent Liabilities</u>					
Mortgage payable, capital - net of current portion	2,399,191	-	1,124,155	5,952,409	9,475,755
Notes payable, operations - net of current portion	52,831	145,000	40,357	275,115	513,303
Accrued compensated absences	1,453	(2,279)	2,831	3,664	5,669
Accrued pension and OPEB liability	32,809	12,330	34,479	112,746	192,364
Other noncurrent liabilities	-	-	-	-	-
Total Noncurrent Liabilities	2,486,284	155,051	1,201,822	6,343,934	10,187,091
TOTAL LIABILITIES	2,522,754	194,766	1,215,101	6,601,150	10,533,771
DEFERRED INFLOWS OF RESOURCES	1,534	529	1,638	5,219	8,920
<u>NET POSITION</u>					
Net Investment in Capital Assets	(882,627)	249,897	(357,838)	(1,645,807)	(2,636,375)
Restricted	-	-	-	-	-
Unrestricted	126,327	32,930	401,876	77,551	638,684
TOTAL NET POSITION	(756,300)	282,827	44,038	(1,568,256)	(1,997,691)
TOTAL LIABILITIES, DEFERRED INFLOWS & NET POSITION	\$ 1,767,988	\$ 478,122	\$ 1,260,777	\$ 5,038,113	\$ 8,545,000

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
(Continued)

NOTE 13 - BLENDED COMPONENT UNITS: (Cont'd)

FINANCIAL DATA SUBMISSION SUMMARY
COMBINING SCHEDULE OF REVENUES, EXPENSES, & CHANGES IN FUND NET POSITION - COMPONENT UNITS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Life House	GHDC	Verdura	Crystal Springs	Combined Totals
<u>Operating Revenues</u>					
Dwelling rent	\$ 169,336	\$ 15,570	\$ 60,177	\$ 408,170	\$ 653,253
Governmental grants & subsidy	-	-	-	-	-
Other income	1,740	7,916	4,564	(1,727)	12,493
Total Operating Revenues	<u>171,076</u>	<u>23,486</u>	<u>64,741</u>	<u>406,443</u>	<u>665,746</u>
<u>Operating Expenses</u>					
Administration	59,389	103,828	34,185	166,559	363,961
Tenant services	2,327	-	150	5,802	8,279
Utilities	18,366	-	5,699	24,285	48,350
Maintenance & operations	29,572	1,607	27,405	108,173	166,757
General expense	6,035	55,663	2,997	14,768	79,463
Housing Assistance Payments	-	-	-	-	-
Depreciation expense	64,440	2,968	30,099	187,319	284,826
Total Operating Expenses	<u>180,129</u>	<u>164,066</u>	<u>100,535</u>	<u>506,906</u>	<u>951,636</u>
Net Operating Income/(Loss)	<u>(9,053)</u>	<u>(140,580)</u>	<u>(35,794)</u>	<u>(100,463)</u>	<u>(285,890)</u>
<u>Nonoperating Revenues/(Expenses)</u>					
Investment income	-	-	-	-	-
Special Item	-	-	-	-	-
Interest & amortization expense	(8,969)	-	-	(52,392)	(61,361)
Net Nonoperating Revenues/(Expenses)	<u>(8,969)</u>	<u>-</u>	<u>-</u>	<u>(52,392)</u>	<u>(61,361)</u>
Net Income/(Loss) before contributions	<u>(18,022)</u>	<u>(140,580)</u>	<u>(35,794)</u>	<u>(152,855)</u>	<u>(347,251)</u>
Capital grant contributions	-	-	-	-	-
Net Increase/(Decrease) in Net Position	<u>(18,022)</u>	<u>(140,580)</u>	<u>(35,794)</u>	<u>(152,855)</u>	<u>(347,251)</u>
Total Net Position - beginning	(738,278)	423,407	79,832	(1,415,401)	(1,650,440)
Prior period adjustments	-	-	-	-	-
Transfer of equity	-	-	-	-	-
Total Net Position - ending	<u>\$ (756,300)</u>	<u>\$ 282,827</u>	<u>\$ 44,038</u>	<u>\$ (1,568,256)</u>	<u>\$ (1,997,691)</u>

**HOUSING AUTHORITY OF THE
CITY OF GREENVILLE
Greenville, North Carolina**

REQUIRED SUPPLEMENTARY INFORMATION

YEAR ENDED SEPTEMBER 30, 2024

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2024

Schedule of Funding Progress

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) Projected Unit Credit (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll ((b-a)/c)
10/1/2017	-	3,330,174	3,330,174	0	997,610	334%
10/1/2019	-	3,579,125	3,579,125	0	971,092	369%
10/1/2021	-	2,512,550	2,512,550	0	1,076,254	233%
10/1/2023	-	3,311,508	3,311,508	0	2,613,611	127%

Schedule of Employer Contributions

Year Ending	Annual Required Contribution	Percentage Contributed
9/30/2011	\$ 174,136	100%
9/30/2012	\$ 174,136	100%
9/30/2013	\$ 174,136	100%
9/30/2014	\$ 129,016	100%
9/30/2015	\$ 129,016	100%
9/30/2016	\$ 129,016	100%
9/30/2017	\$ 110,704	100%
9/30/2018	\$ 135,248	100%
9/30/2019	\$ 135,248	100%
9/30/2020	\$ 114,653	100%
9/30/2021	\$ 116,579	100%
9/30/2022	\$ 112,742	100%
9/30/2023	\$ 115,011	100%
9/30/2024	\$ 209,267	100%

The information presented in the required supplementary schedules was determined as part of the actuarial valuations on the dates indicated.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2024

Proportionate Share of Net Pension Liability (Asset)
Required Pension Supplementary Information
Last Ten Fiscal Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
% proportion of the Net Pension Liability (Asset)	0.02932%	0.02791%	0.02657%	0.02700%	0.02812%	0.02669%	0.03165%	0.03021%	0.03146%	0.01335%
Proportion of the Net Pension Liability (Asset)	\$ 131,586	\$ 592,344	\$ 405,916	\$ 640,532	\$ 767,935	\$ 953,747	\$ 485,383	\$ 1,704,275	\$ 2,083,888	\$ 1,977,880
Covered Employee Payroll	\$ 1,894,592	\$ 1,955,467	\$ 2,035,652	\$ 2,184,781	\$ 2,230,120	\$ 2,403,603	\$ 2,431,654	\$ 2,685,007	\$ 2,770,752	\$ 2,613,611
Proportionate Share of NPL as % of Covered Payroll	6.95%	30.29%	19.94%	29.32%	34.43%	39.68%	19.96%	63.47%	75.21%	75.68%
Plan fiduciary net position as a % of total pension liability	98.09%	91.47%	94.18%	91.63%	90.86%	88.61%	95.51%	84.14%	82.49%	82.49%

Contributions
Required Pension Supplementary Information
Last Ten Fiscal Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Contractually Required Contribution	\$ 130,778	\$ 133,478	\$ 148,938	\$ 165,311	\$ 179,716	\$ 223,600	\$ 254,424	\$ 310,037	\$ 341,366	\$ 341,657
Contributions in relation to Contractually Required Contribution	130,778	133,478	148,938	165,311	179,716	223,600	254,424	310,037	341,366	341,657
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered Employee Payroll	\$ 1,894,592	\$ 1,955,467	\$ 2,035,652	\$ 2,184,781	\$ 2,230,120	\$ 2,403,603	\$ 2,431,654	\$ 2,685,007	\$ 2,770,752	\$ 2,613,611
Contributions as a % of Covered Employee Payroll	6.903%	6.826%	7.316%	7.566%	8.059%	9.303%	10.463%	11.547%	12.320%	13.072%

**HOUSING AUTHORITY OF THE
CITY OF GREENVILLE
Greenville, North Carolina**

SINGLE AUDIT SECTION

YEAR ENDED SEPTEMBER 30, 2024



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT
AUDITING STANDARDS**

Board of Commissioners
Housing Authority of the City of Greenville
Greenville, North Carolina 27835

Greensboro Office
Public Housing Division
1500 Pincroft Rd., Asheville Bldg.
Greensboro, North Carolina 27407

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 the Housing Authority of the City of Greenville, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Greenville's basic financial statements, and have issued our report thereon dated June 11, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Housing Authority of the City of Greenville's internal control over financial reporting (internal control) as a basis for designing 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 Housing Authority of the City of Greenville's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Greenville's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Housing Authority of the City of Greenville'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 or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Greenville's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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 entity'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.

Rector, Reeder & Lofton, PC
Certified Public Accountants

Loganville, Georgia
June 11, 2025



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY UNIFORM GUIDANCE, AND THE STATE SINGLE AUDIT IMPLEMENTATION ACT

Board of Commissioners
Housing Authority of the City of Greenville
Greenville, North Carolina 27835

Greensboro Office
Public Housing Division
1500 Pinecroft Rd., Asheville Bldg.
Greensboro, North Carolina 27407

Report on Compliance for Each Major Federal Program

Qualified and Unmodified Opinions

We have audited the Housing Authority of the City of Greenville's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Housing Authority of the City of Greenville's major federal programs for the year ended September 30, 2024. The Housing Authority of the City of Greenville's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Qualified Opinion on ALN 14.871 Housing Choice Vouchers Program and ALN 14.267 Continuum of Care

In our opinion, except for the noncompliance described in the Basis for Qualified and Unmodified Opinions section of our report, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on *ALN 14.871 Housing Choice Vouchers Program and ALN 14.267 Continuum of Care*, for the year ended September 30, 2024.

Unmodified Opinion on Each of the Other Major Federal Programs

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its other major federal programs identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs for the year ended September 30, 2024.

Basis for Qualified and Unmodified Opinions

We conducted our audit of compliance in accordance with the auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and the State Single Audit Implementation Act. Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Matters Giving Rise to Qualified Opinion ALN 14.871 Housing Choice Vouchers Program and ALN 14.267 Continuum of Care

As described in the accompanying schedule of findings and questioned costs, the Authority did not comply with requirements regarding *ALN 14.871 Housing Choice Vouchers Program and ALN 14.267 Continuum of Care* as described in findings numbered 2024-001 and 2024-002 for Eligibility.

Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements applicable to that program.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, Uniform Guidance, and State Single Audit Implementation Act will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error; as fraud may involve override of internal control. Non-compliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, Uniform Guidance, and the State Single Audit Implementation Act, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate to those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be material weaknesses and significant deficiencies.

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 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. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2024-001 and 2024-002, to be significant deficiencies.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the internal control over compliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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.

Rector, Reeder & Lofton, PC
Certified Public Accountants

Loganville, Georgia
June 11, 2025

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended September 30, 2023, contained two formal audit findings. Their status follows:

Finding 2023-001 – Housing Choice Voucher Tenant Files – Eligibility – Internal Control over Tenant Files - Noncompliance & Significant Deficiency

Housing Choice Voucher Program – ALN 14.871

Condition & Cause:

We reviewed forty-two (42) Housing Choice Voucher tenant files and noted eleven (11) files that were out of compliance, or 26.2% of our sample. The discrepancies noted in the files are as follows:

- Three (3) instances of an annual reexamination that was completed late;
- Three (3) instances of HAP register disagreement due to delayed End of Participation (EOP) processing;
- Three (3) instances of improper income verification;
- Four (4) instances of omitted zero income procedures outlined in the Agency's Admin Plan;
- One (1) instance of missing annual inspection documentation;
- One (1) instance of missing HUD form 9886; and
- Two (2) instances of missing EIV

We reviewed the HAP ledgers for the three (3) files which did not agree with the HAP register due to a delay in processing the participant's EOP. In each case, we found that the landlord did not receive HAP improperly.

In the current year, we have noted similar errors and *this finding continues as finding 2024-001.*

Finding 2023-002 – Continuum of Care Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Material Weakness

Continuum of Care Program - subsidy ALN 14.267

Condition & Cause:

We selected a sample of five (5) files for review. We noted the following errors of noncompliance:

- Two (2) files which disagreed with the applicable HAP register due to delays in annual or interim updates;
- Two (2) files which contained no paperwork pertaining to the period examined; and
- One (1) file which contained a miscalculation of annual income and no signed authorization for the release of information.

In the current year, we have noted similar errors and *this finding continues as finding 2024-002.*

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor's Results:

Financial Statements

Type of report issued on the financial statements:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiency identified not considered to be material weaknesses?	None reported
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal controls over major programs:	
Material weakness(es) identified?	No
Significant deficiency identified not considered to be material weaknesses?	Yes

Type of report issued on the compliance for major programs:

Unmodified for all major federal programs except for ALN 14.871 Housing Choice Vouchers and ALN 14.267 Continuum of Care, which were qualified.

Any audit findings disclosed that are required to be reported in Accordance with Title 2 U.S. Code of Federal Regulations Part 200, <i>Uniform Administrative Requirements, Cost Principles, and</i> <i>Audit Requirements for Federal Awards?</i>	Yes
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Identification of major programs:

-ALN 14.850	Low-Income Public Housing – Subsidy
-ALN 14.872	Capital Fund Program
-ALN 14.871	Housing Choice Vouchers (Cluster)
-ALN 14.EHV	Emergency Housing Vouchers (Cluster)
-ALN 14.879	Mainstream Vouchers (Cluster)
-ALN 14.267	Continuum of Care

Dollar threshold used to distinguish between Type A and Type B programs:	\$750,000
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Did the Authority qualify as a low-risk auditee?	No
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Section II – Financial Statement Findings

Findings related to financial statements in accordance with GAGAS:

NONE REPORTED

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
(Continued)

Section III – Federal Award Findings and Questioned Costs

Findings and questioned costs for Federal Awards as defined in Section .510:

Finding 2024-001 – Housing Choice Voucher Tenant Files – Eligibility – Internal Control over Tenant Files - Noncompliance & Significant Deficiency

Housing Choice Voucher Program – ALN #14.871

Condition & Cause:

We reviewed forty (40) tenant files for compliance across multiple areas and found ten (10) files to be noncompliant. We specifically noted the following:

- Seven (7) files were lacking evidence of HUD forms 50058. Authority software stated an action had occurred but the supporting 50058 could not be provided.
- One (1) file contained a late annual reexamination
- Two (2) files contained missing income verification with one file in this sample also missing evidence of an annual inspection

Criteria:

The Code of Federal Regulations, the Housing Authority Administrative Plan and specific HUD guidelines in documenting and maintaining Housing Choice Voucher tenant files.

Effect:

Failure to properly verify and calculate annual income, maintain required documentation, and complete timely reexaminations can result in a misstatement of HAP expense leading to improper funding for the HCV program. Misstatements of HAP may also cause an undue financial burden to the participant, which goes against the mission of the Agency. Persistent noncompliance can result in increased scrutiny from regulatory agencies and a decrease in vouchers or program funding.

Recommendation:

We recommend that the Agency conduct a tenant file audit of existing tenants in the HCV program to determine the extent of any additional misstatements of HAP expense. We also recommend that the Agency increase their monitoring and quality control review of the HCV program files to determine whether occupancy specialists need additional training or procedures added to ensure compliance. Our experience with agencies that increase monitoring and review of the files is that there are dramatically decreased error rates.

Questioned Costs: N/A

Repeat Finding: Yes

Was sampling statistically valid? Yes

Views of responsible officials: The PHA agrees with the results of the audit and recommendations.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
(Continued)

Section III – Federal Award Findings and Questioned Costs

Findings and questioned costs for Federal Awards as defined in Section .510: (Continued)

Finding 2024-002 – Continuum of Care Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Significant Deficiency

Continuum of Care Program - subsidy ALN #14.267

Condition & Cause:

We selected a sample of five (5) files for review. We noted the following errors of noncompliance:

- Two (2) files which contained delays in processing End of Participations (EoP)
- Three (3) files which did not contain evidence of an EIV in the file. Of these files two (2) also contained untimely reexaminations which in turn caused the rent register to match actions effective in calendar year 2022. Lastly of these files one (1) contained an income miscalculation

Criteria:

The Code of Federal Regulations 24 part 578, the Housing Authority's Admin Plan, and specific HUD guidelines in documenting and maintaining the Continuum of Care tenant files.

Effect:

Failure to conduct timely recertifications and to properly calculate HAP can result in a misstatement of HAP expense leading to improper funding for the CoC program. Misstatements of HAP may also cause an undue financial burden to the participant, which goes against the mission of the Agency. Additionally, noncompliance can result in a decrease of vouchers or loss of program funding.

Recommendation:

We recommend that the Agency conduct a thorough tenant file audit of existing tenants in the Continuum of Care program. We also recommend that the Agency increase their monitoring and review of the Continuum of Care program files to determine whether occupancy specialists need additional training or procedures added to ensure compliance.

Questioned Costs: None

Repeat Finding: Yes

Was sampling statistically valid? Yes

Views of responsible officials: The PHA agrees with the results of the audit and recommendations.



CORRECTIVE ACTION PLAN
JUNE 10, 2025

Finding 2024-001 – *Housing Choice Voucher Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Significant Deficiency*

Corrective Action Plan: The Housing Authority of the City of Greenville (HACG) has implemented and/or will implement the following by our fiscal year-end September 30, 2025:

- a. Housing Choice Voucher tenant files will be reviewed and quality controlled each month prior to initialization (25th-30th of each month) by the Housing Choice Voucher Director.
- b. An action plan has been developed for the Housing Choice Voucher department to ensure that all Housing Choice Voucher files are HUD and GHA compliant starting with October 1, 2024 files through the current.
- c. Housing Choice Voucher calendar-year 2024 (October 2023-September 2024) re-exams are substantially complete, as they become effective. All tenant files will be reviewed and HUD-compliant by FYE2024.
- d. During FYE2024, the Housing Choice Voucher Director will perform 40% quality controls of the monthly re-exams processed by the Housing Specialists.
- e. File checklist sheets will be placed in each file upon quality control review to be signed off by the Housing Choice Voucher Director.
- f. Additional training has been and will be made available as necessary.
- g. Other internal control measures will be implemented as deemed necessary by the Deputy Executive Director/COO, to eliminate future audit findings.

Person Responsible: Shanetta Moye, Deputy Executive Director/COO

Anticipated Completion Date: September 30, 2025

1103 Broad Street, Greenville, North Carolina 27835
252-329-4000, FAX: 252-329-4026, TDD: 252-329-4009





CORRECTIVE ACTION PLAN
JUNE 10, 2025

Finding 2024-002 – *Continuum of Care Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Significant Deficiency*

Corrective Action Plan: The Housing Authority of the City of Greenville (HACG) has implemented and/or will implement the following by our fiscal year-end September 30, 2025:

- a. Program Coordinators will maintain all Continuum of Care Tenant files in individual file folders designated by special purpose voucher programs. All loose documents will be anchored in tenant files.
- b. An action plan has been developed for the Continuum of Care programs to ensure that all program files are HUD, State, and HACG compliant starting with October 1, 2024, files through the current.
- c. Continuum of Care fiscal year 2024 (October 2023-September 2024) re-exams and interims will be caught up and completed as they become effective. All tenant files will be reviewed and compliant by FYE2024.
- d. All late/overdue re-exams will be compliant by FYE2024.
- e. During FYE2024, the Housing Choice Voucher Director will perform quality controls on all Continuum of Care tenant files processed each month prior to initialization (25th-30th of each month).
- f. File checklist sheets will be placed in each file upon quality control review to be signed off by the Housing Choice Voucher Director.
- g. Additional training will be required and ongoing for Program Coordinators.
- h. Other internal control measures will be implemented as deemed necessary by the Deputy Executive Director/COO, to eliminate future audit findings.

Person Responsible: Shanetta Moye, Deputy Executive Director/COO

Anticipated Completion Date: September 30, 2025

**HOUSING AUTHORITY OF THE
CITY OF GREENVILLE
Greenville, North Carolina**

SUPPLEMENTAL INFORMATION

YEAR ENDED SEPTEMBER 30, 2024

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2024

<u>FDS Line #</u>	<u>Account Description</u>	<u>Component Unit Blended</u>	<u>FSS Escrow Forfeiture Acct 14.EFA</u>	<u>Low-Income Public Housing 14.850</u>	<u>PIH Family Self-Sufficiency Program 14.896</u>	<u>New Constr. Section 8 Program 14.182</u>
ASSETS AND DEFERRED OUTFLOWS:						
CURRENT ASSETS:						
Cash:						
111	Cash - unrestricted	\$ 515,279	\$ 0	\$ 10,561,597	\$ 0	\$ 0
112	Cash - restr modernization & dev	0	0	0	0	0
113	Cash - other restricted	838,457	121,054	41,842	0	0
114	Cash - tenant security deposits	27,128	0	220,812	0	0
115	Cash - restr for payment of curr liabs	0	0	0	0	0
100	Total Cash	1,380,864	121,054	10,824,251	0	0
Accounts and notes receivables:						
121	Accounts receivable - PHA projects	0	0	0	0	0
122	Accounts receivable - HUD other projects	0	0	0	73,722	0
124	Accounts receivable - other government	0	0	0	0	0
125	Accounts receivable - miscellaneous	5,211	0	61,925	0	0
126	Accounts receivable - tenants rents	4,438	0	242,247	0	0
126.1	Allowance for doubt accts - tenants	0	0	(34,595)	0	0
126.2	Allowance for doubtful accts - other	0	0	0	0	0
127	Notes receivable - current	0	0	0	0	0
128	Accounts receivable - fraud	0	0	0	0	0
128.1	Allowance for doubt accts-fraud	0	0	0	0	0
129	Accrued interest receivable	0	0	0	0	0
120	Total receivables - net	9,649	0	269,577	73,722	0
Current investments:						
131	Investments - unrestricted	0	0	0	0	0
132	Investments - restricted	0	0	0	0	0
135	Investments - restr for pymt of curr liab	0	0	0	0	0
142	Prepaid expenses and other assets	6,233	0	67,647	0	0
143	Inventories	0	0	151,840	0	0
143.1	Allowance for obsolete inventories	0	0	0	0	0
144	Interprogram due from	0	0	0	0	0
145	Assets held for sale	146,258	0	0	0	0
150	TOTAL CURRENT ASSETS	1,543,004	121,054	11,313,315	73,722	0
NONCURRENT ASSETS:						
Capital Assets:						
161	Land	954,365	0	1,017,368	0	0
162	Buildings	8,758,340	0	51,878,049	0	0
163	Furniture & equipment - dwellings	70,546	0	303,501	0	0
164	Furniture & equipment - admin	21,069	0	757,918	0	0
165	Leasehold improvements	964,945	0	1,403,933	0	0
166	Accumulated depreciation	(4,034,794)	0	(47,310,806)	0	0
167	Construction in process	222,408	0	0	0	0
168	Infrastructure	0	0	0	0	0
160	Total capital assets - net	6,956,879	0	8,049,963	0	0
171	Notes receivable - noncurrent	0	0	0	0	0
172	Notes receivable - noncurr - past due	0	0	0	0	0
173	Grants receivable - noncurrent	0	0	0	0	0
174	Other assets	0	0	0	0	0
176	Investment in joint ventures	0	0	0	0	0
180	TOTAL NONCURRENT ASSETS	6,956,879	0	8,049,963	0	0
200	DEFERRED OUTFLOW OF RESOURCES	45,117	0	611,989	0	0
290	TOTAL ASSETS AND DEF. OUTFLOWS	\$ 8,545,000	\$ 121,054	\$ 19,975,267	\$ 73,722	\$ 0

FDS Line #	Account Description	Business Activities	Continuum of Care Program 14.267	Mainstream Vouchers 14.879	Housing Counseling Assistance Program 14.169	Emergency Food & Shelter National Board Program 97.024	Other Federal Program
ASSETS AND DEFERRED OUTFLOWS:							
CURRENT ASSETS:							
Cash:							
111	Cash - unrestricted	\$ 242,622	\$ 0	\$ 0	\$ 0	\$ 2,700	\$ 0
112	Cash - restr modernization & dev	0	0	0	0	0	0
113	Cash - other restricted	0	0	11,419	0	0	0
114	Cash - tenant security deposits	14,392	0	0	0	0	0
115	Cash - restr for payment of curr liab	0	0	0	0	0	0
100	Total Cash	257,014	0	11,419	0	2,700	0
Accounts and notes receivables:							
121	Accounts receivable - PHA projects	0	0	0	0	0	0
122	Accounts receivable - HUD other projects	0	15,517	0	0	0	0
124	Accounts receivable - other government	0	0	0	13,167	0	0
125	Accounts receivable - miscellaneous	0	0	0	0	0	0
126	Accounts receivable - tenants rents	2,319	0	0	0	0	0
126.1	Allowance for doubt accts - tenants	(1,166)	0	0	0	0	0
126.2	Allowance for doubtful accts - other	0	0	0	0	0	0
127	Notes receivable - current	0	0	0	0	0	0
128	Accounts receivable - fraud	0	0	0	0	0	0
128.1	Allowance for doubt accts-fraud	0	0	0	0	0	0
129	Accrued interest receivable	0	0	0	0	0	0
120	Total receivables - net	1,153	15,517	0	13,167	0	0
Current investments:							
131	Investments - unrestricted	0	0	0	0	0	0
132	Investments - restricted	0	0	0	0	0	0
135	Investments - restr for pymt of curr liab	0	0	0	0	0	0
142	Prepaid expenses and other assets	3,801	0	0	0	0	0
143	Inventories	19,951	0	0	0	0	0
143.1	Allowance for obsolete inventories	0	0	0	0	0	0
144	Interprogram due from	0	0	6,210	0	0	0
145	Assets held for sale	0	0	0	0	0	0
150	TOTAL CURRENT ASSETS	281,919	15,517	17,629	13,167	2,700	0
NONCURRENT ASSETS:							
Capital Assets:							
161	Land	46,527	0	0	0	0	0
162	Buildings	3,831,747	0	0	0	0	0
163	Furniture & equipment - dwellings	13,684	0	0	0	0	0
164	Furniture & equipment - admin	56,760	89,021	0	0	0	0
165	Leasehold improvements	159,608	0	0	0	0	0
166	Accumulated depreciation	(2,654,898)	(37,092)	0	0	0	0
167	Construction in process	0	0	0	0	0	0
168	Infrastructure	0	0	0	0	0	0
160	Total capital assets - net	1,453,428	51,929	0	0	0	0
171	Notes receivable - noncurrent	0	0	0	0	0	0
172	Notes receivable - noncurr - past due	0	0	0	0	0	0
173	Grants receivable - noncurrent	0	0	0	0	0	0
174	Other assets	0	0	0	0	0	0
176	Investment in joint ventures	0	0	0	0	0	0
180	TOTAL NONCURRENT ASSETS	1,453,428	51,929	0	0	0	0
200	DEFERRED OUTFLOW OF RESOURCES	46,100	0	0	0	0	0
290	TOTAL ASSETS AND DEF. OUTFLOWS	\$ 1,781,447	\$ 67,446	\$ 17,629	\$ 13,167	\$ 2,700	\$ 0

FDS Line #	Account Description	Housing Choice Vouchers 14.871	HOPWA 14.241	Emergency Housing Voucher 14.EHV	COCC	Elimination	TOTAL
ASSETS AND DEFERRED OUTFLOWS:							
CURRENT ASSETS:							
Cash:							
111	Cash - unrestricted	\$ 646,490	\$ 0	\$ 65,853	\$ 1,088,149	\$ 0	\$ 13,122,690
112	Cash - restr modernization & dev	0	0	0	0	0	0
113	Cash - other restricted	121,082	0	84,091	0	0	1,217,945
114	Cash - tenant security deposits	0	0	0	0	0	262,332
115	Cash - restr for payment of curr liab	0	0	0	0	0	0
100	Total Cash	767,572	0	149,944	1,088,149	0	14,602,967
Accounts and notes receivables:							
121	Accounts receivable - PHA projects	0	0	0	0	0	0
122	Accounts receivable - HUD other projects	57,876	0	1,274	0	0	148,389
124	Accounts receivable - other government	0	256,698	0	0	0	269,865
125	Accounts receivable - miscellaneous	39,721	0	0	6,414	0	113,271
126	Accounts receivable - tenants rents	7,443	0	0	0	0	256,447
126.1	Allowance for doubt accts - tenants	(7,443)	0	0	0	0	(43,204)
126.2	Allowance for doubtful accts - other	0	0	0	0	0	0
127	Notes receivable - current	0	0	0	0	0	0
128	Accounts receivable - fraud	0	0	0	0	0	0
128.1	Allowance for doubt accts-fraud	0	0	0	0	0	0
129	Accrued interest receivable	0	0	0	0	0	0
120	Total receivables - net	97,597	256,698	1,274	6,414	0	744,768
Current investments:							
131	Investments - unrestricted	0	0	0	0	0	0
132	Investments - restricted	0	0	0	0	0	0
135	Investments - restr for pymt of curr liab	0	0	0	0	0	0
142	Prepaid expenses and other assets	1,955	0	0	14,047	0	93,683
143	Inventories	0	0	0	21,919	0	193,710
143.1	Allowance for obsolete inventories	0	0	0	0	0	0
144	Interprogram due from	0	0	0	509,414	(515,624)	0
145	Assets held for sale	0	0	0	0	0	146,258
150	TOTAL CURRENT ASSETS	867,124	256,698	151,218	1,639,943	(515,624)	15,781,386
NONCURRENT ASSETS:							
Capital Assets:							
161	Land	0	0	0	0	0	2,018,260
162	Buildings	0	0	0	0	0	64,468,136
163	Furniture & equipment - dwellings	0	0	0	0	0	387,731
164	Furniture & equipment - admin	43,847	0	0	441,239	0	1,409,854
165	Leasehold improvements	0	0	0	0	0	2,528,486
166	Accumulated depreciation	(37,822)	0	0	(346,321)	0	(54,421,733)
167	Construction in process	0	0	0	0	0	222,408
168	Infrastructure	0	0	0	0	0	0
160	Total capital assets - net	6,025	0	0	94,918	0	16,613,142
171	Notes receivable - noncurrent	0	0	0	0	0	0
172	Notes receivable - noncurr - past due	0	0	0	0	0	0
173	Grants receivable - noncurrent	0	0	0	0	0	0
174	Other assets	0	0	0	0	0	0
176	Investment in joint ventures	0	0	0	0	0	0
180	TOTAL NONCURRENT ASSETS	6,025	0	0	94,918	0	16,613,142
200	DEFERRED OUTFLOW OF RESOURCES	155,149	0	0	371,595	0	1,229,950
290	TOTAL ASSETS AND DEF. OUTFLOWS	\$ 1,028,298	\$ 256,698	\$ 151,218	\$ 2,106,456	\$ (515,624)	\$ 33,624,478

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2024

<u>FDS Line#</u>	<u>Account Description</u>	<u>Component Unit Blended</u>	<u>FSS Escrow Forfeiture Acct 14.EFA</u>	<u>Low-Income Public Housing 14.850</u>	<u>PIH Family Self-Sufficiency Program 14.896</u>	<u>New Constr. Section 8 Program 14.182</u>
LIABILITIES, DEFERRED INFLOWS AND NET POSITION						
LIABILITIES:						
CURRENT LIABILITIES:						
311	Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
312	Accounts payable <= 90 days	12,697	0	189,187	0	0
313	Accounts payable > 90 days	0	0	0	0	0
321	Accrued salaries/payroll withholding	0	0	0	0	0
322	Accrued comp absences - current	1,890	0	19,439	0	0
324	Accrued contingency liability	0	0	0	0	0
325	Accrued interest payable	436	0	0	0	0
331	Accounts payable - HUD PHA prog	0	0	43,536	0	0
332	Accounts payable - PHA projects	0	0	0	0	0
333	Accounts payable - other gov.	59	0	106,489	0	0
341	Tenant security deposits	27,128	0	220,812	0	0
342	Unearned revenue	33,268	0	19,078	0	0
343	Curr portion of LT debt - capital	117,499	0	0	0	0
344	Current portion of LT debt - operating	0	0	0	0	0
345	Other current liabilities	0	0	3,456	0	0
346	Accrued liabilities - other	0	0	157,123	0	0
347	Interprogram (due to)	153,703	6,626	0	73,722	0
348	Loan Liability - current	0	0	0	0	0
310	TOTAL CURRENT LIABILITIES	346,680	6,626	759,120	73,722	0
NONCURRENT LIABILITIES:						
351	Long-term debt, net of curr - capital	9,475,755	0	0	0	0
352	Long-term debt, net of curr - operating	513,303	0	0	0	0
353	Noncurrent liabilities - other	0	0	38,387	0	0
354	Accrued comp. absences - long term	5,669	0	58,319	0	0
355	Loan liability - noncurrent	0	0	0	0	0
356	FASB S liabilities	0	0	0	0	0
357	Accrued pensions & OPEB liabilities	192,364	0	2,863,170	0	0
350	TOTAL NONCURRENT LIABILITIES	10,187,091	0	2,959,876	0	0
300	TOTAL LIABILITIES	10,533,771	6,626	3,718,996	73,722	0
400	DEFERRED INFLOW OF RESOURCES	8,920	0	158,381	0	0
NET POSITION:						
508.4	Net investment in capital assets	(2,636,375)	0	8,049,963	0	0
511.4	Restricted	0	114,428	0	0	0
512.4	Unrestricted	638,684	0	8,047,927	0	0
513	TOTAL NET POSITION	(1,997,691)	114,428	16,097,890	0	0
600	TOTAL LIABILITIES, DEF INFLOWS & NET POSITION	\$ 8,545,000	\$ 121,054	\$ 19,975,267	\$ 73,722	\$ 0

<u>FDS Line#</u>	<u>Account Description</u>	Business Activities	Continuum of Care Program 14,267	Mainstream Vouchers 14,879	Housing Counseling Assistance Program 14,169	Emergency Food & Shelter National Board Program 97,024	Other Federal Program
LIABILITIES, DEFERRED INFLOWS AND NET POSITION							
LIABILITIES:							
CURRENT LIABILITIES:							
311	Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0
312	Accounts payable <= 90 days	1,161	0	0	0	0	0
313	Accounts payable > 90 days	0	0	0	0	0	0
321	Accrued salaries/payroll withholding	0	0	0	0	0	0
322	Accrued comp absences - current	3,561	0	0	0	0	0
324	Accrued contingency liability	0	0	0	0	0	0
325	Accrued interest payable	206	0	0	0	0	0
331	Accounts payable - HUD PHA prog	0	0	0	0	0	0
332	Accounts payable - PHA projects	0	0	0	0	0	0
333	Accounts payable - other gov.	15,450	0	0	0	0	0
341	Tenant security deposits	14,392	0	0	0	0	0
342	Unearned revenue	2,429	0	0	0	0	0
343	Curr portion of LT debt - capital	63,662	0	0	0	0	0
344	Current portion of LT debt - operating	0	0	0	0	0	0
345	Other current liabilities	5,137	0	0	0	0	0
346	Accrued liabilities - other	0	0	0	0	0	0
347	Interprogram (due to)	0	6,676	0	13,167	2,700	0
348	Loan liability - current	0	0	0	0	0	0
310	TOTAL CURRENT LIABILITIES	105,998	6,676	0	13,167	2,700	0
NONCURRENT LIABILITIES:							
351	Long-term debt, net of curr - capital	366,918	0	0	0	0	0
352	Long-term debt, net of curr - operating	0	0	0	0	0	0
353	Noncurrent liabilities - other	0	0	0	0	0	0
354	Accrued comp. absences - long term	10,684	0	0	0	0	0
355	Loan liability - noncurrent	0	0	0	0	0	0
356	FASB 5 liabilities	0	0	0	0	0	0
357	Accrued pensions & OPEB liabilities	207,315	0	0	0	0	0
350	TOTAL NONCURRENT LIABILITIES	584,917	0	0	0	0	0
300	TOTAL LIABILITIES	690,915	6,676	0	13,167	2,700	0
400	DEFERRED INFLOW OF RESOURCES	9,693	0	0	0	0	0
NET POSITION:							
508.4	Net investment in capital assets	1,022,848	51,929	0	0	0	0
511.4	Restricted	0	0	11,419	0	0	0
512.4	Unrestricted	57,991	8,841	6,210	0	0	0
513	TOTAL NET POSITION	1,080,839	60,770	17,629	0	0	0
600	TOTAL LIABILITIES, DEF INFLOWS & NET POSITION	\$ 1,781,447	\$ 67,446	\$ 17,629	\$ 13,167	\$ 2,700	\$ 0

FDS Line#	Account Description	Housing Choice Vouchers 14.871	HOPWA 14.241	Emergency Housing Voucher 14.EHV	COCC	Elimination	TOTAL
LIABILITIES, DEFERRED INFLOWS AND NET POSITION							
LIABILITIES:							
CURRENT LIABILITIES:							
311	Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
312	Accounts payable <= 90 days	14,562	2,432	0	6,177	0	226,216
313	Accounts payable > 90 days	0	0	0	0	0	0
321	Accrued salaries/payroll withholding	0	0	0	4,307	0	4,307
322	Accrued comp absences - current	0	0	0	24,080	0	48,970
324	Accrued contingency liability	0	0	0	0	0	0
325	Accrued interest payable	0	0	0	0	0	642
331	Accounts payable - HUD PHA prog	1,936	0	604	0	0	46,076
332	Accounts payable - PHA projects	0	0	0	0	0	0
333	Accounts payable - other gov.	64	0	0	0	0	122,062
341	Tenant security deposits	0	0	0	0	0	262,332
342	Unearned revenue	8,791	0	44,172	0	0	107,738
343	Curr portion of LT debt - capital	0	0	0	0	0	181,161
344	Current portion of LT debt - operating	0	0	0	0	0	0
345	Other current liabilities	53,266	1,446	0	92	0	63,397
346	Accrued liabilities - other	0	0	0	0	0	157,123
347	Interprogram (due to)	6,210	252,820	0	0	(515,624)	0
348	Loan Liability - current	0	0	0	0	0	0
310	TOTAL CURRENT LIABILITIES	84,829	256,698	44,776	34,656	(515,624)	1,220,024
NONCURRENT LIABILITIES:							
351	Long-term debt, net of curr - capital	0	0	0	0	0	9,842,673
352	Long-term debt, net of curr - operating	0	0	0	0	0	513,303
353	Noncurrent liabilities - other	67,816	0	0	0	0	106,203
354	Accrued comp. absences - long term	0	0	0	65,465	0	140,137
355	Loan liability - noncurrent	0	0	0	0	0	0
356	FASB 5 liabilities	0	0	0	0	0	0
357	Accrued pensions & OPEB liabilities	651,822	0	0	1,374,718	0	5,289,389
350	TOTAL NONCURRENT LIABILITIES	719,638	0	0	1,440,183	0	15,891,705
300	TOTAL LIABILITIES	804,467	256,698	44,776	1,474,839	(515,624)	17,111,729
400	DEFERRED INFLOW OF RESOURCES	30,129	0	0	59,865	0	266,988
NET POSITION:							
508.4	Net investment in capital assets	6,025	0	0	94,918	0	6,589,308
511.4	Restricted	0	0	84,091	0	0	209,938
512.4	Unrestricted	187,677	0	22,351	476,834	0	9,446,515
513	TOTAL NET POSITION	193,702	0	106,442	571,752	0	16,245,761
600	TOTAL LIABILITIES, DEF INFLOWS & NET POSITION	\$ 1,028,298	\$ 256,698	\$ 151,218	\$ 2,106,456	\$ (515,624)	\$ 33,624,478

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

FDS Line#	Account Description	Component Unit Blended	FSS Escrow Forfeiture Acct 14.EFA	Low-Income Public Housing 14.850	PIH Family Self-Sufficiency Program 14.896	New Constr. Section 8 Program 14.182
REVENUES:						
70300	Net tenant rental revenue	\$ 653,253	\$ 0	\$ 2,698,887	\$ 0	\$ 0
70400	Tenant revenue - other	0	0	306,075	0	0
70500	Total tenant revenue	653,253	0	3,004,962	0	0
70600	HUD PHA grants - operating	0	0	5,261,425	133,583	315,678
70610	HUD PHA grants - capital	0	0	986,036	0	0
70710	Management fee	0	0	0	0	0
70720	Asset management fee	0	0	0	0	0
70730	Bookkeeping fee	0	0	0	0	0
70740	Front line service fee	0	0	0	0	0
70750	Other fees	0	0	0	0	0
70700	Total fee revenue	0	0	0	0	0
70800	Other government grants	0	0	0	0	0
71100	Investment income - unrestricted	10,107	0	352,269	0	0
71200	Mortgage interest income	0	0	0	0	0
71300	Proceeds from disposition of assets held for sale	0	0	0	0	0
71310	Cost of sale of assets	0	0	0	0	0
71400	Fraud recovery	0	0	0	0	0
71500	Other revenue	2,386	0	66,435	0	0
71600	Gain/(loss) on disposition	0	0	13,627	0	0
72000	Investment income - restricted	0	1,974	0	0	0
70000	TOTAL REVENUES	\$ 665,746	\$ 1,974	\$ 9,684,754	\$ 133,583	\$ 315,678
EXPENSES:						
Administrative						
91100	Administrative salaries	\$ 134,859	\$ 0	\$ 406,182	\$ 0	\$ 0
91200	Auditing fees	11,779	0	12,798	0	0
91300	Management fees	39,649	0	800,643	0	0
91310	Bookkeeping fees	8,640	0	62,003	0	0
91400	Advertising & marketing	0	0	4,018	0	0
91500	Employee benefits - admin.	75,313	0	261,655	0	0
91600	Office expense	72,590	0	230,009	0	0
91700	Legal expense	2,252	0	17,522	0	0
91800	Travel expense	11,878	0	25,410	0	0
91810	Allocated overhead	0	0	0	0	0
91900	Other operating - admin.	3,161	0	16,885	0	0
91000	Total Administrative Expense	360,121	0	1,837,125	0	0
92000	Asset management fee	3,840	0	85,680	0	0
Tenant services						
92100	Tenant services - salaries	0	0	88,612	90,015	0
92200	Relocation costs	0	0	44,300	0	0
92300	Employee benefits - tenant svcs	0	0	77,707	43,568	0
92400	Other tenant services	8,279	6,944	172,297	0	0
92500	Total Tenant Services	8,279	6,944	382,916	133,583	0
Utilities						
93100	Water	15,020	0	315,669	0	0
93200	Electricity	26,396	0	541,817	0	0
93300	Gas	0	0	434,426	0	0
93400	Fuel	0	0	0	0	0
93500	Labor	0	0	0	0	0
93600	Sewer	6,934	0	334,616	0	0
93800	Other utilities	0	0	85,814	0	0
93700	Employee benefits - utilities	0	0	0	0	0
93000	Total Utilities Expense	48,350	0	1,712,342	0	0

FDS Line#	Account Description	Business Activities	Continuum of Care Program 14,267	Mainstream Vouchers 14,879	Housing Counseling Assistance Program 14,169	Emergency Food & Shelter National Board Program 97,024	Other Federal Program
REVENUES:							
70300	Net tenant rental revenue	\$ 224,880	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
70400	Tenant revenue - other	0	0	0	0	0	0
70500	Total tenant revenue	224,880	0	0	0	0	0
70600	HUD PHA grants - operating	0	481,371	199,270	7,790	4,695	0
70610	HUD PHA grants - capital	0	0	0	0	0	0
70710	Management fee	0	0	0	0	0	0
70720	Asset management fee	0	0	0	0	0	0
70730	Bookkeeping fee	0	0	0	0	0	0
70740	Front line service fee	0	0	0	0	0	0
70750	Other fees	0	0	0	0	0	0
70700	Total fee revenue	0	0	0	0	0	0
70800	Other government grants	0	0	0	0	0	0
71100	Investment income - unrestricted	5,147	0	0	0	0	0
71200	Mortgage interest income	0	0	0	0	0	0
71300	Proceeds from disposition of assets held	0	0	0	0	0	0
71310	Cost of sale of assets	0	0	0	0	0	0
71400	Fraud recovery	0	0	0	0	0	0
71500	Other revenue	1,910	0	0	0	0	0
71600	Gain/(loss) on disposition	1,000	0	0	0	0	0
72000	Investment income - restricted	0	0	0	0	0	0
70000	TOTAL REVENUES	\$ 232,937	\$ 481,371	\$ 199,270	\$ 7,790	\$ 4,695	\$ 0
EXPENSES:							
Administrative							
91100	Administrative salaries	\$ 45,333	\$ 0	\$ 22,653	\$ 4,676	\$ 0	\$ 0
91200	Auditing fees	1,263	0	0	0	0	0
91300	Management fees	48,422	43,985	4,824	0	0	0
91310	Bookkeeping fees	5,400	0	3,015	0	0	0
91400	Advertising & marketing	61	0	0	0	0	0
91500	Employee benefits - admin.	23,984	0	0	2,146	0	0
91600	Office expense	23,543	0	0	968	0	0
91700	Legal expense	0	0	0	0	0	0
91800	Travel expense	8,374	0	0	0	0	0
91810	Allocated overhead	0	0	0	0	0	0
91900	Other operating - admin.	3,117	0	0	0	0	0
91000	Total Administrative Expense	159,497	43,985	30,492	7,790	0	0
92000	Asset management fee	7,200	0	0	0	0	0
Tenant services							
92100	Tenant services - salaries	84	0	0	0	0	0
92200	Relocation costs	0	0	0	0	0	0
92300	Employee benefits - tenant svcs	0	0	0	0	0	0
92400	Other tenant services	5,938	0	0	0	0	0
92500	Total Tenant Services	6,022	0	0	0	0	0
Utilities							
93100	Water	8,107	0	0	0	0	0
93200	Electricity	44,980	0	0	0	0	0
93300	Gas	0	0	0	0	0	0
93400	Fuel	0	0	0	0	0	0
93500	Labor	0	0	0	0	0	0
93600	Sewer	9,170	0	0	0	0	0
93800	Other utilities	2,638	0	0	0	0	0
93700	Employee benefits - utilities	0	0	0	0	0	0
93000	Total Utilities Expense	64,895	0	0	0	0	0

FDS Line#	Account Description	Housing Choice Vouchers 14.871	HOPWA 14.241	Emergency Housing Voucher 14.EHV	COCC	Elimination	TOTAL
REVENUES:							
70300	Net tenant rental revenue	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,577,020
70400	Tenant revenue - other	0	0	0	0	0	306,075
70500	Total tenant revenue	0	0	0	0	0	3,883,095
70600	HUD PHA grants - operating	4,099,777	372,827	336,641	0	0	11,213,057
70610	HUD PHA grants - capital	0	0	0	0	0	986,036
70710	Management fee	0	0	0	1,129,852	(1,129,852)	0
70720	Asset management fee	0	0	0	96,720	(96,720)	0
70730	Bookkeeping fee	0	0	0	137,790	(137,790)	0
70740	Front line service fee	0	0	0	106,180	(106,180)	0
70750	Other fees	0	0	0	0	0	0
70700	Total fee revenue	0	0	0	1,470,542	(1,470,542)	0
70800	Other government grants	0	0	0	0	0	0
71100	Investment income - unrestricted	15,668	0	1,408	86,975	0	471,574
71200	Mortgage interest income	0	0	0	0	0	0
71300	Proceeds from disposition of assets held	0	0	0	0	0	0
71310	Cost of sale of assets	0	0	0	0	0	0
71400	Fraud recovery	7,353	0	0	0	0	7,353
71500	Other revenue	44,853	0	0	4,575	0	120,159
71600	Gain/(loss) on disposition	0	0	0	5,211	0	19,838
72000	Investment income - restricted	0	0	0	0	0	1,974
70000	TOTAL REVENUES	\$ 4,167,651	\$ 372,827	\$ 338,049	\$ 1,567,303	\$ (1,470,542)	\$ 16,703,086
EXPENSES:							
Administrative							
91100	Administrative salaries	\$ 165,496	\$ 0	\$ 0	\$ 844,475	\$ 0	\$ 1,623,674
91200	Auditing fees	7,081	0	0	54,712	0	87,633
91300	Management fees	89,676	98,357	4,296	0	(1,129,852)	0
91310	Bookkeeping fees	56,047	0	2,685	0	(137,790)	0
91400	Advertising & marketing	1,883	0	0	3,037	0	8,999
91500	Employee benefits - admin.	123,154	0	0	467,110	0	953,362
91600	Office expense	101,852	0	1,171	194,327	0	624,460
91700	Legal expense	0	0	0	35,365	0	55,139
91800	Travel expense	5,156	0	0	24,499	0	75,317
91810	Allocated overhead	0	0	0	0	0	0
91900	Other operating - admin.	2,923	0	0	9,225	0	35,311
91000	Total Administrative Expense	553,268	98,357	8,152	1,632,750	(1,267,642)	3,463,895
92000	Asset management fee	0	0	0	0	(96,720)	0
Tenant services							
92100	Tenant services - salaries	0	0	0	0	0	178,711
92200	Relocation costs	0	0	0	0	0	44,300
92300	Employee benefits - tenant svcs	0	0	0	0	0	121,275
92400	Other tenant services	1,831	0	0	0	0	195,289
92500	Total Tenant Services	1,831	0	0	0	0	539,575
Utilities							
93100	Water	0	0	0	98	0	338,894
93200	Electricity	0	0	0	13,284	0	626,477
93300	Gas	0	0	0	2,741	0	437,167
93400	Fuel	0	0	0	0	0	0
93500	Labor	0	0	0	0	0	0
93600	Sewer	0	0	0	127	0	350,847
93800	Other utilities	0	0	0	0	0	88,452
93700	Employee benefits - utilities	0	0	0	0	0	0
93000	Total Utilities Expense	0	0	0	16,250	0	1,841,837

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

<u>FDS Line#</u>	<u>Account Description</u>	<u>Component Unit Blended</u>	<u>FSS Escrow Forfeiture Acct 14.EFA</u>	<u>Low-Income Public Housing 14.850</u>	<u>PIH Family Self-Sufficiency Program 14.896</u>	<u>New Constr. Section 8 Program 14.182</u>
Ordinary Maintenance & Operation						
94100	Labor	38,866	0	486,742	0	0
94200	Materials	51,514	0	535,046	0	0
94300	Contracts	68,325	0	740,343	0	0
94300-010	Contr Costs - Garbage & Trash Rem.	0	0	0	0	0
94300-020	Contr Costs - Heating & Cooling	0	0	0	0	0
94300-030	Contr Costs - Snow Removal	0	0	0	0	0
94300-040	Contr Costs - Elevator Maint.	0	0	0	0	0
94300-050	Contr Costs - Landsc. & Grounds	0	0	0	0	0
94300-060	Contr Costs - Unit Turnaround	0	0	0	0	0
94300-070	Contr Costs - Electrical	0	0	0	0	0
94300-080	Contr Costs - Plumbing	0	0	0	0	0
94300-090	Contr Costs - Extermination	0	0	0	0	0
94300-100	Contr Costs - Janitorial	0	0	0	0	0
94300-110	Contr Costs - Routine Maint.	0	0	0	0	0
94300-120	Contr Costs - Other	68,325	0	740,343	0	0
94500	Employee benefit contributions	8,052	0	281,718	0	0
94000	Total Ord Maintenance & Oper	166,757	0	2,043,849	0	0
Protective services						
95100	Protective services - labor	0	0	0	0	0
95200	Prot services - other contr costs	0	0	89,862	0	0
95300	Other protective services	0	0	0	0	0
95500	Employee benefits - prot svcs	0	0	0	0	0
95000	Total Protective Services	0	0	89,862	0	0
Insurance Premiums						
96110	Property insurance	20,968	0	175,874	0	0
96120	Liability insurance	2,048	0	14,135	0	0
96130	Workmen's compensation	2,789	0	18,693	0	0
96140	Insurance - other	0	0	0	0	0
96100	Total Insurance Premiums	25,805	0	208,702	0	0
General Expenses						
96200	Other general expense	53,658	0	0	0	0
96210	Compensated absences	0	0	34,780	0	0
96300	Payments in lieu of taxes	0	0	106,075	0	0
96400	Bad debt - tenant rents	0	0	69,383	0	0
96500	Bad debt - mortgages	0	0	0	0	0
96600	Bad debt - other	0	0	0	0	0
96800	Severance expense	0	0	0	0	0
96000	Total General Expenses	53,658	0	210,238	0	0
Financial Expenses						
96710	Interest expense - mortg pay	61,361	0	0	0	0
96720	Interest expense - notes pay	0	0	0	0	0
96730	Amortization expense	0	0	0	0	0
96700	Total Financial Expenses	61,361	0	0	0	0
96900	TOTAL OPERATING EXPENSE	728,171	6,944	6,570,714	133,583	0
97000	EXCESS OPERATING REVENUE	(62,425)	(4,970)	3,114,040	0	315,678
Other Expenses						
97100	Extraordinary maintenance	0	0	0	0	0
97200	Casualty losses	0	0	0	0	0
97300	Housing assistance payments	0	0	0	0	0
97350	HAP portability-in	0	0	0	0	0
97400	Depreciation expense	284,826	0	1,214,912	0	0
97500	Fraud losses	0	0	0	0	0
97600	Capital outlays - govt funds	0	0	0	0	0
97700	Debt principal pmt - govt funds	0	0	0	0	0
97800	Dwelling units rents expense	0	0	0	0	0
	Total Other Expenses	284,826	0	1,214,912	0	0
90000	TOTAL EXPENSES	\$ 1,012,997	\$ 6,944	\$ 7,785,626	\$ 133,583	\$ 0

FDS Line#	Account Description	Business Activities	Continuum of Care Program 14,267	Mainstream Vouchers 14,879	Housing Counseling Assistance Program 14,169	Emergency Food & Shelter National Board Program 97,024	Other Federal Program
Ordinary Maintenance & Operation							
94100	Labor	51,771	0	0	0	0	0
94200	Materials	12,910	0	0	0	0	0
94300	Contracts	57,156	0	0	0	0	0
94300-010	Contr Costs - Garbage & Trash Rem.	0	0	0	0	0	0
94300-020	Contr Costs - Heating & Cooling	0	0	0	0	0	0
94300-030	Contr Costs - Snow Removal	0	0	0	0	0	0
94300-040	Contr Costs - Elevator Maint.	0	0	0	0	0	0
94300-050	Contr Costs - Landsc. & Grounds	0	0	0	0	0	0
94300-060	Contr Costs - Unit Turnaround	0	0	0	0	0	0
94300-070	Contr Costs - Electrical	0	0	0	0	0	0
94300-080	Contr Costs - Plumbing	0	0	0	0	0	0
94300-090	Contr Costs - Extermination	0	0	0	0	0	0
94300-100	Contr Costs - Janitorial	0	0	0	0	0	0
94300-110	Contr Costs - Routine Maint.	0	0	0	0	0	0
94300-120	Contr Costs - Other	57,156	0	0	0	0	0
94500	Employee benefit contributions	30,374	0	0	0	0	0
94000	Total Ord Maintenance & Oper	152,211	0	0	0	0	0
Protective services							
95100	Protective services - labor	0	0	0	0	0	0
95200	Prot services - other contr costs	0	0	0	0	0	0
95300	Other protective services	0	0	0	0	0	0
95500	Employee benefits - prot svcs	0	0	0	0	0	0
95000	Total Protective Services	0	0	0	0	0	0
Insurance Premiums							
96110	Property insurance	13,351	0	0	0	0	0
96120	Liability insurance	1,193	0	0	0	0	0
96130	Workmen's compensation	1,220	0	0	0	0	0
96140	Insurance - other	0	0	0	0	0	0
96100	Total Insurance Premiums	15,764	0	0	0	0	0
General Expenses							
96200	Other general expense	0	0	0	0	0	0
96210	Compensated absences	8,076	0	0	0	0	0
96300	Payments in lieu of taxes	15,407	0	0	0	0	0
96400	Bad debt - tenant rents	3,454	0	0	0	0	0
96500	Bad debt - mortgages	0	0	0	0	0	0
96600	Bad debt - other	0	0	0	0	0	0
96800	Severance expense	0	0	0	0	0	0
96000	Total General Expenses	26,937	0	0	0	0	0
Financial Expenses							
96710	Interest expense - mortg pay	0	0	0	0	0	0
96720	Interest expense - notes pay	15,998	0	0	0	0	0
96730	Amortization expense	0	0	0	0	0	0
96700	Total Financial Expenses	15,998	0	0	0	0	0
96900	TOTAL OPERATING EXPENSE	448,524	43,985	30,492	7,790	0	0
97000	EXCESS OPERATING REVENUE	(215,587)	437,386	168,778	0	4,695	0
Other Expenses							
97100	Extraordinary maintenance	0	0	0	0	0	0
97200	Casualty losses	0	0	0	0	0	0
97300	Housing assistance payments	0	428,545	177,423	0	4,695	0
97350	HAP portability-in	0	0	0	0	0	0
97400	Depreciation expense	133,098	17,804	0	0	0	0
97500	Fraud losses	0	0	0	0	0	0
97600	Capital outlays - govt funds	0	0	0	0	0	0
97700	Debt principal pmt - govt funds	0	0	0	0	0	0
97800	Dwelling units rents expense	0	0	0	0	0	0
	Total Other Expenses	133,098	446,349	177,423	0	4,695	0
90000	TOTAL EXPENSES	\$ 581,622	\$ 490,334	\$ 207,915	\$ 7,790	\$ 4,695	\$ 0

FDS Line#	Account Description	Housing Choice Vouchers 14.871	HOPWA 14.241	Emergency Housing Voucher 14.EHV	COCC	Elimination	TOTAL
Ordinary Maintenance & Operation							
94100	Labor	0	0	0	0	0	577,379
94200	Materials	0	0	0	0	0	599,470
94300	Contracts	0	0	0	49	(106,180)	759,693
94300-010	Contr Costs - Garbage & Trash Rem.	0	0	0	0	0	0
94300-020	Contr Costs - Heating & Cooling	0	0	0	0	0	0
94300-030	Contr Costs - Snow Removal	0	0	0	0	0	0
94300-040	Contr Costs - Elevator Maint.	0	0	0	0	0	0
94300-050	Contr Costs - Landsc. & Grounds	0	0	0	0	0	0
94300-060	Contr Costs - Unit Turnaround	0	0	0	0	0	0
94300-070	Contr Costs - Electrical	0	0	0	0	0	0
94300-080	Contr Costs - Plumbing	0	0	0	0	0	0
94300-090	Contr Costs - Extermination	0	0	0	0	0	0
94300-100	Contr Costs - Janitorial	0	0	0	0	0	0
94300-110	Contr Costs - Routine Maint.	0	0	0	0	0	0
94300-120	Contr Costs - Other	0	0	0	49	(106,180)	759,693
94500	Employee benefit contributions	0	0	0	0	0	320,144
94000	Total Ord Maintenance & Oper	0	0	0	49	(106,180)	2,256,686
Protective services							
95100	Protective services - labor	0	0	0	0	0	0
95200	Prot services - other contr costs	0	0	0	0	0	89,862
95300	Other protective services	0	0	0	0	0	0
95500	Employee benefits - prot svcs	0	0	0	0	0	0
95000	Total Protective Services	0	0	0	0	0	89,862
Insurance Premiums							
96110	Property insurance	769	0	0	11,387	0	222,349
96120	Liability insurance	2,842	0	0	2,407	0	22,625
96130	Workmen's compensation	4,215	0	0	17,398	0	44,315
96140	Insurance - other	0	0	0	0	0	0
96100	Total Insurance Premiums	7,826	0	0	31,192	0	289,289
General Expenses							
96200	Other general expense	1,207	0	0	0	0	54,865
96210	Compensated absences	0	0	0	33,780	0	76,636
96300	Payments in lieu of taxes	0	0	0	0	0	121,482
96400	Bad debt - tenant rents	0	0	0	0	0	72,837
96500	Bad debt - mortgages	0	0	0	0	0	0
96600	Bad debt - other	0	0	0	0	0	0
96800	Severance expense	0	0	0	0	0	0
96000	Total General Expenses	1,207	0	0	33,780	0	325,820
Financial Expenses							
96710	Interest expense - mortg pay	0	0	0	0	0	61,361
96720	Interest expense - notes pay	0	0	0	0	0	15,998
96730	Amortization expense	0	0	0	0	0	0
96700	Total Financial Expenses	0	0	0	0	0	77,359
96900	TOTAL OPERATING EXPENSE	564,132	98,357	8,152	1,714,021	(1,470,542)	8,884,323
97000	EXCESS OPERATING REVENUE	3,603,519	274,470	329,897	(146,718)	0	7,818,763
Other Expenses							
97100	Extraordinary maintenance	0	0	0	0	0	0
97200	Casualty losses	0	0	0	0	0	0
97300	Housing assistance payments	3,672,060	274,470	237,294	0	0	4,794,487
97350	HAP portability-in	39,354	0	0	0	0	39,354
97400	Depreciation expense	4,668	0	0	35,522	0	1,690,830
97500	Fraud losses	0	0	0	0	0	0
97600	Capital outlays - govt funds	0	0	0	0	0	0
97700	Debt principal pmt - govt funds	0	0	0	0	0	0
97800	Dwelling units rents expense	0	0	0	0	0	0
	Total Other Expenses	3,716,082	274,470	237,294	35,522	0	6,524,671
90000	TOTAL EXPENSES	\$ 4,280,214	\$ 372,827	\$ 245,446	\$ 1,749,543	\$ (1,470,542)	\$ 15,408,994

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
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FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

FDS Line#	Account Description	Component Unit Blended	FSS Escrow Forfeiture Acct 14.EFA	Low-Income Public Housing 14.850	PIH Family Self-Sufficiency Program 14.896	New Constr. Section 8 Program 14.182
10010	Operating transfer in	0	0	881,316	0	0
10020	Operating transfer out	0	0	(881,316)	0	0
10030	Optg trsfr from/to prim gov't	0	0	0	0	(315,678)
10040	Optg trsfr from/to comp unit	0	0	0	0	0
10050	Proceeds from notes/loans/bonds	0	0	0	0	0
10060	Proceeds from property sales	0	0	0	0	0
10070	Extraordinary items, net gain/loss	0	0	0	0	0
10080	Special items, net gain/loss	0	0	0	0	0
10091	Inter project excess cash transfer in	0	0	0	0	0
10092	Inter project excess cash transfer out	0	0	0	0	0
10093	Transf between project/program - in	0	0	0	0	0
10094	Transf between project/program - out	0	0	0	0	0
10100	Total other financing sources (uses)	0	0	0	0	(315,678)
10000	EXCESS OF REVENUE OVER EXPENSES	\$ (347,251)	\$ (4,970)	\$ 1,899,128	\$ 0	\$ 0
11020	Required annual debt principal payments	0	0	0	0	0
11030	Beginning Net Position	(1,650,440)	119,398	14,952,747	0	0
11040-010	Prior period adjustments	0	0	(753,985)	0	0
11040-070	Equity transfers	0	0	0	0	0
	Ending Net Position	\$ (1,997,691)	\$ 114,428	\$ 16,097,890	\$ 0	\$ 0
11170	Administrative Fund Equity	0	0	0	0	0
11180	Housing Choice Voucher Equity	0	0	0	0	0
11190	Units Available	1,200	0	8,568	0	0
11210	Units Leased	1,119	0	8,264	0	0

FDS Line#	Account Description	Business Activities	Continuum of Care Program 14.267	Mainstream Vouchers 14.879	Housing Counseling Assistance Program 14.169	Emergency Food & Shelter National Board Program 97.024	Other Federal Program
10010	Operating transfer in	0	0	0	0	0	0
10020	Operating transfer out	0	0	0	0	0	0
10030	Optg trsfr from/to prim gov't	315,678	0	0	0	0	0
10040	Optg trsfr from/to comp unit	0	0	0	0	0	0
10050	Proceeds from notes/loans/bonds	0	0	0	0	0	0
10060	Proceeds from property sales	0	0	0	0	0	0
10070	Extraordinary items, net gain/loss	0	0	0	0	0	0
10080	Special items, net gain/loss	0	0	0	0	0	0
10091	Inter project excess cash transfer i	0	0	0	0	0	0
10092	Inter project excess cash transfer c	0	0	0	0	0	0
10093	Transf between project/program -	0	0	0	0	0	0
10094	Transf between project/program -	0	0	0	0	0	0
10100	Total other financing sources (uses)	315,678	0	0	0	0	0
10000	EXCESS OF REVENUE OVER EXPENSES	\$ (33,007)	\$ (8,963)	\$ (8,645)	\$ 0	\$ 0	\$ 0
11020	Required annual debt principal pa	0	0	0	0	0	0
11030	Beginning Net Position	1,113,846	69,733	26,274	0	0	0
11040-010	Prior period adjustments	0	0	0	0	0	0
11040-070	Equity transfers	0	0	0	0	0	0
	Ending Net Position	\$ 1,080,839	\$ 60,770	\$ 17,629	\$ 0	\$ 0	\$ 0
11170	Administrative Fund Equity	0	0	0	0	0	0
11180	Housing Choice Voucher Equity	0	0	0	0	0	0
11190	Units Available	720	0	570	0	0	0
11210	Units Leased	649	0	402	0	0	0

FDS Line#	Account Description	Housing Choice Vouchers 14.871	HOPWA 14.241	Emergency Housing Voucher 14.EHV	COCC	Elimination	TOTAL
10010	Operating transfer in	0	0	0	0	(881,316)	0
10020	Operating transfer out	0	0	0	0	881,316	0
10030	Optg trsfr from/to prim gov't	0	0	0	0	0	0
10040	Optg trsfr from/to comp unit	0	0	0	0	0	0
10050	Proceeds from notes/loans/bonds	0	0	0	0	0	0
10060	Proceeds from property sales	0	0	0	0	0	0
10070	Extraordinary items, net gain/loss	0	0	0	0	0	0
10080	Special items, net gain/loss	0	0	0	0	0	0
10091	Inter project excess cash transfer i	0	0	0	0	0	0
10092	Inter project excess cash transfer c	0	0	0	0	0	0
10093	Transf between project/program -	0	0	0	0	0	0
10094	Transf between project/program -	0	0	0	0	0	0
10100	Total other financing sources (uses)	0	0	0	0	0	0
10000	EXCESS OF REVENUE OVER EXPENSES	\$ (112,563)	\$ 0	\$ 92,603	\$ (182,240)	\$ 0	\$ 1,294,092
11020	Required annual debt principal pa	0	0	0	0	0	0
11030	Beginning Net Position	306,265	0	13,839	753,992	0	15,705,654
11040-010	Prior period adjustments	0	0	0	0	0	(753,985)
11040-070	Equity transfers	0	0	0	0	0	0
	Ending Net Position	\$ 193,702	\$ 0	\$ 106,442	\$ 571,752	\$ 0	\$ 16,245,761
11170	Administrative Fund Equity	193,702	0	0	0	0	193,702
11180	Housing Choice Voucher Equity	0	0	0	0	0	0
11190	Units Available	8,760	0	358	0	0	20,176
11210	Units Leased	7,473	0	358	0	0	18,265

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	<u>Type</u>	<u>Assistance Listing Number</u>	<u>Expenditures</u>
<u>FEDERAL GRANTOR</u>			
<u>U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT:</u>			
Public Housing:			
Low-Income Public Housing - Subsidy	A - Major	14.850	\$ 4,118,088
Capital Fund Program	A - Major	14.872	2,129,373
Section 8 Housing Assistance Program:			
Housing Choice Vouchers (cluster)	A - Major	14.871	4,099,777
Emergency Housing Vouchers (cluster)	A - Major	14.EHV	336,641
Mainstream Vouchers (cluster)	A - Major	14.879	199,270
			4,635,688
New Construction	B - Nonmajor	14.182	315,678
Housing Opportunities for Persons with AIDS (passthrough)	B - Nonmajor	14.241	372,827
Other Programs			
PIH Family Self-Sufficiency Program	B - Nonmajor	14.896	133,583
Continuum of Care Program	B - Major	14.267	481,371
Housing Counseling Assistance Program (passthrough)	B - Nonmajor	14.169	7,790
Emergency Food and Shelter National Board Program (passthrough)	B - Nonmajor	97.024	4,695
TOTAL FEDERAL FINANCIAL AWARDS			\$ 12,199,093
Threshold for Type A & Type B			\$ 750,000

The accompanying notes are an integral part of this schedule.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

NOTE A - BASIS OF PRESENTATION:

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of the Authority under programs of the federal government for the year ended September 30, 2024. The information in this Schedule is presented in accordance with the 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). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Authority.

NOTE B - 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. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years.

NOTE C - INDIRECT COST RATE:

The Authority did not elect to use the 10% de minimis cost rate.

NOTE D - SUBRECIPIENTS:

The Housing Authority provided no federal awards to subrecipients during the fiscal year ending September 30, 2024.

NOTE E - DISCLOSURE OF OTHER FORMS OF ASSISTANCE:

- The Housing Authority of the City of Greenville received no federal awards of non-monetary assistance that are required to be disclosed for the year ended September 30, 2024.
- The Housing Authority of the City of Greenville had no loans, loan guarantees, or federally restricted endowment funds required to be disclosed for the fiscal year ended September 30, 2024.
- The Housing Authority of the City of Greenville maintains the following limits of insurance as of September 30, 2024:

Property	\$	50,000,000
General Liability	\$	5,000,000
Commercial Auto	\$	5,000,000
Flood	\$	3,738,600
Workers' Compensation		Statutory
Public Officials' Legal Liability	\$	5,000,000

Settled claims have not exceeded the above commercial insurance coverage limits over the past three years.

**HOUSING AUTHORITY OF THE
CITY OF GREENVILLE
Greenville, North Carolina**

**SUPPLEMENTAL INFORMATION
BUDGETARY REPORTS**

YEAR ENDED SEPTEMBER 30, 2024

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND
NET POSITION - BUDGET AND ACTUAL - PUBLIC HOUSING
SEPTEMBER 30, 2024

	Budget	Actual	Over (Under) Budget
OPERATING REVENUES:			
Rental Charges	\$ 2,751,459	\$ 3,004,962	\$ 253,503
Operating Grants	3,893,152	4,118,088	224,936
Other Income	236,027	66,435	(169,592)
TOTAL REVENUE	6,880,638	7,189,485	308,847
OPERATING EXPENSES:			
Administration	1,285,450	1,922,805	637,355
Tenant Services	302,133	382,916	80,783
Utilities	1,825,890	1,712,342	(113,548)
Ordinary Maintenance	1,937,496	2,043,849	106,353
Protective Services	-	89,862	89,862
General Expenditures	427,080	418,940	(8,140)
Depreciation expense	1,214,912	1,214,912	-
TOTAL OPERATING EXPENSES	6,992,961	7,785,626	792,665
OPERATING INCOME/(LOSS)	(112,323)	(596,141)	(483,818)
NONOPERATING REVENUES/ (EXPENSES):			
Capital Grants	2,129,373	2,129,373	-
Special Items-pension/OPEB adjustment	-	-	-
Gain/(Loss) on the Disposition of Assets	-	13,627	13,627
Interest Expense	-	-	-
Interest Income	-	352,269	352,269
TOTAL NONOPERATING REVENUE/(EXPENSES)	2,129,373	2,495,269	365,896
Net Income/(Loss)	\$ 2,017,050	\$ 1,899,128	\$ (117,922)
NET POSITION - beginning of year		14,952,747	
Prior period adjustment		(753,985)	
NET POSITION- end of year		\$ 16,097,890	
See notes to financial statements.			

HOUSING AUTHORITY OF THE CITY OF GREENVILLE
Greenville, North Carolina

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND
NET POSITION - BUDGET AND ACTUAL - HOUSING CHOICE VOUCHER
SEPTEMBER 30, 2024

	<u>Budget</u>	<u>Actual</u>	<u>Over (Under)</u> <u>Budget</u>
<u>OPERATING REVENUES:</u>			
Rental Charges	\$ -	\$ -	\$ -
Operating Grants	4,577,992	4,099,777	(478,215)
Fraud recovery	5,000	7,353	2,353
Other Income	19,000	44,853	25,853
	<u>4,601,992</u>	<u>4,151,983</u>	<u>(450,009)</u>
TOTAL REVENUE			
<u>OPERATING EXPENSES:</u>			
Administration	460,251	553,268	93,017
Tenant Services	3,100	1,831	(1,269)
General Expenditures	47,634	9,033	(38,601)
Housing Assistance Payments	3,637,872	3,711,414	73,542
Depreciation expense	4,668	4,668	-
	<u>4,153,525</u>	<u>4,280,214</u>	<u>126,689</u>
TOTAL OPERATING EXPENSES			
OPERATING INCOME/(LOSS)	<u>448,467</u>	<u>(128,231)</u>	<u>(576,698)</u>
<u>NONOPERATING REVENUES/</u>			
<u>(EXPENSES):</u>			
Special Items-pension/OPEB adjustment	-	-	-
Interest Income	10,535	15,668	5,133
Interest Expense	-	-	-
	<u>10,535</u>	<u>15,668</u>	<u>5,133</u>
TOTAL NONOPERATING REVENUE/(EXPENSES)			
Equity Transfers In	-	-	-
Net Income/(Loss)	<u>\$ 459,002</u>	<u>(112,563)</u>	<u>\$ (571,565)</u>
NET POSITION - beginning of year		<u>306,265</u>	
NET POSITION- end of year		<u>\$ 193,702</u>	

See notes to financial statements.