

CHATTANOOGA HOUSING AUTHORITY

FINANCIAL STATEMENTS

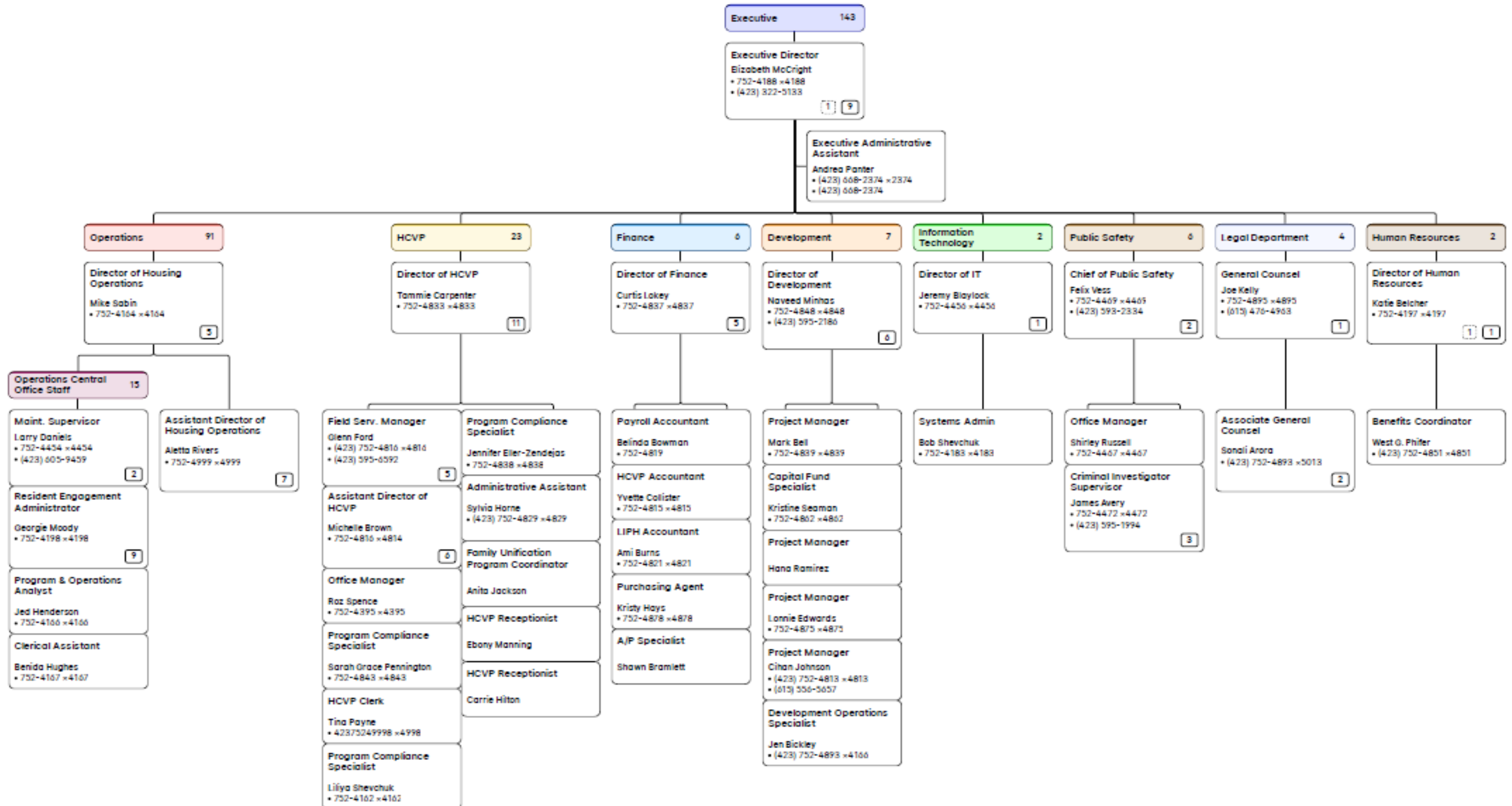
As of and for the Year Ended December 31, 2023

And Report of Independent Auditor

CHATTANOOGA HOUSING AUTHORITY
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Chattanooga Housing Authority Organizational Chart



Report of Independent Auditor

To the Board of Commissioners
Chattanooga Housing Authority
Chattanooga, Tennessee

Report on the Financial Statements

Opinion

We have audited the financial statements of the business-type activities of the Chattanooga Housing Authority (the "Authority") as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of the other auditors, the financial statements present fairly, in all material respects, the respective financial position of the business-type activities of the Authority, as of December 31, 2023, and the respective changes in financial position and, cash flows for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

We did not audit the financial statements of Cromwell Development I, LLC, and Chattanooga Housing Authority-Emerald Villages, LLC, (collectively, "blended component units") which represent 45%, 10%, and 9%, respectively, of the assets, net position, and operating revenues of the Authority. Those statements, which were prepared in accordance with the Accounting Standards Codification as issued by the Financial Accounting Standards Board, were audited by other auditors whose reports thereon have been furnished to us, and our opinion, insofar as it relates to the amounts included for the blended component units, is based solely on the reports of the other auditors.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. The financial statements of Cromwell Development I, LLC were not audited in accordance with *Government Auditing Standards*. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management for the Financial Statements

The Authority's management is responsible for the preparation and fair presentation of the financial statements in accordance with 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 Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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 generally accepted auditing standards 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 generally accepted auditing standards 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 Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis on pages 5 through 14 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 an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying schedule of expenditures of federal awards as required by Title 2 U.S. Code of Federal Regulations ("CFR") Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"), the accompanying statement and certification of actual capital fund grant costs, and the financial data schedules are presented for the 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 information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the report. The other information includes the organizational chart but does not include the basic financial statements and our auditor's report thereon. Our opinion on the basic financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 20, 2024, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 effectiveness of the Authority'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 the Authority's internal control over financial reporting and compliance.

Cherry Bekaert LLP

Lexington, Kentucky
June 20, 2024

CHATTANOOGA HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS ("MD&A")

DECEMBER 31, 2023

CHATTANOOGA HOUSING AUTHORITY

BOARD OF COMMISSIONERS

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801 N. HOLTZCLAW
AVENUE
CHATTANOOGA, TN
37404-1236
TEL (423) 668-2374
FAX (423) 668-2374
TN Relay Svc 711
www.chahousing.org
MAILING ADDRESS
P.O. BOX 1486
CHATTANOOGA, TN
37401-1486

Our Mission: Provide access to quality, affordable housing and engage community partners that encourage a comprehensive approach to stability and personal growth for the families we serve.

This section of the Authority's annual financial report presents management's analysis of the CHA's financial performance during the fiscal year ended December 31, 2023.

Financial Highlights and Conclusions

In accordance with Governmental Accounting Standards Board Statement No. 34 ("GASB 34"), the Chattanooga Housing Authority ("CHA" or the "Authority") is pleased to provide this executive narrative. The financial statements for 2023 have been reviewed by key management staff to assess the financial health of the CHA. It is apparent in the future that the CHA must rely less on uncertain grant funding and develop alternative resources to maintain current service levels. Financial highlights of this past year are as follows:

Conversion Activities – During 2023, CHA completed the conversion of Greenwood Terrace for the 98 unit that were converted from Public Housing to project-based voucher assistance that will allow for more flexibility in ongoing operations.

Public Housing Program – had a \$1.9 million increase in net position for the year ended December 31, 2023, as equity increased from \$55.0 M to \$56.9M. To place this number in proper context, it is important to note that this gain includes \$1.36M of depreciation expense and \$1.7M transfers of assets to Business Activities. Exclusive of these items, the program had a net operating surplus of approximately \$4.9 million for Fiscal Year 2023.

Housing Choice Voucher Program – had a \$25,708 excess of expenses over revenue during the fiscal year. The balance of HAP equity increased \$1,712, while the administrative portion of operations finished the year with a balance of \$1,439,306. Program funding for the year was slightly lower than last year as no CARES funding was received in 2023 and the Authority received about \$613K less in HCV HAP funding in relation to FY2022 levels.

CHATTANOOGA HOUSING AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS ("MD&A")

DECEMBER 31, 2023

Financial Highlights and Conclusions (continued)

Central Office Cost Center – The net position for the COCC decreased \$69,389 (2.3%) to \$2.8 million.

Grant Funding – Grant funding received in 2023 was \$47,158,492 which represents an increase of \$5,035,698 (11.95%) from the \$42,122,794 recognized in 2022. This was due primarily to an increase in HAP payment funding of \$3,112,747 and an increase of \$727,840 of ARPA Program funding.

HAP Utilization – Payments to landlords for the Housing Assistance Payments increased from \$24,303,466 in 2022 to \$28,088,164 which represents a \$3,784,698 (15.57%) increase from the prior year.

Business Activities – experienced an increase in net position from \$22,671,619 in 2022 to \$24,858,430 during 2023 (9.65%). This \$2,186,811 increase was due to the activities discussed in the audit report related to continuing RAD Conversions at Emerald Villages and Cromwell Hills as well as a gain of \$348,398 in the value of the swap on the Holtzclaw LLC loan facility.

PBRA/MultiFamily – the net position was relatively unchanged with a decrease in net position of \$30,318 from \$29,283,230 in 2022 to \$29,252,912 as costs for the four RAD conversions for Public Housing to Project-Based Assistance at Fairmount, Mary Walker, Dogwood and Boynton. Have stabilized over prior period levels.

Cash and Investments – position decreased from \$36.8M at the end of 2022 to \$32.7 million as of December 31, 2023. This \$4.1 million decrease represents an 11.16% decrease in the agency's cash position in relation to 2022 levels and was directly related to the payoff of RAD construction loans as discussed in the audit report.

Required Financial Statements

The basic financial statements of the CHA are designed to be corporate-like in that all business-type activities are consolidated for the entire CHA. The CHA consists exclusively of programs that are accounted for in an enterprise fund. Enterprise funds utilize the full accrual basis of accounting, making them more similar to the accounting methods utilized by the private sector. Many of the programs maintained by the CHA are required by the U.S. Department of Housing and Urban Development ("HUD").

The basic 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 CHA. The Statement is presented in the format where assets and deferred outflows of resources minus liabilities and deferred inflows of resources 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 "noncurrent". 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, whereby constraints are placed on the assets by creditors (such as debt covenants), grantors, laws, and regulations.

Unrestricted Net Position – This component of Net Position consists of Net Position that does not meet the definition of the other two categories. Unrestricted Net Position represents the net available liquid (non-capital) assets, net of liabilities for the entire CHA.

CHATTANOOGA HOUSING AUTHORITY MANAGEMENT'S DISCUSSION AND ANALYSIS ("MD&A")

DECEMBER 31, 2023

Required Financial Statements (continued)

The basic 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, HUD operating grants, operating expenses such as administrative, utilities, maintenance and depreciation, and non-operating revenues/expenses such as capital grant revenue, investment income and interest expense.

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

Major Programs

The focus of the CHA's financial statements should be on the major programs of the CHA. The following are considered major programs of the CHA:

Conventional Public Housing – Under the Conventional Public Housing Program, the CHA rents units that it owns to eligible low-income families, the elderly, and persons with disabilities. The CHA uses income limits developed by HUD which set the limits at up to 80 percent of median income for the area. This program is operated under an Annual Contributions Contract ("ACC") with HUD, whereby HUD provides the CHA operating subsidy funding to assist in funding the operating and maintenance expenses and to offer rent based upon 30 percent of adjusted gross household income. The Conventional Public Housing Program also includes the Capital Fund Program which remains the primary funding sources for modernization of, and physical and management improvements to, the CHA's public housing properties. As of December 31, 2023, CHA had 1,754 units in its low-income public housing portfolio.

Housing Choice Voucher Program – Under the Housing Choice Voucher Program ("HCVP"), the CHA administers contracts with independent landlords to allow very low and extremely low-income families to reside in privately-owned rental housing. The CHA subsidizes the family's rent through a HAP paid to the landlord. This program is administered under an ACC with HUD, whereby HUD provides funding to enable the CHA to oversee a lease that sets the participant's rent at 30 percent of adjusted gross household income. As of December 31, 2023, CHA had 3,658 Housing Choice Vouchers.

Multifamily Section 8 HAP Program – This a significant addition to our portfolio of major programs. Under this program, the five properties that were previously operated under the Low-Income Public Housing ("LIPH") program, have converted to Property-Based Rental Assistance ("PBRA"). Through these contracts, we administer rental assistance to eligible low-income households, bridging the gap between the actual rent and the amount affordable to the tenants based on their income. This program is similar to HCVP, however the subsidies are not administered by CHA, but instead are received from HUD's Office of Multifamily Housing. Currently, there are 667 units in this portfolio.

CHATTANOOGA HOUSING AUTHORITY MANAGEMENT'S DISCUSSION AND ANALYSIS ("MD&A")

DECEMBER 31, 2023

Non-major Programs

In addition to the major programs above, the CHA also administers a number of non-major programs. These funds include:

Resident Opportunity and Supportive Services Program – This program provides public housing residents with supportive services, resident empowerment activities, and assistance in becoming economically self-sufficient.

Moderate Rehabilitation/Single Room Occupancy Program – This program assists very low-income, single, homeless individuals in obtaining decent, safe, and sanitary housing in privately owned, rehabilitated buildings.

Business Activities – These represent programs supported by non-HUD resources developed from a variety of CHA- initiated activities including the existing entities of Greenwood Terrace LLC and Holtzclaw LLC, as well as the Cromwell Development I, LLC and Emerald Villages, LLC.

Financial Analysis of CHA

One question frequently asked about CHA's finances is "Did CHA's operations and financial position improve or deteriorate over the previous fiscal year?" The Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position report information about CHA's activities are summarized in the following sections. To begin the analysis, a summary of CHA's Statement of Net Position is presented in Table I.

As illustrated in the Statement of Net Position, total assets were down \$6,591,353 (4.28%) from \$154,030,280 in 2022 to \$147,438,927 in 2023. Overall, CHA's Net position increased from the FY2022 levels (\$5,248,411 increase or 4.78% change) from \$109,899,330 to \$115,147,741 as detailed in the Table I on the following page.

CHATTANOOGA HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS ("MD&A")

DECEMBER 31, 2023

CHATTANOOGA HOUSING AUTHORITY
Statement of Net Position
TABLE I

Account Descriptions	2023	2022	Total Change	% Change
Current assets	\$ 33,510,257	\$ 38,567,038	\$ (5,056,781)	-13%
Capital assets	83,746,744	85,755,406	(2,008,662)	-2%
Other noncurrent assets	30,181,926	29,707,836	474,090	2%
Total Assets	147,438,927	154,030,280	(6,591,353)	-4%
Deferred outflows of resources	-	-	-	0%
Current liabilities	8,331,996	11,450,138	(3,118,142)	-27%
Noncurrent liabilities	23,959,190	32,680,812	(8,721,622)	-27%
Total Liabilities	32,291,186	44,130,950	(11,839,764)	-27%
Deferred inflows of resources	-	-	-	0%
Net investment in capital assets	58,557,354	51,976,452	6,580,902	13%
Restricted net position	9,171,743	7,996,639	1,175,104	15%
Unrestricted net position	47,418,644	49,926,239	(2,507,595)	-5%
Total Net Position	\$ 115,147,741	\$ 109,899,330	\$ 5,248,411	5%

Current assets decreased 13.11% from \$38.6 million to \$33.5 million, which was primarily a function of CHA's decreased cash position (\$4.1M) as discussed previously, while accounts receivables and prepaid insurance amounts were \$945K lower in relation to FY22. Current liabilities decreased by \$3,118,142 or 27.23%. This decrease was primarily due to a \$2.1M decrease in deferred revenue amounts that were used to retire debt at Emerald Villages and Cromwell Hills as well as lower accrued liabilities of \$1.1M related to developer activity at these developments. Noncurrent liabilities were 26.62% lower from FY2022 levels with a decrease of \$8,569,894 in outstanding long-term debt.

While the Statement of Net Position shows the change in financial position, the Statement of Revenues, Expenses, and Changes in Net Position breaks down the CHA's revenues and expenses further. Table II on the following page provides a statement of these changes.

CHATTANOOGA HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS ("MD&A")

DECEMBER 31, 2023

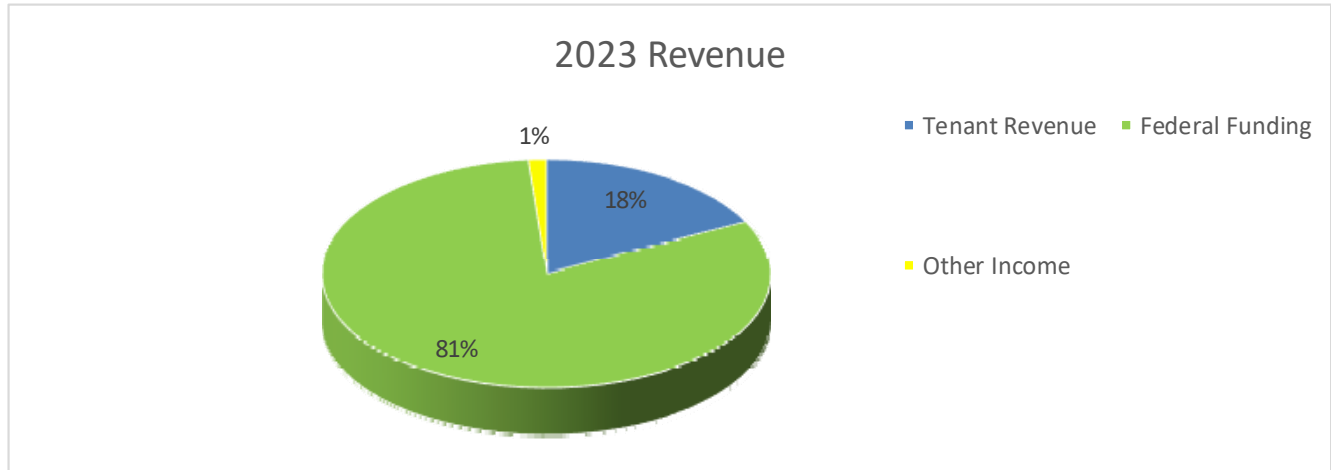
CHATTANOOGA HOUSING AUTHORITY
Statement of Revenues, Expenses, and Changes in Net Position
TABLE II

Account Descriptions	2023	2022	Total Change	% Change
Tenant revenue	\$ 10,481,567	\$ 9,238,021	\$ 1,243,546	13%
Federal funding	48,212,214	43,073,786	5,138,428	12%
Other income	768,722	747,422	21,300	3%
Total Revenue	59,462,503	53,059,229	6,403,274	12%
Administrative	8,401,137	8,420,068	(18,931)	0%
Asset management fee	5,000	10,844	(5,844)	-54%
Tenant services	963,721	910,310	53,411	6%
Utilities	5,103,533	4,902,812	200,721	4.09%
Protective services	637,113	558,337	78,776	14%
Insurance expense	893,737	815,199	78,538	10%
Maintenance	5,595,562	5,152,573	442,989	9%
General expense	532,810	621,846	(89,036)	-14%
Housing assistance payments	28,088,164	24,303,466	3,784,698	16%
Depreciation and amortization	5,613,175	6,109,192	(496,017)	-8%
Total Operating Expenses	55,833,952	51,804,647	4,029,305	8%
Nonoperating Items:				
Interest income	2,476,913	557,544	1,919,369	344%
Interest expense	(1,277,841)	(3,042,552)	1,764,711	-58%
Casualty gain	93,030	(84,172)	177,202	-211%
Gain on disposal of capital assets	306	-	306	0%
Total Nonoperating Items	1,292,408	(2,569,180)	3,861,588	-150%
Partner contributions	327,452	561,797	(234,345)	-42%
Changes in net position	5,248,411	(752,801)	6,001,212	-797%
Beginning net position	109,899,330	110,652,131	(752,801)	-1%
Ending Net Position	\$ 115,147,741	\$ 109,899,330	\$ 5,248,411	5%

Revenues – Exclusive of nonoperating amounts, a review of the Statement of Revenues, Expenses, and Changes in Net Position shows that 81% of the CHA's revenues are derived from grants from the Department of Housing and Urban Development and other Federal programs. The CHA receives revenue from tenants for dwelling rental charges, excess utilities, and miscellaneous charges of 18% of total revenue. Interest Revenue and Other Revenue comprise the remaining 1%. Compared to the fiscal year ended December 31, 2022, operating revenues had an overall increase of \$6.4M as discussed on the following page.

CHATTANOOGA HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS ("MD&A")

DECEMBER 31, 2023



Tenant Revenue – Total Tenant Revenue, net of bad debts, increased \$1,243,546 from \$9,238,021 in 2022 to \$10,481,567 in 2023 (13.46% increase). This increase is related to higher tenant rents and the conversion of developments from LIPH to Project- Based Rental Assistance (“PBRA”) and Project-Based Vouchers (“PBV”).

Program Grants/Subsidies – The CHA's Federal Funding experienced a 12% increase (\$5,035,698) in Federal Financial Assistance from \$42.1 million in 2022 to \$47.2 million in 2023 as detailed in the table below. This increase was primarily attributable to increased funding of \$4,096,554 for the Housing Choice Voucher program funding and a net increase of \$727,840 for the ARPA grant funded programs.

Other Income – Other Income increased \$21,300 (or 2.85%) due to higher amounts recognized as developer fees and capital contributions in FY23 in relation to FY22 levels.

CHATTANOOGA HOUSING AUTHORITY
Federal Financial Awards Comparison
For the Fiscal Years 2023 and 2022

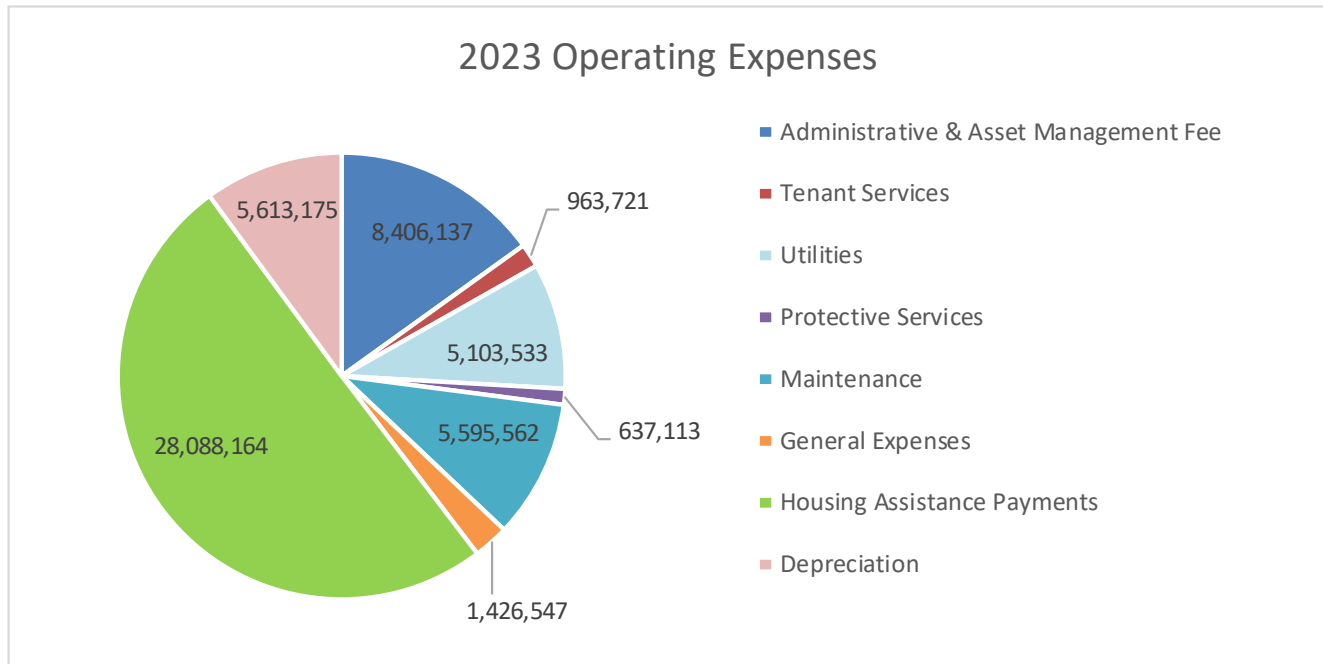
	<u>2023</u>	<u>2022</u>	<u>Change</u>
PUBLIC HOUSING:			
Public and Indian Housing Program	\$ 8,383,112	\$ 9,107,204	\$ (724,092)
Capital Fund Program	4,313,237	3,296,440	1,016,797
Resident Opportunity and Supportive Services	127,842	256,923	(129,081)
PIH Family Self-Sufficiency Program	79,077	72,021	7,056
HOUSING ASSISTANCE PAYMENTS:			
Section 8 Housing Choice/Mainstream/FUP Programs	30,633,341	26,536,787	4,096,554
Mod Rehab/ SRO	2,390,044	2,349,420	40,624
Housing Trust Fund	-	228,724	(228,724)
Coronavirus State & Local Fiscal Recovery Funds	1,231,839	275,275	956,564
Totals	<u>\$ 47,158,492</u>	<u>\$ 42,122,794</u>	<u>\$ 5,035,698</u>

CHATTANOOGA HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS ("MD&A")

DECEMBER 31, 2023

Expenses

The Chattanooga Housing Authority experienced an increase of \$4,029,305 in total expenses for the current year from \$51,804,647 to \$55,833,952 or 7.78%. Notable changes in expense levels by category for the current year are as follows:



Administration – Administration costs were \$18,931 lower than in 2022 as these costs decreased from \$8,420,068 to \$8,401,137 or 0.22%. This decrease consists primarily of reduced outside management fees, as well as a decrease in office and other operating expenses.

Tenant Services – Tenant Services costs include all costs incurred by the CHA to provide social services to the residents. In addition to the HUD ROSS grants, the recognized Resident Councils receive funding for board meetings, training costs, and other items. In addition, recognized Resident Councils receive assistance to cover the costs of meetings and other training activities provided. Tenant Services increased \$53,411 from \$910,310 in 2022 to \$963,721. The primary causes for the increases were Relocation (an increase of \$28,222) and Other resident services costs (increased from \$122,766 to \$144,870).

Utilities – The total utilities expense for the CHA increased by \$200,721 from \$4,902,812 to \$5,103,533. Water, electricity, and sewer charges all saw significant increases during the year. The overall increase was 4.09%.

Maintenance Costs – Maintenance costs were \$442,989 higher in 2023 as these costs increased from \$5,152,573 to \$5,595,562 or 8.60%. Maintenance labor and benefits increased by \$178K, while materials cost increased \$104K and contract costs were \$164K higher.

Interest Expense – The total interest expense for the CHA decreased by \$1,764,711 from \$3,042,552 to \$1,277,841 due to lower construction loan debt expense in relation to FY2022 levels (a 58% decrease) and all loans have now been converted to permanent financing.

CHATTANOOGA HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS ("MD&A")

DECEMBER 31, 2023

Expenses (continued)

Housing Assistance Payments Program – HAP payments consist of rental payments to owners of private property with which the housing CHA has a HAP agreement for the difference between the tenants rent and the applicable payment standard. CHA utilization levels increased during 2023 and as a result, HAP expense increased \$3,784,698 in 2023 over the prior year from \$24,303,466 to \$28,088,164 (15.57%).

Depreciation and Amortization – Because the costs of all capitalized additions are spread over the estimated useful life of these assets, the estimated current-year costs of capitalized items are recorded as depreciation. Depreciation expense was \$496,017 lower in relation to prior year levels as the expense level decreased from \$6,109,192 to \$5,613,175 (8.12%).

Capital Assets

At the end of fiscal year 2023, the CHA had Capital Assets of \$83,746,744, net of depreciation. For the year ended December 31, 2023, capital assets decreased by \$2M (\$2.8M of improvements from Capital grants, and \$1.5 from improvements at Emerald, Cromwell, and other programs), offset by \$6.3M of depreciation expense. Major changes during the year totaled a decrease of \$1,308,454 as detailed below:

CHATTANOOGA HOUSING AUTHORITY
Statement of Capital Assets
TABLE III

<u>Account Descriptions</u>	<u>2023</u>	<u>2022</u>	<u>Total Change</u>	<u>% Change</u>
Land	\$ 9,485,797	\$ 9,486,116	\$ (319)	0.00%
Buildings	212,061,376	210,043,003	2,018,373	0.96%
Furniture and equipment	4,627,137	4,548,011	79,126	1.74%
Construction in process	5,564,715	3,374,032	2,190,683	64.93%
Accumulated depreciation	<u>(147,992,281)</u>	<u>(142,395,964)</u>	<u>(5,596,317)</u>	<u>3.93%</u>
Total capital assets	<u>\$ 83,746,744</u>	<u>\$ 85,055,198</u>	<u>\$ (1,308,454)</u>	<u>-1.54%</u>

A summary of the changes in capital assets were as follows:

Balance at January 1, 2023	\$ 85,055,198
Current period additions - operations	4,326,490
Current period dispositions - operations	(27,773)
Current period depreciation expense	<u>(5,607,171)</u>
Balance at December 31, 2023	<u>\$ 83,746,744</u>

CHATTANOOGA HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS ("MD&A")

DECEMBER 31, 2023

Debt Administration

As of December 31, 2023, the CHA had \$28,189,390 of debt outstanding (including accrued interest) related to the operation of various federal and local programs. The following is a summary of the changes in total debt obligations for the year ended December 31, 2023:

Balance as of January 1, 2023	\$ 33,778,954
Debt payments	<u>(8,589,564)</u>
Balance as of December 31, 2023	<u>\$ 25,189,390</u>

Economic Factors and Events Affecting Operations

Several factors may affect the financial position of the CHA in the subsequent fiscal year. These factors include:

- (1) The level of Federal funding for both the Low-Income Public Housing and the Housing Choice Voucher Programs continue to be at prorated levels that are significantly below formula eligibility amounts.
- (2) Local inflationary, recessionary and employment trends, which can affect resident incomes and, therefore, the amount of rental revenue paid as inflation has increased 3.4% in relation to 2023 levels.
- (3) Fuel prices are expected to be volatile, the ongoing pandemic has created supply chain disruptions and continued inflationary pressures are expected to increase supplies and other costs.
- (4) CHA has extended a waiver to increase the payment standards during 2023 in the Housing Choice Voucher Program to allow for an increase to the 120% percent Fair Market Rent level to address the current housing shortages in Hamilton County. This waiver has allowed program participants to remain competitive when selecting a unit and this waiver is in effect until December 31, 2024.
- (5) In 2024, CHA will continue the implementation of the Westside Evolves plan to revitalize the existing public housing community of College Hill Courts and surrounding areas. The first phase of mixed-income housing will start with 230 units on the YFD parcel adjacent to College Hill. This will be part of an overall \$1 billion redevelopment. We have applied for \$50 Million from HUD's Choice Neighborhoods Implementation grant to support the efforts.
- (6) During 2024, CHA will be acquiring the remaining ownership interests in it LIHTC developments of the Oaks at Camden and the Villages at Alton Park which will add 332 units to the Business Activities portfolio.

Financial Contact

This financial report is designed to provide our residents and participants, the citizens of Chattanooga, Tennessee, all federal and state regulatory bodies and any creditors with a general overview of the CHA's finances. If you have any questions regarding these financial statements or supplemental information, you may contact Curtis Lokey at (423) 752-4837, clokey@chahousing.org, or Philippe T. Lindsay, CPA at (423) 752-4153, plindsay@chahousing.org, or via mail at 801 North Holtzclaw Ave, Chattanooga, TN 37404.

CHATTANOOGA HOUSING AUTHORITY
STATEMENT OF NET POSITION

DECEMBER 31, 2023

ASSETS

Current Assets:

Cash and cash equivalents, unrestricted	\$ 20,241,879
Cash and cash equivalents, restricted	12,490,473
Accounts receivable - HUD	101,774
Accounts receivable - miscellaneous	13,010
Accounts receivable - tenants, net	313,598
Prepaid expenses	349,523
Total Current Assets	<u>33,510,257</u>

Capital Assets:

Land	9,485,797
Buildings	212,061,376
Furniture and equipment	4,627,137
Construction in progress	5,564,715
	<u>231,739,025</u>
Accumulated depreciation	<u>(147,992,281)</u>

Capital Assets, Net 83,746,744

Noncurrent Assets:

Notes receivable, net	29,172,936
Other assets	1,008,990
	<u>30,181,926</u>

Total Noncurrent Assets 30,181,926

Total Assets 147,438,927

DEFERRED OUTFLOWS OF RESOURCES

Total Assets and Deferred Outflows of Resources \$ 147,438,927

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

CHATTANOOGA HOUSING AUTHORITY
STATEMENT OF NET POSITION (CONTINUED)

DECEMBER 31, 2023

LIABILITIES

Current Liabilities:

Current portion of long-term debt	\$ 1,571,834
Accounts payable	2,286,220
Accounts payable - other government	211,555
Accounts payable - HUD	17,086
Accrued wages/payroll taxes payable	434,103
Current portion of accrued compensated absences	66,948
Accrued interest payable	69,278
Tenant security deposits	331,656
Unearned revenue	1,816,412
Other current liabilities	<u>1,526,904</u>
Total Current Liabilities	<u>8,331,996</u>

Long-term Liabilities:

Long-term debt, net of current portion	23,617,556
Accrued compensated absences, net of current portion	200,848
Other noncurrent liabilities	<u>140,786</u>
Total Long-term Liabilities	<u>23,959,190</u>
Total Liabilities	32,291,186

DEFERRED INFLOWS OF RESOURCES

Total Liabilities and Deferred Inflows of Resources	<u>-</u> <u>32,291,186</u>
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NET POSITION:

Net investment in capital assets	58,557,354
Restricted by program requirements	9,171,743
Unrestricted net position	<u>47,418,644</u>
Total Net Position	<u>115,147,741</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 147,438,927</u>

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

CHATTANOOGA HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

YEAR ENDED DECEMBER 31, 2023

Operating Revenues:	
Tenant revenue, net of bad debts of \$245,287	\$ 10,481,567
HUD operating grants	44,046,171
Other government grants	1,331,839
Other revenue	625,727
Fraud recovery	142,995
Total Operating Revenues	<u>56,628,299</u>
Operating Expenses:	
Administrative	8,401,137
Asset management fee	5,000
Tenant services	963,721
Utilities	5,103,533
Protective services	637,113
Insurance expense	893,737
Maintenance	5,595,562
General expenses	532,810
Housing assistance payments	28,088,164
Depreciation and amortization	5,613,175
Total Operating Expenses	<u>55,833,952</u>
Net Operating Profit	<u>794,347</u>
Nonoperating Revenues (Expenses):	
Interest income	2,476,913
Interest and investment expense	(1,277,841)
Casualty gains	93,030
Gain on disposal of capital assets	306
Total Nonoperating Expense, Net	<u>1,292,408</u>
Net Profit Before Capital Contributions	2,086,755
Capital Contributions:	
Partner contributions	327,452
Capital fund grant	2,834,204
Changes in net position	5,248,411
Net position, beginning of year	<u>109,899,330</u>
Net position, end of year	<u>\$ 115,147,741</u>

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

CHATTANOOGA HOUSING AUTHORITY
STATEMENT OF CASH FLOWS

YEAR ENDED DECEMBER 31, 2023

Cash flows from operating activities:

Cash received from tenants	\$ 8,425,012
Cash received from HUD grants	44,382,009
Cash received from other governmental grants	1,507,114
Cash received from other sources	886,773
Cash payments to employees for services	(5,925,300)
Cash payments for the Housing Choice Voucher Program	(28,088,164)
Cash payments to other suppliers for goods and services	<u>(17,176,195)</u>
Net cash flows from operating activities	<u>4,011,249</u>

Cash flows from investing activities:

Interest received	2,466,963
Partner capital contributions	<u>327,452</u>
Net cash flows from investing activities	<u>2,794,415</u>

Cash flows from capital and related financing activities:

Capital grant receipts	2,834,204
Purchase of capital assets	(4,326,490)
Proceeds from disposal of capital assets	28,079
Principal paid on debt	(8,489,564)
Debt issuance costs	220,113
Interest paid on debt	<u>(1,277,342)</u>
Net cash flows from capital and related financing activities	(11,011,000)

Cash flows from non-capital financing activities:

Casualty gain	<u>93,030</u>
Net cash flows from non-capital financing activities	<u>93,030</u>

Net decrease in cash	(4,112,306)
Cash, beginning of year	<u>36,844,658</u>
Cash, end of year	<u>\$ 32,732,352</u>

Cash and cash equivalents, unrestricted	\$ 20,241,879
Cash and cash equivalents, restricted	<u>12,490,473</u>
	<u>\$ 32,732,352</u>

Noncash financing activities

Capital assets includes (\$2,501) change in accounts payable for construction/development
Principal paid on debt includes (\$100,000) change for loan forgiveness

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

CHATTANOOGA HOUSING AUTHORITY
STATEMENT OF CASH FLOWS (CONTINUED)

YEAR ENDED DECEMBER 31, 2023

Cash flows from operating activities:

Net operating profit	\$ 794,347
Adjustments to reconcile net operating profit to net cash flows from operating activities:	
Depreciation expense	5,607,171
Amortization expense	6,004
Bad debt expense	245,287
Forgiveness of debt	(100,000)
Changes in operating assets and liabilities:	
Accounts receivable - HUD	442,567
Accounts receivable - other governments	275,275
Accounts receivable - miscellaneous	261,046
Accounts receivable - tenants	(370,534)
Accounts receivable - fraud recovery	17,702
Prepaid expenses	73,132
Accounts payable	410,464
Accounts payable - other government	(244,110)
Accounts payable - HUD	(64,511)
Accrued wages and payroll taxes payable	34,645
Tenant security deposits	(5,585)
Unearned revenue	(2,128,638)
Other current liabilities	(1,054,977)
Accrued compensates absences	(185,035)
Other noncurrent liabilities	(3,001)
Net cash flows from operating activities	<u>\$ 4,011,249</u>

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

CHATTANOOGA HOUSING AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 1—Nature of the organization and operations

The Chattanooga Housing Authority (the “Authority”) provides subsidized housing and related housing services primarily to low-income individuals in Chattanooga, Tennessee. The Authority is a public body corporate and politic with a seven-member Board of Commissioners (the “Board”). The Mayor of Chattanooga proposes the members of the Board, for ultimate approval by the Chattanooga City Council. However, the Authority has complete administrative authority and it recruits and employs personnel. The Authority adopts a budget that is approved by the Board. Subsidies for operations are received primarily from the U.S. Department of Housing and Urban Development (“HUD”). The Authority is responsible for its debts and is entitled to surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report.

The Authority has three component units that are reported as blended component units within these financial statements - Holtzclaw Development, LLC, Chattanooga Housing Authority-Emerald Villages, LLC and Cromwell Development I, LLC. Holtzclaw Development, LLC is a wholly owned component unit that serves as the holding company for the Authority’s administration building and is financially responsible for the interest rate swap that is detailed in Note 8. Chattanooga Housing Authority - Emerald Villages, LLC was established as the holding company for the tax credit development - Emerald Villages Apartments (“Emerald Villages”). Emerald Villages consists of 111 project based rental assistance (“PBRA”) units and is controlled by the Authority. The Authority is the managing member investor with 0.009% interest. The assets, liabilities and equity along with the operations are included in Emerald Villages. Cromwell Development I, LLC was established as the holding company for the tax credit development Cromwell Hills Apartments (“Cromwell Hills”). Cromwell Hills consists of 200 project-based vouchers (“PBV”) units and is controlled by the Authority. The Authority is the managing member investor with 0.009% interest. The assets, liabilities and equity along with the operations are included in Cromwell Hills. All inter-program transactions have been eliminated. Requests for full financial information of the component units should be addressed to Chattanooga Housing Authority at 801 North Holtzclaw Ave, Chattanooga, Tennessee 37404.

In addition, the Authority has .01% ownership interests in four tax credit developments which are not considered component units because the Authority does not have either control or financial responsibility for them: McCallie Homes Housing Partnership - Phase I, LLC, Alton Park Housing Partnership, LLC, The Villages Housing Partnership, LLC and Steiner Redevelopment, LLC. The Authority also has .005% ownership interest in an additional tax credit development, Johnson Terrace, LLC, which is also not considered a component unit because the Authority does not have either control or financial responsibility for it. These investments are trivial and are accounted for using the cost method.

Note 2—Summary of significant accounting policies

The accounting policies of the Authority conform to accounting principles generally accepted in the United States of America (“U.S. GAAP”) as applicable to proprietary funds of governments. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

CHATTANOOGA HOUSING AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 2—Summary of significant accounting policies (continued)

The following is a summary of the most significant policies:

Basis of Presentation and Accounting – The accounting records of the Authority are maintained and reported in accordance with methods prescribed by HUD. The Authority must report using U.S. GAAP. The Authority is a special purpose government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund. In accordance with GASB Statement No. 34 requirements for enterprise fund, activity is recorded using the accrual basis of accounting and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. Capital asset purchases are capitalized, and long-term liabilities are accounted for in the enterprise fund. This requires the Authority to account for operations in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

The proprietary fund is composed of a number of programs. These programs are designed to provide quality affordable housing opportunities and increase the self-sufficiency of those housed. The major programs are described as follows:

Public and Indian Housing – During 2023, the Authority received operating subsidy funding for 8 projects consisting of 1,753 units of public housing under an Annual Contributions Contract (“ACC”) with HUD. The program offers income based rental assistance (subsidy) for elderly, disabled and single families who qualify under the low-income guidelines. Revenues for the projects consist of rents and other fees collected from tenants and an operating subsidy received from HUD. Typically, residents pay 30% of their adjusted gross income in rents. The Authority’s subsidy is received under an Annual Contributions Contract to offset the cost of operating the units. HUD also provides funds to maintain and improve the public housing projects under the Public Housing Capital Fund Program. Substantially all additions and improvements to land, structures and equipment of public housing are accomplished through these capital grant funds.

Section 8 Housing Choice Vouchers – The Authority provides rental assistance payments to approximately 3,700 households who live in private rental housing. Funded by HUD pursuant to Section 8 of the U.S. Housing Act, this program allows participating families and individuals to choose their own housing with the use of a housing voucher. Generally, the participant pays between 30% and 40% of their monthly income towards rent and utilities and the Authority pays the remainder. The Authority targets this program to the elderly, disabled households and families that are homeless or at the risk of homelessness.

Multifamily Section 8 HAP Program – Under this program, the four properties that were previously operated under the Low-Income Public Housing (LIPH) program, have converted to Property-Based Rental Assistance (PBRA). Through these contracts, the Authority administers rental assistance to eligible low-income households, bridging the gap between the actual rent and the amount affordable to the tenants based on their income. Currently, there are 557 units in this portfolio.

Use of Estimates – The preparation of the financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

CHATTANOOGA HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 2—Summary of significant accounting policies (continued)

Cash Equivalents – The Authority considers all short-term investments with an original maturity of 90 days or less to be cash equivalents. Cash and cash equivalents (unrestricted and restricted) were comprised of the following at December 31, 2023:

Checking accounts	\$ 12,792,984
Saving accounts/money market	19,935,418
Petty cash	<u>3,950</u>
	<u>\$ 32,732,352</u>

Accounts Receivable and Allowance for Doubtful Accounts – Tenant accounts receivable are carried at the amount considered by management to be collectible. Other accounts receivable consists primarily of amounts due from HUD and State and Local governments for grant income.

The Authority uses the allowance for bad debts method of valuing doubtful accounts receivable, which is based on historical experience, coupled with a review of the current status of existing receivables. The allowance for doubtful accounts was \$113,734 for accounts receivable - tenants and \$3,312,655 for accounts receivable fraud recovery at December 31, 2023. Management believes all other accounts receivable as of December 31, 2023, were collectible and no additional allowance was considered necessary.

The State of Tennessee Comptroller’s Office requires that revenues in proprietary funds should be reported as net of all related allowances, which include amounts pertaining to uncollectible accounts. Therefore, the increase and decrease in the estimate of uncollectible accounts is reported net of revenue instead of bad debt expense. The Authority’s bad debt expense charged against revenue was \$245,287 for the year ended December 31, 2023.

Prepaid Expenses – Payments made to vendors for goods or services that will benefit periods beyond December 31, 2023, are recorded as prepaid expenses.

Inter-program Receivables and Payables – Inter-program receivables and payables are all current and are the result of the use of the Public and Indian Housing Program as the common paymaster for shared costs of the Authority. Cash settlements are made periodically and all inter-program balances net to zero. These inter-program receivables and payables have been eliminated in the preparation of the financial statements.

Capital Assets – All purchased capital assets are recorded at cost when historical records are available. When no historical records are available, capital assets are recorded at estimated historical cost. Donated capital assets are recorded at their fair value at the time they are received. Donor imposed restrictions are deemed to expire as the asset depreciates. Land values were derived from development closeout documentation.

All normal expenditures of preparing an asset for use are capitalized when they meet or exceed the capitalization threshold. The cost of buildings and equipment is depreciated over the estimated useful lives of the related assets on a composite basis using the straight-line method. Depreciation commences on modernization and development additions in the year following completion. Small dollar value minor equipment items are expensed. Depreciation on assets has been expensed in the Statement of Revenues, Expenses, and Changes in Net Position. The useful lives of buildings, furniture and equipment for purposes of computing depreciation are as follows:

Buildings	15 - 30 years
Furniture and equipment	3 - 7 years

CHATTANOOGA HOUSING AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 2—Summary of significant accounting policies (continued)

Capital Assets (continued) – The Capitalization Policy for the Authority is: items purchased or betterments, not repairs, in excess of \$5,000 and a useful life of one (1) year will be capitalized. The cost of maintenance and repairs are charged to operations as incurred.

Long-lived assets are to be reviewed for impairment. If the sum of the expected future cash flows is less than the carrying value amount of the asset, an impairment loss should be recognized. No such impairment loss was incurred during the year ended December 31, 2023.

Derivatives and Hedging Activities – The Authority recognizes all derivatives on the Statement of Net Position at fair value and includes such items in other noncurrent liabilities. Derivatives that are not hedges must be adjusted to fair value through income. The Authority holds derivative financial instruments for the purpose of limiting its exposure to interest rate fluctuations through the use of interest rate swaps. Net amounts paid or received under interest rate swap arrangements are reflected as adjustments to interest income/expense. Derivatives are held only for the purpose of hedging or limiting such risks, not of speculation. See Note 8 for additional information.

Compensated Absences – The Authority's employees earn sick and vacation leave. Full-time, permanent employees are granted vacation and sick leave benefits in varying amounts to specified maximums depending on tenure with the Authority. Upon termination of employment, the Authority's employees do not receive any payment for their accrued but unused bank of sick leave; therefore, no amount has been accrued in the financial statements for sick leave. However, vacation leave is recorded as an expense and related liability in the period earned by employees. Vacation leave accrued but not yet paid as of December 31, 2023 is shown as a liability allocated between current and noncurrent as indicated in the Statement of Net Position.

Litigation Losses – The Authority recognizes estimated losses related to litigation in the period in which the occasion giving rise to the loss occurs but not before the loss is probable and reasonably estimable.

Restricted Assets – Certain assets may be classified as restricted assets on the Statement of Net Position because their use is restricted by contracts or agreements with outside third parties and lending institutions. Net position is reported as restricted when constraints placed on net position use are either: externally imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other governments, imposed by law through constitutional provisions or enabling legislation.

Operating Revenues and Expenses – Operating revenues and expenses consist of revenues earned and expenses incurred as a result of the principal operations of the Authority. Operating revenue results from exchange transactions associated with providing housing and related services, and federal operating subsidies and housing assistance payments that are directly related to the Authority's mission. Nonoperating revenue includes capital and noncapital federal grants, interest revenue, and other revenues not meeting the definition of operating. Operating expenses consist of all expenses incurred to provide housing services.

Annual Contribution Contracts – Annual Contribution Contracts provide that HUD shall have the authority to audit and examine the records of public housing authorities. Accordingly, final determination of the Authority's financing and contribution status for the Annual Contribution Contracts is the responsibility of HUD based upon financial reports submitted by the Authority.

Application of Restricted Resources – The Authority will first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

CHATTANOOGA HOUSING AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 2—Summary of significant accounting policies (continued)

Tenant Accounts Receivable Net of Bad Debt Expenses – The State of Tennessee Comptroller's Office requires that revenues in proprietary funds should be reported as net of all related allowances, which include amounts pertaining to uncollectible accounts. Therefore, the increase and decrease in the estimate of uncollectible accounts is reported net of revenue instead of bad debt expense. The Authority's bad debt expense charged against revenue was \$245,287 for the year ended December 31, 2023.

Capital Contributions – Capital contributions represent amounts that investor members are required to make in certain entities (See Note 18). The partner capital contributions totaled \$327,452 for the year ended December 31, 2023. Partner capital accounts (excluding the Authority's) represent approximately 99.99% (as required by the operating agreement) of the equity of Emerald Villages and Cromwell Hills.

Recent Accounting Pronouncements – In May 2020, GASB issued Statement No. 96, *Subscription-Based Information Technology Arrangements*. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements ("SBITAs") for governments. This Statement defines an SBITA, establishes that a SBITA results in a right-to-use subscription intangible asset and a corresponding subscription liability, provides the capitalization criteria for outlays other than subscription payments and requires note disclosures regarding an SBITA. The standards for SBITAs are based on the standards established in State No. 87 – *Leases*. The requirements of this Statement are effective for fiscal year ending June 30, 2023. The Authority adopted this statement with no impact to the financial statements.

Note 3—Deposits, investments, and fair value

HUD requires public housing authorities to invest excess HUD program funds in obligations of the United States, certificates of deposit or any other federally insured instruments.

Information related to cash, cash equivalents and investments is as follows:

Interest Rate Risk – The Authority's policy does not address interest rate risk.

Credit Risk – The Authority's policy does not address credit rate risk.

Custodial Credit Risk – The custodial credit risk for deposits is the risk that in the event of a bank failure, the Authority's deposits may not be recovered. At December 31, 2023, all of the Authority's deposits were either covered by FDIC insurance up to \$250,000 or adequately collateralized.

Blended component unit cash balances may exceed federal insurance limits. These entities have not experienced any losses with respect to bank balances in excess of government provided insurance.

Note 4—Prepaid expenses

Prepaid expenses at December 31, 2023, consisted of \$31,364 in prepaid insurance premiums, \$26,124 in prepaid software fees, \$150,000 in prepaid asset management fees, \$140,625 in tax credit fees, and \$1,410 in other prepaid expenses.

CHATTANOOGA HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 5—Notes receivable

Notes receivables consist of the following as of December 31, 2023:

McCallie Homes Housing Partnership, LLC (net of allowance of \$146,641)	\$ 4,933,447
Alton Park Housing Partnership, LLC (net of allowance of \$189,022)	8,185,382
The Villages at Alton Park, Inc. (net of allowance of \$3,067,885)	-
The Villages Housing Partnership, LLC (net of allowance of \$23,000)	6,336,100
Johnson Terrace, LLC (The Oaks at Camden) (no allowance)	3,376,578
Steiner Redevelopment, LLC (Maple Hills) (no allowance)	6,341,429
	<u>\$ 29,172,936</u>

On August 26, 2003, the Authority entered into various loan agreements with McCallie Homes Housing Partnership, LLC totaling \$5,540,088, as evidenced by notes receivable, for the construction of low-income dwellings in association with the HOPE VI Program and secured by deeds of trust. The terms of the notes are generally between thirty-five (35) and forty-five (45) years from the date of the note. An allowance of \$146,641 has been provided for the uncollectible principal portion of the notes receivable. Certain notes bear 0% interest; however, one loan for \$3,443,447 bears interest at the long-term Applicable Federal Rate in effect at the date of the note (4.95%). Interest earned during the year ended December 31, 2023 was \$356,636. However, an allowance totaling \$4,588,853 has been provided for the cumulative interest earned on this interest-bearing note. No payments of principal or interest are due until the payment date. The total outstanding balance on the notes, net of allowance, as of December 31, 2023, was \$4,933,447.

On December 16, 2003, the Authority entered into various loan agreements with Alton Park Housing Partnership, LLC totaling \$8,918,685 as evidenced by notes receivable, for the construction of low-income dwelling in association with the HOPE VI Program and secured by deeds of trust. The terms of the notes are generally between forty-nine (49) and fifty (50) years from the date of the note. An allowance of \$189,022 has been provided for the uncollectible principal portion of the notes receivable. Certain notes bear 0% interest; however, one loan for \$3,954,363 bears interest at the long-term Applicable Federal Rate in effect at the date of the note (4.43%). Interest earned during the year ended December 31, 2023 was \$323,385. However, an allowance totaling \$4,207,344 has been provided for the cumulative interest earned on this interest-bearing note. No payments of principal or interest are due until the payment date. The total outstanding balance on the notes, net of allowance, as of December 31, 2023, was \$8,185,382.

On October 26, 2004, the Authority entered into a loan agreement with The Villages at Alton Park, Inc., totaling \$3,067,885, as evidenced by a note receivable, for the construction of low-income homeownership dwellings in association with the HOPE VI Program and secured by a deed of trust. The term of the note is variable, tied to the termination/expiration date of the ground lease. The note bears 0% interest. No payment of principal is due until the payment date which is forty-nine (49) years from the date of the note. Management determined in a prior year to establish an allowance for the full loan amount and therefore, the total outstanding balance on the notes, net of allowance, as of December 31, 2023, was \$-0-.

CHATTANOOGA HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 5—Notes receivable (continued)

On May 12, 2005, the Authority entered into various loan agreements with The Villages Housing Partnership, LLC totaling \$6,384,100, as evidenced by notes receivable, for the construction of low-income dwellings in association with the HOPE VI Program and secured by deeds of trust. The terms of the notes are generally between forty-five (45) and fifty (50) years from the date of the note. An allowance of \$23,000 has been provided for the uncollectible principal portion of the notes receivable. The notes bear 0% interest; however, one loan for \$3,111,100 bears interest at the long-term Applicable Federal Rate, compounded annually, in effect at the date of the note (4.56%). Interest earned during the year ended December 31, 2023 was \$303,872. However, an allowance totaling \$3,854,527 has been provided for the cumulative interest earned on this interest-bearing note. No payments of principal or interest are due until the payment date. The total outstanding balance on the notes, net of allowance, as of December 31, 2023, was \$6,336,100.

On June 6, 2007, the Authority entered into two loan agreements with Johnson Terrace LLC (The Oaks at Camden) totaling \$3,376,578, as evidenced by notes receivable, for the construction of low-income dwellings and secured by deeds of trust. The terms of the notes are between forty (40) and forty-three (43) years from the date of the note. One note bears 0% interest; however, the other loan for \$934,144 bears interest at the long-term Applicable Federal Rate in effect at the date of the note (4.94%). Interest earned during the year ended December 31, 2023 was \$96,163. However, an allowance totaling \$1,099,638 has been provided for the cumulative interest earned on this interest-bearing note. No payments of principal or interest are due until the maturity date. The total outstanding balance on the notes as of December 31, 2023, was \$3,376,578.

On August 30, 2011, the Authority entered into four loan agreements with Steiner Redevelopment LLC (Maple Hills) totaling up to \$6,346,668, as evidenced by notes receivable, for the construction of low-income dwellings and secured by deeds of trust. The terms of the notes are for thirty-five (35) years from the date of the note. These notes bear 0% interest. No payments were received on these loans during the year ended December 31, 2023. The total outstanding balance on the notes as of December 31, 2023, was \$6,341,429.

Management has provided an allowance for the uncollectible principal value of all notes receivable totaling \$3,426,548, a breakdown of which is shown on the previous page. Additionally, management has provided an allowance for the accrued interest on the various interest-bearing notes totaling \$13,750,362. Management evaluates annually the collectability of all note balances, including reviewing the value of the properties versus the face value of the notes receivable.

The Authority, as lessor, entered into land lease agreements with the Promisors of the Notes Receivable. The term of the leases shall be for forty (40) to fifty (50) years and rent is \$1 per year. The cost of the leased land is \$7,946,997, which is included in Land in the Statement of Net Position.

CHATTANOOGA HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 6—Capital assets

A summary of the changes in capital assets for the year ended December 31, 2023 is as follows:

	<u>Balance</u> <u>1/1/2023</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>Balance</u> <u>12/31/23</u>
Land	\$ 9,486,116	\$ -	\$ (319)	\$ -	\$ 9,485,797
Buildings	210,043,003	158,568	-	1,859,805	212,061,376
Furniture, equipment, and machinery	4,548,011	117,434	(38,308)	-	4,627,137
Construction in progress	3,374,032	4,050,488	-	(1,859,805)	5,564,715
Total capital assets	227,451,162	4,326,490	(38,627)	-	231,739,025
Accumulated depreciation	(142,395,964)	(5,607,171)	10,854	-	(147,992,281)
Net capital assets	<u>\$ 85,055,198</u>	<u>\$ (1,280,681)</u>	<u>\$ (27,773)</u>	<u>\$ -</u>	<u>\$ 83,746,744</u>

Note 7—Other long-term liabilities other than debt

The activities of compensated absences and other noncurrent liabilities consists of the following at December 31, 2023:

	<u>Balance at</u> <u>1/1/2023</u>	<u>Additions, Net</u>	<u>Adjustments/ Payments, Net</u>	<u>Balance at</u> <u>12/31/2023</u>	<u>Current</u> <u>Portion</u>
Compensated absences	<u>\$ 452,831</u>	<u>\$ -</u>	<u>\$ (185,035)</u>	<u>\$ 267,796</u>	<u>\$ 66,948</u>
FSS escrow deposit	\$ 134,538	\$ -	\$ (3,002)	\$ 131,536	\$ -
Liability of deficit swap position (Holtzclaw Development, LLC)	19,200	-	(9,950)	9,250	-
Total	<u>\$ 153,738</u>	<u>\$ -</u>	<u>\$ (12,952)</u>	<u>\$ 140,786</u>	<u>\$ -</u>

Note 8—Notes payable

As of December 31, 2023, the Authority had \$25,189,390 of debt outstanding related to various projects and programs. These debts are the obligations associated with the following:

BciCapital Leasing - Public Housing	\$ 2,253,236
First Horizon - Holtzclaw Development, LLC	645,640
Grandbridge mortgage - Cromwell, LLC	14,705,655
Grandbridge mortgage - Emerald Villages, LLC	7,184,859
Tennessee Housing Development Agency	400,000
Total debt outstanding at December 31, 2023	<u>\$ 25,189,390</u>
Current portion	\$ 1,571,834
Long-term portion	23,617,556
	<u>\$ 25,189,390</u>

CHATTANOOGA HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 8—Notes payable (continued)

BciCapital Leasing (Public Housing)

On August 21, 2019, the Authority entered into a finance purchase agreement with BciCapital to refinance the outstanding Energy Performance Contracting loan. The loan was for \$7,648,298 with an interest rate of 3.72%. At December 31, 2023, combined monthly payments including interest totaled \$60,484. Combined monthly payments vary each calendar year and range from \$62,298 to \$66,092 through December 2026 (maturity date) and are secured by pledged revenues. Interest expense during the year was \$42,513. The outstanding balance at December 31, 2023, is \$2,253,236.

Future payments consist of:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 716,380	\$ 31,199	\$ 747,579
2025	750,666	19,340	770,006
2026	786,190	6,916	793,106
	<u>\$ 2,253,236</u>	<u>\$ 57,455</u>	<u>\$ 2,310,691</u>

First Horizon Bank (Holtzclaw Development, LLC)

On April 28, 2006, Holtzclaw Development, LLC, a blended component unit, entered into a promissory note with First Horizon Bank for \$3,100,000. The note bears interest at a variable rate of the 30-day SOFR rate plus 1.25% (interest rate was 6.59% at December 31, 2023) with monthly principal payments of \$6,600 commencing in January 2007 and increasing to \$27,000 upon maturity in April 2026 (monthly principal payments were \$21,600 at December 31, 2023). The note is secured by a construction mortgage deed of trust and the assignment of rents and leases. Interest expense during the year was \$54,776. The outstanding balance at December 31, 2023, is \$645,640.

Holtzclaw Development, LLC, has entered into an interest rate swap agreement with an original notional amount of \$3,027,400 that limits the variable interest cash flow exposure on the loan for a period of around twenty years from the date issued, April 28, 2006. Under the interest rate swap agreement, Holtzclaw Development, LLC pays or receives on a monthly basis an amount based on the notional amount, \$613,600 at December 31, 2023, multiplied by the positive or negative difference, respectively, of .34%. As of December 31, 2023, the fair value of the interest rate swap obligation was a liability of \$9,250, a decrease of \$9,950 during the year. The fair value was determined based on comparable yields for like instruments. Since the swap used SOFR as the basis to calculate the receive-variable rate, Holtzclaw Development, LLC is exposed to interest rate risk. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of the interest rate swap. The fair value of the swap will generally decline with a decrease in interest rates and increase when interest rates increase. These changes in valuation do not affect Holtzclaw Development, LLC's cash flow.

Future principal payments consist of:

	<u>Principal</u>
2024	\$ 259,200
2025	277,200
2026	109,240
	<u>\$ 645,640</u>

CHATTANOOGA HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 8—Notes payable (continued)

Tennessee Housing Development Agency

On December 5, 2019, the Authority entered into a grant note agreement with Tennessee Housing Development Agency for \$500,000. The note bears interest at 0% interest. The grant funds are to be provided to Cromwell Development I, LLC to be used for the development of 200 units of rental housing for low-income households. The property shall be maintained as rental housing for low-income households for five years from the date the property is first available for occupancy. Principal on the note shall be forgiven at a rate of 20% annually. The first reduction of 20% of the principal sum shall occur on the date that is one year from the date the property is first available for occupancy as determined by the date the first certificate of occupancy is issued for the property by the City of Chattanooga, Tennessee. At December 31, 2023, \$100,000 had been forgiven on the note.

Future principal payments consist of:

	<u>Principal</u>
2024	\$ 100,000
2025	100,000
2026	100,000
2027	100,000
	<u>\$ 400,000</u>

Grandbridge Real Estate Capital (Cromwell Development I, LLC)

On September 1, 2022, Cromwell converted the Truist construction loan into a permanent mortgage with Grandbridge Real Estate Capital. The permanent mortgage requires monthly principal and interest payments of \$63,526 with a fixed rate of 3.71% per annum and a maturity date of December 1, 2037. The mortgage is secured by the property. During the year ended December 31, 2023, \$589,362 of interest was incurred which includes amortization of debt issuance costs in the amount of \$32,021. As of December 31, 2023, the outstanding principal was \$14,705,655 and accrued interest was \$44,963.

Future principal payments consist of:

	<u>Principal</u>
2024	\$ 211,261
2025	220,902
2026	229,355
2027	238,133
2028	245,787
Thereafter	13,560,217
	<u>\$ 14,705,655</u>

CHATTANOOGA HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 8—Notes payable (continued)

U.S. Bank National Association (Emerald Villages, LLC)

On December 1, 2019, the Authority issued Series 2019A tax exempt bonds totaling \$7,272,000 to provide funding to Emerald Villages, LLC (“Emerald Villages”), a blended component unit, to enable Emerald Villages to pay a portion of the cost of acquiring, and rehabilitation low and moderate income multifamily rental housing. The bond proceeds were provided to Emerald Villages through a bond loan note agreement between the Authority and Emerald Villages on December 1, 2019 in the maximum amount of \$7,272,000. The bond loan note was assigned to the bond trustee, U.S. Bank National Association, at the closing date of the bonds. The bonds and interest were limited obligations of the Authority. The bond loan note was collateralized by bond reserves. As of December 31, 2023, Emerald Villages made a payment to the trustee to fund its obligation for repayment of the bond loan.

Grandbridge Real Estate Capital (Emerald Villages, LLC)

On November 1, 2022, Emerald Villages converted the construction loan above to a permanent loan with Grandbridge Real Estate Capital. The loan bears interest at a rate of 3.93% per annum. Monthly payments of principal and interest are due in an amount equal to fully amortize the loan at maturity, January 1, 2038. During the year ended December 31, 2023, interest incurred was \$300,427 which includes amortization of debt issuance costs of \$11,625. As of December 31, 2023, the outstanding principal of the loan was \$7,184,859 and accrued interest of \$24,315 remains payable.

Future principal payments consist of:

	Principal
2024	\$ 284,993
2025	280,224
2026	276,064
2027	271,736
2028	267,990
Thereafter	<u>5,803,852</u>
	<u>\$ 7,184,859</u>

Below is a summary of the changes in Notes Payable of the primary government for the year ended December 31, 2023:

	BciCapital	First Horizon	Grandbridge Permanent Mortgage - Cromwell LLC	Grandbridge Permanent Mortgage - Emerald Villages, LLC	U.S. Bank National Association - Emerald Villages, LLC	Tennessee Housing Development Agency	Total
Beginning balances	\$ 2,936,528	\$ 887,800	\$ 14,910,626	\$ 7,272,000	\$ 7,272,000	\$ 500,000	\$ 33,778,954
Principal payments	(683,292)	(242,160)	(204,971)	(87,141)	(7,272,000)	(100,000)	(8,589,564)
Ending balance	<u>\$ 2,253,236</u>	<u>\$ 645,640</u>	<u>\$ 14,705,655</u>	<u>\$ 7,184,859</u>	<u>\$ -</u>	<u>\$ 400,000</u>	<u>\$ 25,189,390</u>

CHATTANOOGA HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 9—Retirement plan obligations

The Authority sponsors a defined contribution plan for all employees having at least six months of service. Participants do not contribute to the Plan and become fully vested in employer contributions and investments earnings after five years of participation in the Plan. Total employer contributions to the Plan during the year were \$376,206. Total payroll during the year was \$7,533,047. Forfeited amounts can be used for administrative fees or disbursed by percentage to remaining employees.

Additionally, the Authority sponsors a deferred compensation plan created in accordance with Internal Revenue Code (“IRC”) Section 457. The deferred compensation plan permits all employees to defer a portion of their salary, subject to IRC limitations, until future years. Such amounts are not available to employees until termination, retirement, death, or unforeseeable emergency.

Assets in the Plan are recorded at market value but are administered by a private corporation under contract with the Authority. The Authority has no liability for losses under the Plan but does have the duty of due care that would be required of an ordinary prudent investor. Additional details on the plan can be obtained from USI Consulting Group, Brenda Trollope, 900 South Gay Street, Suite 1796, Knoxville, TN 37902, 865.523.8353.

Note 10—Restricted cash

Restricted cash was comprised of the following as of December 31, 2023:

Unexpended sales proceeds and developer fees reserved for future development	\$	3,194,852
Replacement and operating deficit reserves - Greenwood Terrace		1,491,591
Replacement reserves - Mary Walker Towers		1,465,235
Replacement reserves - Dogwood Apartments		1,401,006
Replacement reserves - Boynton Terrace		1,400,273
Replacement reserves - Fairmount Apartments		210,275
Restricted for HUD payable		15,151
Cromwell and Emerald Villages replacement reserves		610,859
Cromwell and Emerald Villages other reserves		2,031,243
Tenant security deposits		339,255
FSS participant escrow balances		297,034
Housing Choice Voucher HAP net position		31
Emergency housing vouchers net position		23
Unearned emergency housing vouchers service revenue		33,645
		<u>33,645</u>
	\$	<u>12,490,473</u>

CHATTANOOGA HOUSING AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 11—Contingencies

The Authority is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refunds by the Authority to federal grantors and/or program beneficiaries. There were no examinations for the year ended December 31, 2023, that resulted in repayments required by the Authority.

There are currently lawsuits ongoing that have arisen in the normal course of the Authority's operations; however, there are no amounts which are deemed as contingent liabilities which should be disclosed or accrued in the financial statements. The Authority believes that an unfavorable outcome of these matters would not have a material adverse effect to the financial statements.

Note 12—Annual contributions by federal agencies

Pursuant to the Annual Contributions Contract, HUD contributes an operating subsidy approved in the operating budget under the Annual Contributions Contract. HUD operating subsidy contributions for the year ended December 31, 2023, were \$8,383,112.

The Section 8 Housing Choice Voucher program provides 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, the amount of rent contribution by a participating family and related administrative expense. The Authority is also eligible to receive reimbursement of preliminary expenses prior to lease up. HUD Section 8 Housing Choice Voucher program contributions for the year ended December 31, 2023, were \$30,633,341.

Note 13—Economic dependency

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

The Authority received approximately 79% of its operating and capital fund grant revenues from HUD. If the amount of revenues received from HUD falls below critical levels, the Authority's operating reserves could be adversely affected.

Note 14—Risk management

The Authority is exposed to all common perils associated with the ownership and rental of real estate properties. A risk management program has been established to minimize loss occurrence and to transfer risk through various levels of insurance. Property, casualty, employee dishonesty and public official's liability insurance is used to cover the respective perils.

The Authority is exposed to various risks of loss related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance, including workers' compensation and employee health and accident insurance, general liability, fire and extended coverage, fidelity bond, automobile, and Director and Officers liability. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years. Additionally, there have been no significant reductions in insurance coverage from the prior year.

CHATTANOOGA HOUSING AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 15—Income taxes

The Authority is exempt from income taxes as it is a governmental entity and therefore is not subject to taxation. The Authority's blended component units have qualified with the Internal Revenue Service and the Tennessee Department of Revenue as a tax-exempt organization for income tax purposes and, accordingly, there is no provision in the financial statements for federal or state income taxes.

The Authority's component units recognize uncertain income tax positions using the “more-likely-than-not” approach as defined in the ASC. No liability for uncertain tax positions has been recorded in the accompanying financial statements.

Note 16—Subsequent events

On January 1, 2024, the Authority purchased the investor interest in the Oaks at Camden, a 57-unit Low-Income Housing Tax Credit (“LIHTC”) property. The acquisition was funded through a debt-to-equity transaction worth approximately \$4,500,000. The tax credit and compliance period for this property has expired.

Also on January 1, 2024, the Authority purchased the general partner interest in Maple Hills, a 48-unit LIHTC property. As the new general partner, the Authority will be responsible for managing the Maple Hills property going forward. The investor in this property is Red Stone Equities.

On April 1, 2024, the Authority acquired the investor interest in the Villages at Alton Park, a 275-unit LIHTC property. This property consists of 200 ACC and 75 voucher units. With this purchase, the Authority now owns and manages this property. The acquisition was funded through a debt-to-equity transaction worth approximately \$31,000,000. The tax credit and compliance period for this property has also expired.

These acquisitions align with the Authority’s strategic focus on growing its portfolio of affordable housing properties. In total, these acquisitions add 380 affordable housing units to the Authority’s portfolio.

Note 17—Recent accounting pronouncements

In June 2022, GASB issued *Statement No. 101. Compensated Absences*. The provisions of the statement are effective for fiscal years beginning after December 15, 2023. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. This Statement requires that liabilities for compensated absences be recognized for leave that has not been used and leave that has been used but not yet paid in cash or settled through noncash means.

In December 2022, GASB issued *Statement No. 102. Certain Risk Disclosures*. The objective of this Statement is to provide the users of government financial statements with information about risks related to a government’s vulnerabilities due to certain concentrations or constraints that is essential to their analyses for making decisions and accessing accountability. The Statement establishes financial reporting requirements for such risk and applies to financial statements of all state and local governments. The requirements of this Statement are effective for fiscal years beginning after June 15, 2024.

The Authority is currently evaluating this statement and at this time cannot quantify any impact implementation may have on net position.

CHATTANOOGA HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 18—Condensed financial statements

	Chattanooga Housing Authority	Holtzclaw Development, LLC	Emerald Villages	Cromwell Hills	Eliminations	Total
ASSETS:						
Current assets	\$ 29,941,503	\$ 154,125	\$ 1,520,351	\$ 3,420,134	\$ (1,525,856)	\$ 33,510,257
Capital assets, net	49,593,047	882,133	17,733,327	30,945,850	(15,407,613)	83,746,744
Noncurrent assets	47,286,554	-	437,287	560,592	(18,102,507)	30,181,926
Total Assets	126,821,104	1,036,258	19,690,965	34,926,576	(35,035,976)	147,438,927
Deferred outflows of resources	-	-	-	-	-	-
Total assets and deferred outflows of resources	126,821,104	1,036,258	19,690,965	34,926,576	(35,035,976)	147,438,927
LIABILITIES:						
Current liabilities	18,176,298	317,796	2,702,270	3,418,666	(16,283,034)	8,331,996
Noncurrent liabilities	1,183,524	1,180,440	13,511,908	24,903,318	(16,820,000)	23,959,190
Total Liabilities	19,359,822	1,498,236	16,214,178	28,321,984	(33,103,034)	32,291,186
Deferred inflows of resources	-	-	-	-	-	-
Total liabilities and deferred inflows of resources	19,359,822	1,498,236	16,214,178	28,321,984	(33,103,034)	32,291,186
NET POSITION:						
Net investment in capital assets	34,836,421	882,133	4,225,892	20,545,850	(1,932,942)	58,557,354
Restricted by program requirements	9,171,743	-	-	-	-	9,171,743
Unrestricted net position (deficit)	63,453,118	(1,344,111)	(749,105)	(13,941,258)	-	47,418,644
Total Net Position	\$ 107,461,282	\$ (461,978)	\$ 3,476,787	\$ 6,604,592	\$ (1,932,942)	\$ 115,147,741

CHATTANOOGA HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 18—Condensed financial statements (continued)

	Chattanooga Housing Authority	Holtzclaw Development, LLC	Emerald Villages	Cromwell Hills	Eliminations	Total
Operating Revenues:						
Tenant revenue, net of bad debts of \$245,287	\$ 6,426,220	\$ 348,384	\$ 350,966	\$ 3,355,997	\$ -	\$ 10,481,567
HUD PHA operating grants	43,092,449	-	953,722	-	-	44,046,171
Other government grants	1,331,839	-	-	-	-	1,331,839
Other revenue	644,717	-	247,329	65,505	(331,824)	625,727
Fraud recovery	142,611	-	384	-	-	142,995
Total Operating Revenues	51,637,836	348,384	1,552,401	3,421,502	(331,824)	56,628,299
Operating Expenses:						
Administrative	7,713,515	35,099	143,126	509,397	-	8,401,137
Asset management fee	-	-	-	5,000	-	5,000
Tenant service	957,094	-	557	6,070	-	963,721
Utilities	4,615,013	-	236,495	252,025	-	5,103,533
Protective services	622,336	-	9,206	5,571	-	637,113
Insurance expense	659,043	-	90,806	143,888	-	893,737
Maintenance	4,973,267	-	240,869	381,426	-	5,595,562
General expense	458,723	-	21,299	52,788	-	532,810
Housing assistance payments	28,088,164	-	-	-	-	28,088,164
Depreciation and amortization	4,194,323	74,221	579,049	1,149,648	(384,066)	5,613,175
Total Operating Expenses:	52,281,478	109,320	1,321,407	2,505,813	(384,066)	55,833,952
Net Operating (Loss) Income	(643,642)	239,064	230,994	915,689	52,242	794,347
Nonoperating Revenues (Expenses):						
Interest income	1,159,494	9,950	1,262,052	45,417	-	2,476,913
Interest and investment expense	(47,547)	(54,776)	(401,967)	(773,551)	-	(1,277,841)
Casualty loss	93,030	-	-	-	-	93,030
Gain on disposals of capital assets	306	-	-	-	-	306
Total Nonoperating Expense, Net	1,205,283	(44,826)	860,085	(728,134)	-	1,292,408
Net (Loss) Income Before Capital Contributions	561,641	194,238	1,091,079	187,555	52,242	2,086,755
Capital Contributions:						
Partner contributions	-	-	227,017	100,435	-	327,452
Capital fund grant	2,834,204	-	-	-	-	2,834,204
Changes in net position	3,395,845	194,238	1,318,096	287,990	52,242	5,248,411
Net position, beginning of year	104,065,437	(656,216)	2,158,691	6,316,602	(1,985,184)	109,899,330
Net position, end of year	\$ 107,461,282	\$ (461,978)	\$ 3,476,787	\$ 6,604,592	\$ (1,932,942)	\$ 115,147,741

CHATTANOOGA HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2023

Note 18—Condensed financial statements (continued)

	Chattanooga Housing Authority	Holtzclaw Development, LLC	Emerald Villages	Cromwell Hills	Total
Net cash flows from operating activities	\$ 2,007,230	\$ 313,285	\$ 382,190	\$ 1,308,544	\$ 4,011,249
Net cash flows from investing activities	2,934,600	(54,776)	840,488	(925,897)	2,794,415
Net cash flows from capital and related financing activities	(3,595,376)	(206,100)	(7,103,553)	(105,971)	(11,011,000)
Net cash flows from non-capital financing activities	<u>93,030</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>93,030</u>
Net increase (decrease) in cash	1,439,484	52,409	(5,880,875)	276,676	(4,112,306)
Cash, beginning of year	<u>27,000,333</u>	<u>101,716</u>	<u>7,163,503</u>	<u>2,579,106</u>	<u>36,844,658</u>
Cash, end of year	<u>\$ 28,439,817</u>	<u>\$ 154,125</u>	<u>\$ 1,282,628</u>	<u>\$ 2,855,782</u>	<u>\$ 32,732,352</u>

SUPPLEMENTARY INFORMATION

CHATTANOOGA HOUSING AUTHORITY
STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND GRANT COSTS

YEAR ENDED DECEMBER 31, 2023

	TN43P00450118
1.) Funds approved	\$ 5,717,620
Funds expended	5,717,620
Excess/deficiency of funds approved	\$ -

- 2.) The costs as shown on the Actual Modernization Cost Certificate submitted to HUD for approval are in agreement with the Housing Authority's records.
- 3.) All Capital Fund Grant costs have been paid and all related liabilities have been discharged through payment.
- 4.) The time in which liens could be filed has expired.
- 5.) This statement is included in the FY2023 report to facilitate grant closeout by HUD.

	TN43P00450119
1.) Funds approved	\$ 6,001,972
Funds expended	6,001,972
Excess/deficiency of funds approved	\$ -

- 2.) The costs as shown on the Actual Modernization Cost Certificate submitted to HUD for approval are in agreement
- 3.) All Capital Fund Grant costs have been paid and all related liabilities have been discharged through payment.
- 4.) The time in which liens could be filed has expired.
- 5.) This statement is included in the FY2023 report to facilitate grant closeout by HUD.

CHATTANOOGA HOUSING AUTHORITY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS—STATE OF TENNESSEE FORMAT

YEAR ENDED DECEMBER 31, 2023

FEDERAL GRANTOR	Assistance Listing Number	Contract Number	Beginning (Accrued) Deferred	Cash Receipts	Expenditures	Ending (Accrued) Deferred
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT						
Direct Programs:						
Public & Indian Housing Program	14.850	N/A	\$ -	\$ 8,383,112	\$ 8,383,112	\$ -
Resident Opportunity and Supportive Services - Service Coordinators	14.870	N/A	(5,072)	150,404	127,842	(17,490)
Public Housing Capital Fund Program	14.872	N/A	(261,966)	4,646,956	4,313,237	(71,753)
Family Self-Sufficiency Program	14.896	N/A	(9,521)	98,128	79,077	(9,530)
Housing Voucher Cluster:						
Section 8 Housing Choice Voucher Program	14.871	N/A	(126,069)	30,192,516	30,068,381	1,934
Section 8 Mainstream Vouchers	14.879	N/A	(63,500)	164,564	101,064	-
Emergency Housing Vouchers	14.EHV	N/A	(7,433)	474,329	463,896	(3,000)
Cluster Total				30,831,409	30,633,341	
Section 8 Project-Based Cluster:						
Section 8 Housing Assistance Payments Program	14.195	NA	(14,259)	2,404,303	2,390,044	-
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	N/A	25,076	(40,227)	-	15,151
Cluster Total				2,364,076	2,390,044	
Total U.S. Department of Housing and Urban Development				46,474,085	45,926,653	
U.S. DEPARTMENT OF THE TREASURY						
Passed through City of Chattanooga:						
Coronavirus State & Local Fiscal Recovery Funds	21.027	N/A	-	1,231,839	1,231,839	-
TOTAL FEDERAL FINANCIAL AWARDS			\$ (462,744)	\$ 47,705,924	\$ 47,158,492	\$ (84,688)

Threshold for Type A/B

\$ 1,414,755

Reconciliation of ending (accrued) deferred balance to the statement of net position

Accounts receivable - HUD	\$ (101,774)
Accounts payable - HUD	17,086
Ending (accrued) deferred balance on the Schedule of Expenditures of Federal Awards	<u>\$ (84,688)</u>

CHATTANOOGA HOUSING AUTHORITY
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

DECEMBER 31, 2023

Note 1—Basis of presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Authority and is presented on the accrual basis of accounting. The SEFA reporting entity does not include the Authority's component units. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations ("CFR") Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

Note 2—Indirect cost rate

The Authority has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

Note 3—Reconciliation of schedule of federal expenditures to the statement of revenues, expenses and changes in net position

HUD operating grants	\$ 44,046,171
Other government grants	1,331,839
Capital fund grant	2,834,204
Nonfederal grant income	(100,000)
Emerald Village - Project Based Rental Assistance not included in SEFA reporting entity	<u>(953,722)</u>
Total federal expenditures	<u>\$ 47,158,492</u>

OTHER REPORTS

**Report of Independent Auditor 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***

Chattanooga Housing Authority
To the Board of Commissioners
Chattanooga, Tennessee

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Chattanooga Housing Authority (the "Authority") as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated June 20, 2024. Our report includes a reference to other auditors who audited the financial statements of Cromwell Development I, LLC and Chattanooga Housing Authority - Emerald Villages, LLC, as described in our report on the Authority's financial statements. The financial statements of Cromwell Development I, LLC were not audited in accordance with *Government Auditing Standards* and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with Cromwell Development I, LLC.

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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 Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Cherry Bekaert LLP

Lexington, Kentucky
June 20, 2024

Report of Independent Auditor on Compliance for Each Major Federal Program and Report on Internal Control over Compliance in Accordance with the Uniform Guidance

To the Board of Commissioners
Chattanooga Housing Authority
Chattanooga, Tennessee

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Chattanooga Housing Authority's (the "Authority") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended December 31, 2023. The Authority's major programs are identified in the *Summary Of Auditor's Results* section of the accompanying schedule of findings and questioned costs.

Chattanooga Housing Authority's basic financial statements include the operations of Chattanooga Housing Authority - Emeral Villages, LLC which expended \$953,722 in federal awards which is not included in Chattanooga Housing Authority's schedule of expenditures of federal awards during the year ended December 31, 2023. Our audit, described in the *Opinion on Each Major Federal Program* section, did not include the operations of Chattanooga Housing Authority - Emeral Villages, LLC because the organizational unit engaged other auditors to perform an audit of compliance.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2023.

Basis for Opinion on Each Major Federal Programs

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). 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.

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 law, 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 generally accepting auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepting auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgement 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 with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

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

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance.

Accordingly, this report is not suitable for any other purpose.

Cherry Bekaert LLP

Lexington, Kentucky
June 20, 2024

CHATTANOOGA HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED DECEMBER 31, 2023

Section I—Summary of Independent Auditors' Results

Financial Statements

Type of auditors' report issued: Unmodified

Internal control over financial reporting:
 Material weakness(es) identified? yes x no
 Significant deficiency(ies) identified not considered to
 be material weaknesses? yes x none reported

Noncompliance material to financial statements noted? yes x no

Federal Awards

Internal Control over major programs:
 Material weakness(es) identified? yes x no
 Significant deficiency(ies) identified not considered to
 be material weaknesses? yes x none reported

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

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

Identification of major programs:

<u>ALN Number</u>	<u>Name of Federal Program or Cluster</u>	
14.872	Public Housing Capital Fund Program	\$ 4,313,237
14.871, 14.879, 14.EHV	Housing Voucher Cluster	\$ 30,633,341
Dollar threshold used to distinguish between Type A and Type B programs: Auditee qualified as low-risk auditee? <u> X </u> yes <u> </u> no		\$ 1,414,755

Section II—Financial Statement Findings

None

Section III—Major Federal Award Findings and Questioned Costs

None

CHATTANOOGA HOUSING AUTHORITY
SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS

YEAR ENDED DECEMBER 31, 2023

No prior year findings.

CHATTANOOGA HOUSING AUTHORITY (TN004)
CHATTANOOGA, TENNESSEE
ENTITY WIDE BALANCE SHEET SUMMARY
SUBMISSION TYPE: AUDITED/SINGLE AUDIT

YEAR ENDED DECEMBER 31, 2023

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	2 State/Local	14.190 Section 8 Housing Assistance Payments Program_Special Alternative	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	21.027 Coronavirus State and Local Fiscal Recovery Funds	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$8,752,056	\$21,200		\$2,513,327	\$99,595	\$2,750,130	\$103,922	\$1,572,156		\$3,760	\$26,158	\$117,886	\$4,281,689	\$20,241,879		\$20,241,879
112 Cash - Restricted - Modernization and Development	\$3,194,852			\$2,642,102										\$5,836,954		\$5,836,954
113 Cash - Other Restricted	\$2,422			\$5,367,394		\$768,289		\$127,340		\$33,668	\$15,151			\$6,314,264		\$6,314,264
114 Cash - Tenant Security Deposits	\$175,186			\$61,327		\$95,942							\$6,800	\$339,255		\$339,255
115 Cash - Restricted for Payment of Current Liabilities																
100 Total Cash	\$12,124,516	\$21,200	\$0	\$10,584,150	\$99,595	\$3,614,361	\$103,922	\$1,699,496	\$0	\$37,428	\$41,309	\$117,886	\$4,288,469	\$32,732,352	\$0	\$32,732,352
121 Accounts Receivable - PHA Projects																
122 Accounts Receivable - HUD Other Projects	\$71,754		\$9,530					\$0	\$17,490	\$3,000				\$101,774		\$101,774
124 Accounts Receivable - Other Government																
125 Accounts Receivable - Miscellaneous				\$1,525,854				\$8,754					\$4,258	\$1,538,866	-\$1,525,856	\$13,010
126 Accounts Receivable - Tenants	\$287,599			\$108,819		\$30,917								\$427,330		\$427,330
126.1 Allowance for Doubtful Accounts - Tenants	-\$91,478			-\$16,809		-\$5,445								-\$113,732		-\$113,732
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0	\$0				\$0	\$0	\$0			-\$358,663	-\$358,663		-\$358,663
127 Notes, Loans, & Mortgages Receivable - Current													\$358,663	\$358,663		\$358,663
128 Fraud Recovery	\$175,683			\$232		\$291		\$3,136,450						\$3,312,656		\$3,312,656
128.1 Allowance for Doubtful Accounts - Fraud	-\$175,683			-\$232		-\$291		-\$3,136,450						-\$3,312,656		-\$3,312,656
129 Accrued Interest Receivable																
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$267,875	\$0	\$9,530	\$1,617,864	\$0	\$25,467	\$0	\$8,754	\$17,490	\$3,000	\$0	\$0	\$4,258	\$1,954,238	-\$1,525,856	\$428,382
131 Investments - Unrestricted																
132 Investments - Restricted																
135 Investments - Restricted for Payment of Current Liability																
142 Prepaid Expenses and Other Assets	\$6,859			\$276,149		\$815		\$29,464					\$36,236	\$349,523		\$349,523
143 Inventories																
143.1 Allowance for Obsolete Inventories																
144 Inter Program Due From													\$18,624	\$18,624	-\$18,624	\$0
145 Assets Held for Sale																
150 Total Current Assets	\$12,399,250	\$21,200	\$9,530	\$12,478,163	\$99,595	\$3,640,643	\$103,922	\$1,737,714	\$17,490	\$40,428	\$41,309	\$117,886	\$4,347,607	\$36,054,737	-\$1,544,480	\$33,510,257
161 Land	\$8,751,463			\$547,599		\$188,735								\$9,485,797		\$9,485,797
162 Buildings	\$90,698,761			\$78,136,076		\$59,829,567		\$5,000					\$301,655	\$228,971,059	-\$16,909,683	\$212,061,376
163 Furniture, Equipment & Machinery - Dwellings				\$599,617		\$31,168								\$630,785		\$630,785
164 Furniture, Equipment & Machinery - Administration	\$1,215,497			\$1,588,678		\$621,461		\$25,485					\$545,231	\$3,996,352		\$3,996,352
165 Leasehold Improvements																
166 Accumulated Depreciation	-\$84,361,095			-\$29,909,265		-\$34,483,489		-\$21,899					-\$718,603	-\$149,494,351	\$1,502,070	-\$147,992,281
167 Construction in Progress	\$4,057,601											\$1,507,114		\$5,564,715		\$5,564,715
168 Infrastructure																
160 Total Capital Assets, Net of Accumulated Depreciation	\$20,362,227	\$0	\$0	\$50,962,705	\$0	\$26,165,442	\$0	\$6,586	\$0	\$0	\$0	\$1,507,114	\$128,283	\$99,154,357	-\$15,407,613	\$83,746,744
171 Notes, Loans and Mortgages Receivable - Non-Current	\$27,812,924			\$20,056,856										\$47,869,780	-\$18,696,844	\$29,172,936
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due																
173 Grants Receivable - Non Current																
174 Other Assets	\$0			\$997,879		\$11,111								\$1,008,990		\$1,008,990
176 Investments in Joint Ventures																
180 Total Non-Current Assets	\$48,175,151	\$0	\$0	\$72,017,440	\$0	\$26,196,553	\$0	\$8,586	\$0	\$0	\$0	\$1,507,114	\$128,283	\$148,033,127	-\$34,104,457	\$113,928,670
200 Deferred Outflow of Resources																
290 Total Assets and Deferred Outflow of Resources	\$60,574,401	\$21,200	\$9,530	\$84,495,603	\$99,595	\$29,837,196	\$103,922	\$1,746,300	\$17,490	\$40,428	\$41,309	\$1,625,000	\$4,475,890	\$183,087,864	-\$35,648,937	\$147,438,927

CHATTANOOGA HOUSING AUTHORITY (TN004)
CHATTANOOGA, TENNESSEE
ENTITY WIDE BALANCE SHEET SUMMARY (CONTINUED)
SUBMISSION TYPE: AUDITED/SINGLE AUDIT

YEAR ENDED DECEMBER 31, 2023

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	2 State/Local	14.190 Section 8 Housing Assistance Payments Program_Special Allocations	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	21.027 Coronavirus State and Local Fiscal Recovery Funds	COCC	Subtotal	ELIM	Total
311 Bank Overdraft																
312 Accounts Payable <= 90 Days	\$450,863			\$1,420,287	\$7,136	\$126,063		\$70,888	\$288			\$117,886	\$92,789	\$2,286,220		\$2,286,220
313 Accounts Payable >90 Days Past Due																
321 Accrued Wage/Payroll Taxes Payable	\$95,706		\$2,985	\$23,572	\$2,199	\$54,332		\$47,307	\$5,123	\$1,080			\$201,799	\$434,103		\$434,103
322 Accrued Compensated Absences - Current Portion	\$12,977			\$4,466	\$65	\$6,685		\$10,388		\$41			\$32,326	\$66,948		\$66,948
324 Accrued Contingency Liability																
325 Accrued Interest Payable				\$1,352,001										\$1,352,001	-\$1,282,723	\$69,278
331 Accounts Payable - HUD PHA Programs								\$1,935			\$15,151			\$17,086		\$17,086
332 Account Payable - PHA Projects																
333 Accounts Payable - Other Government	\$91,245			\$10,975		\$109,335								\$211,555		\$211,555
341 Tenant Security Deposits	\$175,186			\$53,728		\$95,942							\$6,800	\$331,656		\$331,656
342 Unearned Revenue	\$213,520			\$13,727,383		\$117,016				\$33,645			\$1,199,289	\$15,290,853	-\$13,474,441	\$1,816,412
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$716,380			\$855,454										\$1,571,834		\$1,571,834
344 Current Portion of Long-term Debt - Operating Borrowings																
345 Other Current Liabilities																
346 Accrued Liabilities - Other	\$297,705			\$1,786,095		\$51,319	\$9	\$18,003		\$5,517			\$11,023	\$2,169,671	-\$642,767	\$1,526,904
347 Inter Program - Due To			\$6,545						\$12,079					\$18,624	-\$18,624	\$0
348 Loan Liability - Current																
310 Total Current Liabilities	\$2,053,582	\$0	\$9,530	\$19,233,961	\$9,400	\$560,712	\$9	\$148,521	\$17,490	\$40,283	\$15,151	\$117,886	\$1,544,026	\$23,750,551	-\$15,418,555	\$8,331,996
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$1,536,857			\$37,488,269										\$39,025,126	-\$15,407,570	\$23,617,556
352 Long-term Debt, Net of Current - Operating Borrowings																
353 Non-current Liabilities - Other				\$2,901,543		\$3,516		\$125,597						\$3,030,656	-\$2,889,870	\$140,786
354 Accrued Compensated Absences - Non Current	\$38,933			\$13,400	\$195	\$20,056		\$31,164		\$123			\$96,977	\$200,848		\$200,848
355 Loan Liability - Non Current																
356 FASB 5 Liabilities																
357 Accrued Pension and OPEB Liabilities																
350 Total Non-Current Liabilities	\$1,575,790	\$0	\$0	\$40,403,212	\$195	\$23,572	\$0	\$156,761	\$0	\$123	\$0	\$0	\$96,977	\$42,256,630	-\$18,297,440	\$23,959,190
300 Total Liabilities	\$3,629,372	\$0	\$9,530	\$59,637,173	\$9,595	\$584,284	\$9	\$305,282	\$17,490	\$40,406	\$15,151	\$117,886	\$1,641,003	\$66,007,181	-\$33,715,995	\$32,291,186
400 Deferred Inflow of Resources																
508.3 Nonspendable Fund Balance																
508.4 Net Investment in Capital Assets	\$18,108,990			\$14,551,880		\$26,185,442		\$8,587				\$1,507,114	\$128,283	\$60,490,296	-\$1,932,942	\$58,557,354
509.3 Restricted Fund Balance																
510.3 Committed Fund Balance																
511.3 Assigned Fund Balance																
511.4 Restricted Net Position	\$3,194,852			\$1,498,968		\$4,476,189		\$1,712		\$22				\$9,171,743		\$9,171,743
512.3 Unassigned Fund Balance																
512.4 Unrestricted Net Position	\$35,641,187	\$21,200	\$0	\$8,807,582	\$90,000	-\$1,408,719	\$103,913	\$1,430,719	\$0	\$0	\$26,158	\$0	\$2,706,604	\$47,418,644		\$47,418,644
513 Total Equity - Net Assets / Position	\$56,945,029	\$21,200	\$0	\$24,858,430	\$90,000	\$29,252,912	\$103,913	\$1,441,018	\$0	\$22	\$26,158	\$1,507,114	\$2,834,887	\$117,080,683	-\$1,932,942	\$115,147,741
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$60,574,401	\$21,200	\$9,530	\$84,495,603	\$99,595	\$29,837,196	\$103,922	\$1,746,300	\$17,490	\$40,428	\$41,309	\$1,625,000	\$4,475,890	\$183,087,864	-\$35,648,937	\$147,438,927

CHATTANOOGA HOUSING AUTHORITY (TN004)
CHATTANOOGA, TENNESSEE
ENTITY WIDE REVENUE AND EXPENSES SUMMARY
SUBMISSION TYPE: AUDITED/SINGLE AUDIT

YEAR ENDED DECEMBER 31, 2023

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	2 State/Local	14.195 Section 8 Housing Assistance Payments Program_Special Allocations	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	21.027 Coronavirus State and Local Fiscal Recovery Funds	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$3,534,559			\$3,650,883		\$2,481,278								\$9,666,720		\$9,666,720
70400 Tenant Revenue - Other	\$313,692			\$460,168		\$39,187							\$1,800	\$814,847		\$814,847
70500 Total Tenant Revenue	\$3,848,251	\$0	\$0	\$4,111,051	\$0	\$2,520,465	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800	\$10,481,567	\$0	\$10,481,567
70600 HUD PHA Operating Grants	\$9,862,145		\$79,077	\$953,722		\$2,390,044	\$101,064	\$30,068,381	\$127,842	\$463,896				\$44,046,171		\$44,046,171
70610 Capital Grants	\$2,834,204													\$2,834,204		\$2,834,204
70710 Management Fee													\$1,960,007	\$1,960,007	-\$1,960,007	\$0
70720 Asset Management Fee													\$159,170	\$159,170	-\$159,170	\$0
70730 Book Keeping Fee													\$384,201	\$384,201	-\$384,201	\$0
70740 Front Line Service Fee													\$1,535,897	\$1,535,897	-\$1,535,897	\$0
70750 Other Fees																
70700 Total Fee Revenue													\$4,039,275	\$4,039,275	-\$4,039,275	\$0
70800 Other Government Grants				\$100,000								\$1,231,839		\$1,331,839		\$1,331,839
71100 Investment Income - Unrestricted	\$366,576			\$1,669,200		\$264,720		\$358					\$176,059	\$2,476,913		\$2,476,913
71200 Mortgage Interest Income																
71300 Proceeds from Disposition of Assets Held for Sale																
71310 Cost of Sale of Assets																
71400 Fraud Recovery	\$7,845					\$384		\$140,046						\$148,275		\$148,275
71500 Other Revenue	\$63,100	\$22,344		\$957,213	\$67,863	\$70,585		\$1,001					\$102,897	\$1,285,003	-\$331,824	\$953,179
71600 Gain or Loss on Sale of Capital Assets	-\$4,974													-\$4,974		-\$4,974
72000 Investment Income - Restricted																
70000 Total Revenue	\$16,977,147	\$22,344	\$79,077	\$7,791,186	\$67,863	\$5,246,198	\$101,064	\$30,209,786	\$127,842	\$463,896	\$0	\$1,231,839	\$4,320,031	\$66,638,273	-\$4,371,099	\$62,267,174
91100 Administrative Salaries	\$580,434		\$64,371	\$171,420		\$356,422		\$1,040,177					\$2,342,410	\$4,555,234		\$4,555,234
91200 Auditing Fees	\$18,969			\$34,296		\$16,920		\$18,007					\$13,092	\$101,284		\$101,284
91300 Management Fee	\$1,669,894			\$263,304		\$355,757	\$3,815	\$511,796		\$6,614				\$2,811,370	-\$1,960,007	\$851,363
91310 Book-keeping Fee	\$109,227						\$1,823	\$270,503		\$2,648				\$384,201	-\$384,201	\$0
91400 Advertising and Marketing	\$22,500			\$1,250		\$1,500							\$40,155	\$65,405		\$65,405
91500 Employee Benefit contributions - Administrative	\$126,607		\$14,414	\$45,612		\$83,462		\$207,239					\$477,211	\$954,545		\$954,545
91600 Office Expenses	\$209,259	\$1,086		\$74,204		\$135,951		\$245,409		\$323			\$619,001	\$1,285,233		\$1,285,233
91700 Legal Expense	\$208,109			\$9,736		\$65,171		\$15,684					\$106,142	\$404,842	-\$261,411	\$143,431
91800 Travel	\$5,101			\$1,854		\$2,337		\$28,411					\$13,927	\$51,630		\$51,630
91810 Allocated Overhead																
91900 Other	\$658,053			\$78,864		\$180,269		\$7,693	\$1,596				\$40,828	\$967,303	-\$574,291	\$393,012
91000 Total Operating - Administrative	\$3,608,153	\$1,086	\$78,785	\$680,540	\$0	\$1,197,789	\$5,638	\$2,344,909	\$1,596	\$9,785	\$0	\$0	\$3,652,766	\$11,581,047	-\$3,179,910	\$8,401,137
92000 Asset Management Fee	\$159,170			\$5,000										\$164,170	-\$159,170	\$5,000
92100 Tenant Services - Salaries	\$67,802			\$4,797	\$55,560	\$82,060		\$25,258	\$105,145	\$15,242			\$313,662	\$669,526		\$669,526
92200 Relocation Costs	\$29,713			\$557		\$474								\$30,744		\$30,744
92300 Employee Benefit Contributions - Tenant Services	\$13,883			\$1,273	\$11,770	\$19,737		\$3,745	\$20,617	\$2,289			\$57,142	\$130,456		\$130,456
92400 Tenant Services - Other	\$46,305	\$1,218		\$6,720		\$6,720		\$30,352		\$48,400				\$132,995		\$132,995
92500 Total Tenant Services	\$157,703	\$1,218	\$0	\$6,627	\$67,330	\$108,991	\$0	\$59,355	\$125,762	\$65,931	\$0	\$0	\$370,604	\$963,721	\$0	\$963,721
93100 Water	\$316,786			\$102,744		\$132,928		\$1,882					\$7,741	\$562,081		\$562,081
93200 Electricity	\$1,549,487			\$182,093		\$745,556		\$12,964					\$65,623	\$2,555,723		\$2,555,723
93300 Gas	\$242,096					\$34,675		\$2,657					\$7,257	\$286,685		\$286,685
93400 Fuel																
93500 Labor																
93600 Sewer	\$1,038,765			\$187,714		\$282,897		\$2,904					\$7,258	\$1,519,538		\$1,519,538
93700 Employee Benefit Contributions - Utilities						\$32,854								\$32,854		\$32,854
93800 Other Utilities Expense	\$123,890			\$15,968									\$6,794	\$146,652		\$146,652
93000 Total Utilities	\$3,271,024	\$0	\$0	\$488,519	\$0	\$1,228,910	\$0	\$20,407	\$0	\$0	\$0	\$0	\$94,673	\$5,103,533	\$0	\$5,103,533
94100 Ordinary Maintenance and Operations - Labor	\$1,305,852			\$309,130		\$700,359								\$2,315,341		\$2,315,341
94200 Ordinary Maintenance and Operations - Materials and Other	\$733,920			\$53,160		\$217,172		\$355					\$22,307	\$1,026,914		\$1,026,914
94300 Ordinary Maintenance and Operations Contracts	\$851,121			\$216,553		\$576,171		\$17,512					\$61,884	\$1,723,241		\$1,723,241

CHATTANOOGA HOUSING AUTHORITY (TN004)
CHATTANOOGA, TENNESSEE
ENTITY WIDE REVENUE AND EXPENSES SUMMARY (CONTINUED)
SUBMISSION TYPE: AUDITED/SINGLE AUDIT

YEAR ENDED DECEMBER 31, 2023

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	2 State/Local	14.195 Section 8 Housing Assistance Payments Program_Special Allocations	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	21.027 Coronavirus State and Local Fiscal Recovery Funds	COCC	Subtotal	ELUM	Total	
94500 Employee Benefit Contributions - Ordinary Maintenance	\$26,127.0			\$82,964		\$165,832										\$50,066	
94000 Total Maintenance	\$5,172,163	\$0	\$0	\$661,807	\$0	\$1,659,534	\$0	\$17,867	\$0	\$0	\$0	\$0	\$84,191	\$5,595,562	\$0	\$5,595,562	
95100 Protective Services - Labor														\$442,670		\$442,670	
95200 Protective Services - Other Contract Costs	\$49,697			\$11,664		\$24,546								\$90,069		\$175,976	
95300 Protective Services - Other				\$3,113		\$184,802		\$140,035						\$703,195	-\$700,195	\$18,467	
95500 Employee Benefit Contributions - Protective Services														\$18,467		\$18,467	
95000 Total Protective Services	\$421,942	\$0	\$0	\$14,777	\$0	\$209,348	\$0	\$140,035	\$0	\$0	\$0	\$0	\$551,206	\$1,337,308	-\$700,195	\$637,113	
96110 Property Insurance	\$336,020			\$220,638		\$132,597		\$4,144						\$10,354	\$703,753	\$703,753	
96120 Liability Insurance	\$44,861														\$44,861	\$44,861	
96130 Workmen's Compensation	\$1,842		\$292	\$11,525	\$273	\$25,156		\$4,753	\$484	\$64			\$40,620	\$85,009		\$85,009	
96140 All Other Insurance	\$971			\$2,531		\$563		\$4,264						\$51,785	\$60,114	\$60,114	
96100 Total Insurance Premiums	\$383,694	\$0	\$292	\$234,694	\$273	\$158,316	\$0	\$13,161	\$484	\$64	\$0	\$0	\$102,759	\$893,737	\$0	\$893,737	
96200 Other General Expenses								\$914						\$5,867	\$6,781	\$6,781	
96210 Compensated Absences	\$8,772			\$6,278	\$260	-\$6,581		\$17,075		\$163			\$12,375	\$38,342		\$38,342	
96300 Payments in Lieu of Taxes	\$86,944			\$10,975		\$125,887								\$223,806		\$223,806	
96400 Bad debt - Tenant Rents	\$170,590			\$56,634		\$17,863								\$245,287		\$245,287	
96500 Bad debt - Mortgages																	
96600 Bad debt - Other																	
96800 Severance Expense								\$2,045					\$16,549	\$18,594		\$18,594	
96000 Total Other General Expenses	\$266,306	\$0	\$0	\$74,087	\$260	\$137,189	\$0	\$20,034	\$0	\$163	\$0	\$0	\$34,791	\$532,810	\$0	\$532,810	
96710 Interest of Mortgage (or Bonds) Payable	\$42,575			\$1,230,294		\$127										\$1,272,896	
96720 Interest on Notes Payable (Short and Long Term)								\$4,945								\$4,945	
96730 Amortization of Bond Issue Costs																\$4,945	
96700 Total Interest Expense and Amortization Cost	\$42,575	\$0	\$0	\$1,230,294	\$0	\$127	\$0	\$4,945	\$0	\$0	\$0	\$0	\$0	\$1,277,841	\$0	\$1,277,841	
96900 Total Operating Expenses	\$11,482,730	\$2,304	\$79,077	\$3,396,345	\$67,863	\$4,700,184	\$5,638	\$2,620,613	\$127,842	\$75,943	\$0	\$0	\$4,891,190	\$27,449,728	-\$4,039,275	\$23,410,454	
97000 Excess of Operating Revenue over Operating Expenses	\$5,494,417	\$20,040	\$0	\$4,394,841	\$0	\$546,014	\$95,426	\$27,589,173	\$0	\$387,953	\$0	\$1,231,839	-\$571,159	\$39,188,544	-\$331,824	\$38,856,720	
97100 Extraordinary Maintenance																	
97200 Casualty Losses - Non-capitalized	\$10,950					-\$88,249								-\$15,731	-\$93,030	-\$93,030	
97300 Housing Assistance Payments							\$132,612	\$27,560,009		\$393,616	\$1,927			\$28,088,164		\$28,088,164	
97350 HAP Portability-In																	
97400 Depreciation Expense	\$1,357,338			\$2,208,830		\$2,396,434		\$3,456						\$31,183	\$5,997,241	-\$384,066	\$5,613,175
97500 Fraud Losses																	
97600 Capital Outlays - Governmental Funds																	
97700 Debt Principal Payment - Governmental Funds																	
97800 Dwelling Units Rent Expense																	
90000 Total Expenses	\$12,851,018	\$2,304	\$79,077	\$5,605,175	\$67,863	\$7,008,369	\$138,250	\$30,184,078	\$127,842	\$469,559	\$1,927	\$0	\$4,906,642	\$61,442,104	-\$4,423,341	\$57,018,763	
10010 Operating Transfer In																	
10020 Operating Transfer Out																	
10030 Operating Transfers from/to Primary Government																	
10040 Operating Transfers from/to Component Unit																	
10050 Proceeds from Notes, Loans and Bonds																	
10060 Proceeds from Property Sales																	
10070 Extraordinary Items - Net Gain/Loss																	
10080 Special Items (Net Gain/Loss)																	
10091 Inter Project Excess Cash Transfer In																	
10092 Inter Project Excess Cash Transfer Out																	
10093 Transfers between Program and Project - In				\$800		\$1,731,853								\$275,275	\$516,902	\$2,524,830	
10094 Transfers between Project and Program - Out	-\$2,249,555				-\$275,275									-\$2,524,830	-\$2,524,830	\$0	
10100 Total Other Financing Sources (Uses)	-\$2,249,555	\$0	\$0	\$800	-\$275,275	\$1,731,853	\$0	\$0	\$0	\$0	\$0	\$275,275	\$516,902	\$0	\$0	\$0	
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$1,876,574	\$20,040	\$0	\$2,186,811	-\$275,275	-\$30,318	-\$37,186	\$25,708	\$0	-\$5,663	-\$1,927	\$1,507,114	-\$69,709	\$5,196,169	\$52,242	\$5,248,411	

CHATTANOOGA HOUSING AUTHORITY (TN004)
CHATTANOOGA, TENNESSEE
ENTITY WIDE REVENUE AND EXPENSES SUMMARY (CONTINUED)
SUBMISSION TYPE: AUDITED/SINGLE AUDIT

YEAR ENDED DECEMBER 31, 2023

	Project Total	14.EFA FSS Escrow Forfeiture Account	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	2 State/Local	14.195 Section 8 Housing Assistance Payments Program_Special Allocations	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	21.027 Coronavirus State and Local Fiscal Recovery Funds	COCC	Subtotal	ELUM	Total
11020 Required Annual Debt Principal Payments	\$691,764	\$0	\$0	\$908,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,599,977		\$1,599,977
11030 Beginning Equity	\$55,068,455	\$1,160	\$0	\$22,671,619	\$365,275	\$29,283,230	\$141,099	\$1,415,310	\$0	\$5,685	\$28,085	\$0	\$2,904,596	\$111,884,514	-\$1,985,184	\$109,899,330
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0													\$0		\$0
11050 Changes in Compensated Absence Balance																
11060 Changes in Contingent Liability Balance																
11070 Changes in Unrecognized Pension Transition Liability																
11080 Changes in Special Term/Severance Benefits Liability																
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents																
11100 Changes in Allowance for Doubtful Accounts - Other																
11170 Administrative Fee Equity								\$1,439,306						\$1,439,306		\$1,439,306
11180 Housing Assistance Payments Equity								\$1,712						\$1,712		\$1,712
11190 Unit Months Available	19732			3952		0	1524	38630		492			0	64330		64330
11210 Number of Unit Months Leased	18247			3255		0	242	36993		384			0	59121		59121
11270 Excess Cash	\$6,281,231													\$6,281,231		\$6,281,231
11610 Land Purchases	\$0												\$0	\$0		\$0
11620 Building Purchases	\$2,609,802												\$0	\$2,609,802		\$2,609,802
11630 Furniture & Equipment - Dwelling Purchases	\$0												\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0												\$0	\$0		\$0
11650 Leasehold Improvements Purchases	\$0												\$0	\$0		\$0
11660 Infrastructure Purchases	\$0												\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$0												\$0	\$0		\$0
13901 Replacement Housing Factor Funds	\$0												\$0	\$0		\$0

CHATTANOOGA HOUSING AUTHORITY (TN004)
CHATTANOOGA, TENNESSEE
PROJECT BALANCE SHEET SUMMARY
SUBMISSION TYPE: AUDITED/SINGLE AUDIT

YEAR ENDED DECEMBER 31, 2023

	TN004000001	TN004000002	TN004000003	TN004000005	TN004000007	TN004000008	TN004000010	TN004000012	TN004000021	TN004000022	TN004000029	TN004000032	TN004000033	TN004000034	TN004000035	TN004000036	OTHER PROJ	Total
111 Cash - Unrestricted	\$2,350,907	\$1,428,379	\$901,857			\$2,094,504			\$468,952	\$350,983	\$931,112	\$58,991	\$91,270	\$7,912	\$65,281		\$1,907	\$8,752,055
112 Cash - Restricted - Modernization and Development			\$1,649,721	\$1,545,132														\$3,194,853
113 Cash - Other Restricted	\$2,423																	\$2,423
114 Cash - Tenant Security Deposits	\$68,824	\$54,954				\$40,910				\$10,498								\$175,186
115 Cash - Restricted for Payment of Current Liabilities																		
100 Total Cash	\$2,422,154	\$1,483,333	\$2,551,578	\$1,545,132	\$0	\$2,135,414	\$0	\$0	\$468,952	\$361,481	\$931,112	\$58,991	\$91,270	\$7,912	\$65,281	\$0	\$1,907	\$12,124,517
121 Accounts Receivable - PHA Projects																		
122 Accounts Receivable - HUD Other Projects						\$5,750							\$66,003					\$71,753
124 Accounts Receivable - Other Government																		
125 Accounts Receivable - Miscellaneous																		
126 Accounts Receivable - Tenants	\$151,298	\$81,339				\$39,336				\$15,626								\$287,599
126.1 Allowance for Doubtful Accounts - Tenants	-\$57,896	-\$21,320				-\$7,910				-\$4,352								-\$91,478
126.2 Allowance for Doubtful Accounts - Other						\$0							\$0					\$0
127 Notes, Loans, & Mortgages Receivable - Current																		
128 Fraud Recovery	\$64,659	\$83,915				\$27,109												\$175,683
128.1 Allowance for Doubtful Accounts - Fraud	-\$64,659	-\$83,915				-\$27,109												-\$175,683
129 Accrued Interest Receivable																		
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$93,402	\$60,019	\$0	\$0	\$0	\$37,176	\$0	\$0	\$0	\$11,274	\$0	\$0	\$66,003	\$0	\$0	\$0	\$0	\$267,874
131 Investments - Unrestricted																		
132 Investments - Restricted																		
135 Investments - Restricted for Payment of Current Liability																		
142 Prepaid Expenses and Other Assets	\$480	\$384				\$5,808				\$187								\$6,859
143 Inventories																		
143.1 Allowance for Obsolete Inventories																		
144 Inter Program Due From																		
145 Assets Held for Sale																		
150 Total Current Assets	\$2,516,036	\$1,543,736	\$2,551,578	\$1,545,132	\$0	\$2,178,398	\$0	\$0	\$468,952	\$372,942	\$931,112	\$58,991	\$157,273	\$7,912	\$65,281	\$0	\$1,907	\$12,399,250
161 Land	\$415,382	\$23,641		\$170,534		\$114,533				\$33,867	\$7,941,206				\$52,300			\$8,751,463
162 Buildings	\$20,445,934	\$28,325,129				\$27,686,442				\$14,208,706					\$18,050		\$14,500	\$90,698,761
163 Furniture, Equipment & Machinery - Dwellings																		
164 Furniture, Equipment & Machinery - Administration	\$403,478	\$348,855				\$291,963				\$93,946	\$47,452	\$18,170			\$11,633			\$1,215,497
165 Leasehold Improvements																		
166 Accumulated Depreciation	-\$20,747,129	-\$27,841,572				-\$21,716,271				-\$14,004,691	-\$18,981	-\$10,570			-\$20,038		-\$1,933	-\$84,361,095
167 Construction in Progress	\$489,350	\$294,115				\$832,648				\$363,344	\$4,500	\$2,800	\$2,078,545		\$2,300			\$4,057,602
168 Infrastructure																		
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,007,015	\$1,140,168	\$0	\$170,534	\$0	\$7,209,315	\$0	\$0	\$0	\$695,262	\$7,974,177	\$10,400	\$2,078,545	\$0	\$64,245	\$0	\$12,567	\$20,362,228
171 Notes, Loans and Mortgages Receivable - Non-Current											\$18,094,917	\$3,376,578			\$6,341,429			\$27,812,924
172 Notes, Loans, & Mortgages Receivable - Non Current - Past																		
173 Grants Receivable - Non Current																		
174 Other Assets															\$0			\$0
176 Investments in Joint Ventures																		
180 Total Non-Current Assets	\$1,007,015	\$1,140,168	\$0	\$170,534	\$0	\$7,209,315	\$0	\$0	\$0	\$695,262	\$26,069,094	\$3,386,978	\$2,078,545	\$0	\$6,405,674	\$0	\$12,567	\$48,175,152
200 Deferred Outflow of Resources																		
290 Total Assets and Deferred Outflow of Resources	\$3,523,051	\$2,683,904	\$2,551,578	\$1,715,666	\$0	\$9,387,713	\$0	\$0	\$468,952	\$1,068,204	\$27,000,206	\$3,445,969	\$2,235,818	\$7,912	\$6,470,955	\$0	\$14,474	\$60,574,402

CHATTANOOGA HOUSING AUTHORITY (TN004)
CHATTANOOGA, TENNESSEE
PROJECT BALANCE SHEET SUMMARY (CONTINUED)
SUBMISSION TYPE: AUDITED/SINGLE AUDIT

YEAR ENDED DECEMBER 31, 2023

	TN004000001	TN004000002	TN004000003	TN004000005	TN004000007	TN004000008	TN004000010	TN004000012	TN004000021	TN004000022	TN004000029	TN004000032	TN004000033	TN004000034	TN004000035	TN004000036	OTHER PROJ	Total
311 Bank Overdraft																		
312 Accounts Payable <= 90 Days	\$84,816	\$181,090				\$86,207			\$280	\$23,121	\$350		\$74,649		\$350			\$450,863
313 Accounts Payable >90 Days Past Due																		
321 Accrued Wage/Payroll Taxes Payable	\$29,903	\$39,427				\$18,312				\$8,064								\$95,706
322 Accrued Compensated Absences - Current Portion	\$4,823	\$4,960				\$2,670				\$924								\$12,977
324 Accrued Contingency Liability																		
325 Accrued Interest Payable																		
331 Accounts Payable - HUD PHA Programs																		
332 Account Payable - PHA Projects																		
333 Accounts Payable - Other Government	\$2,897	\$2,000				\$17,763				\$22,314	\$33,126	\$4,996						\$91,245
341 Tenant Security Deposits	\$68,824	\$54,954				\$40,910				\$10,498								\$175,186
342 Unearned Revenue	\$66,923	\$71,829				\$53,473				\$21,295								\$213,520
343 Current Portion of Long-term Debt - Capital	\$15,689	\$237,981				\$453,827				\$8,883								\$716,380
344 Current Portion of Long-term Debt - Operating Borrowings																		
345 Other Current Liabilities	\$2,423																	\$2,423
346 Accrued Liabilities - Other	\$55,849	\$93,152				\$65,685			\$11,947	\$51,843	\$9,860				\$6,946			\$295,282
347 Inter Program - Due To																		
348 Loan Liability - Current																		
310 Total Current Liabilities	\$332,147	\$684,993	\$0	\$0	\$0	\$738,847	\$0	\$0	\$280	\$107,046	\$85,319	\$14,856	\$74,649	\$0	\$15,445	\$0	\$0	\$2,053,582
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$33,657	\$510,544				\$973,599				\$19,057								\$1,536,857
352 Long-term Debt, Net of Current - Operating Borrowings																		
353 Non-current Liabilities - Other																		
354 Accrued Compensated Absences - Non Current	\$14,469	\$13,681				\$8,011				\$2,772								\$38,933
355 Loan Liability - Non Current																		
356 FASB 5 Liabilities																		
357 Accrued Pension and OPEB Liabilities																		
350 Total Non-Current Liabilities	\$48,126	\$524,225	\$0	\$0	\$0	\$981,610	\$0	\$0	\$0	\$21,829	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,575,790
300 Total Liabilities	\$380,273	\$1,209,218	\$0	\$0	\$0	\$1,720,457	\$0	\$0	\$280	\$128,875	\$85,319	\$14,856	\$74,649	\$0	\$15,445	\$0	\$0	\$3,629,372
400 Deferred Inflow of Resources																		
508.4 Net Investment in Capital Assets	\$957,669	\$391,643		\$170,534		\$5,781,889				\$667,322	\$7,974,177	\$10,400	\$2,078,545		\$64,245		\$12,567	\$18,108,991
511.4 Restricted Net Position			\$1,628,006	\$1,545,132														\$3,173,138
512.4 Unrestricted Net Position	\$2,185,109	\$1,083,043	\$923,572	\$0	\$0	\$1,885,967	\$0	\$0	\$468,672	\$272,007	\$18,940,710	\$3,420,713	\$82,624	\$7,912	\$6,391,265	\$0	\$1,907	\$35,662,901
513 Total Equity - Net Assets / Position	\$3,142,778	\$1,474,686	\$2,551,578	\$1,715,666	\$0	\$7,667,256	\$0	\$0	\$468,672	\$939,329	\$26,914,887	\$3,431,113	\$2,161,169	\$7,912	\$6,455,510	\$0	\$14,474	\$56,945,030
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$3,523,051	\$2,683,904	\$2,551,578	\$1,715,666	\$0	\$9,387,713	\$0	\$0	\$468,952	\$1,068,204	\$27,000,206	\$3,445,969	\$2,235,818	\$7,912	\$6,470,955	\$0	\$14,474	\$60,574,402

CHATTANOOGA HOUSING AUTHORITY (TN004)
CHATTANOOGA, TENNESSEE
PROJECT REVENUE AND EXPENSES SUMMARY
SUBMISSION TYPE: AUDITED/SINGLE AUDIT

YEAR ENDED DECEMBER 31, 2023

	TN004000001	TN004000002	TN004000003	TN004000005	TN004000007	TN004000008	TN004000010	TN004000012	TN004000021	TN004000022	TN004000023	TN004000032	TN004000033	TN004000034	TN004000035	TN004000036	OTHER PROJ.	Total
70300 Net Tenant Rental Revenue	\$1,248,644	\$1,008,571				\$923,146				\$354,198								\$3,534,559
70400 Tenant Revenue - Other	\$113,282	\$86,514				\$103,141				\$10,755								\$313,692
70500 Total Tenant Revenue	\$1,361,926	\$1,095,085	\$0	\$0	\$0	\$1,026,287	\$0	\$0	\$0	\$364,953	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,848,251
70600 HUD PHA Operating Grants	\$2,236,046	\$2,338,697				\$2,065,775		\$1,930		\$435,688	\$724,397	\$136,177	\$1,419,638			\$131,604		\$9,489,962
70610 Capital Grants	\$338,876	\$282,584				\$876,702				\$218,214			\$893,426					\$2,609,802
70710 Management Fee																		
70720 Asset Management Fee																		
70730 Book Keeping Fee																		
70740 Front Line Service Fee																		
70750 Other Fees																		
70700 Total Fee Revenue																		
70800 Other Government Grants																		
71100 Investment Income - Unrestricted	\$131,967	\$109,973				\$91,644				\$32,992								\$366,576
71200 Mortgage Interest Income																		
71300 Proceeds from Disposition of Assets Held for Sale																		
71310 Cost of Sale of Assets																		
71400 Fraud Recovery		\$7,806				\$39												\$7,845
71500 Other Revenue	\$4,481	\$3,039				\$3,182				\$8,293	\$34,743	\$4,666			\$4,696			\$63,100
71600 Gain or Loss on Sale of Capital Assets	\$-5,280										\$306							\$-4,974
72000 Investment Income - Restricted																		
70000 Total Revenue	\$4,068,016	\$3,837,184	\$0	\$0	\$0	\$4,063,629	\$0	\$0	\$1,930	\$1,060,140	\$759,446	\$140,843	\$2,313,064	\$0	\$136,300	\$0	\$0	\$16,380,552
91100 Administrative Salaries	\$197,692	\$154,704				\$151,644				\$76,394								\$580,434
91200 Auditing Fees	\$6,802	\$5,707				\$4,653				\$1,807								\$18,969
91300 Management Fee	\$304,377	\$239,399				\$212,924				\$61,831	\$611,917	\$121,839			\$117,607			\$1,669,894
91310 Book-keeping Fee	\$40,618	\$31,945				\$28,411				\$8,253								\$109,227
91400 Advertising and Marketing	\$22,500																	\$22,500
91500 Employee Benefit contributions - Administrative	\$39,598	\$32,856				\$38,068				\$18,085								\$126,607
91600 Office Expenses	\$76,517	\$72,514				\$45,323				\$14,905								\$209,259
91700 Legal Expense	\$74,798	\$78,924				\$43,342				\$11,045								\$208,109
91800 Travel	\$1,105	\$2,122				\$1,057				\$817								\$5,101
91810 Allocated Overhead																		
91900 Other	\$179,428	\$164,417				\$135,281				\$29,136	\$-251		\$155,042					\$658,053
91000 Total Operating - Administrative	\$943,435	\$782,588	\$0	\$0	\$0	\$660,703	\$0	\$0	\$0	\$220,273	\$606,666	\$121,839	\$155,042	\$0	\$117,607	\$0	\$0	\$3,608,153
92000 Asset Management Fee	\$58,870	\$49,260				\$39,410				\$11,630								\$159,170
92100 Tenant Services - Salaries	\$38,459									\$29,343								\$67,802
92200 Relocation Costs	\$1,113	\$1,100				\$27,500												\$29,713
92300 Employee Benefit Contributions - Tenant Services	\$7,704									\$6,179								\$13,883
92400 Tenant Services - Other	\$12,588	\$10,653				\$8,194				\$9,196	\$4,275	\$699			\$700			\$46,305
92500 Total Tenant Services	\$59,864	\$11,753	\$0	\$0	\$0	\$35,694	\$0	\$0	\$0	\$44,718	\$4,275	\$699	\$0	\$0	\$700	\$0	\$0	\$157,703
93100 Water	\$98,825	\$124,908				\$78,967				\$14,086								\$316,786
93200 Electricity	\$614,858	\$594,119				\$226,939				\$113,571								\$1,549,487
93300 Gas	\$7,684	\$3,689				\$230,063				\$660								\$242,096
93400 Fuel																		
93500 Labor																		
93600 Sewer	\$305,738	\$460,613				\$239,537				\$32,877								\$1,038,765
93700 Employee Benefit Contributions - Utilities																		
93800 Other Utilities Expense	\$28,449	\$26,063				\$30,100					\$25,696	\$8,076			\$5,506			\$123,890
93000 Total Utilities	\$1,055,554	\$1,209,392	\$0	\$0	\$0	\$805,606	\$0	\$0	\$0	\$161,194	\$25,696	\$8,076	\$0	\$0	\$5,506	\$0	\$0	\$3,271,024
94100 Ordinary Maintenance and Operations - Labor	\$440,556	\$532,726				\$243,639				\$88,931								\$1,306,852
94200 Ordinary Maintenance and Operations - Materials and	\$189,398	\$336,099				\$181,064		\$280		\$27,079								\$733,920
94300 Ordinary Maintenance and Operations Contracts	\$233,320	\$266,263				\$258,573	\$0	\$0		\$85,677	\$2,189	\$2,887			\$2,212			\$851,121
94500 Employee Benefit Contributions - Ordinary Maintenance	\$88,246	\$113,137				\$61,161				\$18,726								\$281,270
94000 Total Maintenance	\$951,520	\$1,248,225	\$0	\$0	\$0	\$744,437	\$0	\$0	\$280	\$220,413	\$2,189	\$2,887	\$0	\$0	\$2,212	\$0	\$0	\$3,172,163
95100 Protective Services - Labor																		
95200 Protective Services - Other Contract Costs	\$18,756	\$8,285				\$12,270				\$10,386								\$49,697
95300 Protective Services - Other	\$138,482	\$108,999				\$96,733				\$28,031								\$372,245
95500 Employee Benefit Contributions - Protective Services																		
95000 Total Protective Services	\$157,238	\$117,284	\$0	\$0	\$0	\$109,003	\$0	\$0	\$0	\$38,417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$421,942

CHATTANOOGA HOUSING AUTHORITY (TN004)
CHATTANOOGA, TENNESSEE
PROJECT REVENUE AND EXPENSES SUMMARY (CONTINUED)
SUBMISSION TYPE: AUDITED/SINGLE AUDIT

YEAR ENDED DECEMBER 31, 2023

	TN004000001	TN004000002	TN004000003	TN004000005	TN004000007	TN004000008	TN004000010	TN004000012	TN004000021	TN004000022	TN004000029	TN004000032	TN004000033	TN004000034	TN004000035	TN004000036	OTHER PROJ	Total
96110 Property Insurance	\$118,480	\$93,485				\$89,319				\$34,736								\$336,020
96120 Liability Insurance	\$15,048	\$17,327				\$8,944				\$3,542								\$44,861
96130 Workmen's Compensation		\$647				\$1,195												\$1,842
96140 All Other Insurance	\$664									\$307								\$971
96100 Total Insurance Premiums	\$134,192	\$111,459	\$0	\$0	\$0	\$99,458	\$0	\$0	\$0	\$38,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$383,694
96200 Other General Expenses																		
96210 Compensated Absences	\$3,137	\$5,249				\$2,672				-\$2,287								\$8,771
96300 Payments in Lieu of Taxes	\$2,000	\$2,000				\$17,763				\$18,910	\$33,126	\$4,996			\$8,149			\$86,944
96400 Bad debt - Tenant Rents	\$87,645	\$44,351				\$32,204				\$6,390								\$170,590
96500 Bad debt - Mortgages																		
96600 Bad debt - Other																		
96800 Severance Expense																		
96000 Total Other General Expenses	\$92,782	\$51,600	\$0	\$0	\$0	\$52,639	\$0	\$0	\$0	\$23,013	\$33,126	\$4,996	\$0	\$0	\$8,149	\$0	\$0	\$266,305
96710 Interest of Mortgage (or Bonds) Payable	\$995	\$14,121				\$26,932				\$527								\$42,575
96720 Interest on Notes Payable (Short and Long Term)																		
96730 Amortization of Bond Issue Costs																		
96700 Total Interest Expense and Amortization Cost	\$995	\$14,121	\$0	\$0	\$0	\$26,932	\$0	\$0	\$0	\$527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,575
96900 Total Operating Expenses	\$3,454,450	\$3,595,682	\$0	\$0	\$0	\$2,573,882	\$0	\$0	\$280	\$758,770	\$671,952	\$138,487	\$155,042	\$0	\$134,174	\$0	\$0	\$11,482,729
97000 Excess of Operating Revenue over Operating Expenses	\$813,566	\$241,502	\$0	\$0	\$0	\$1,489,747	\$0	\$0	\$1,650	\$301,370	\$87,494	\$2,346	\$2,158,022	\$0	\$2,126	\$0	\$0	\$4,897,823
97100 Extraordinary Maintenance																		
97200 Casualty Losses - Non-capitalized	\$10,950																	\$10,950
97300 Housing Assistance Payments																		
97350 HAP Portability-In																		
97400 Depreciation Expense	\$71,428	\$148,657				\$1,032,565				\$87,067	\$9,490	\$3,634			\$3,530		\$967	\$1,357,338
97500 Fraud Losses																		
97600 Capital Outlays - Governmental Funds																		
97700 Debt Principal Payment - Governmental Funds																		
97800 Dwelling Units Rent Expense																		
90000 Total Expenses	\$3,536,828	\$3,744,339	\$0	\$0	\$0	\$3,606,447	\$0	\$0	\$280	\$845,837	\$681,442	\$142,131	\$155,042	\$0	\$137,704	\$0	\$967	\$12,851,017
10010 Operating Transfer In																		
10020 Operating transfer Out																		
10030 Operating Transfers from/to Primary Government																		
10040 Operating Transfers from/to Component Unit																		
10050 Proceeds from Notes, Loans and Bonds																		
10060 Proceeds from Property Sales																		
10070 Extraordinary Items, Net Gain/Loss																		
10080 Special Items (Net Gain/Loss)																		
10091 Inter Project Excess Cash Transfer In																		
10092 Inter Project Excess Cash Transfer Out																		
10093 Transfers between Program and Project - In																		
10094 Transfers between Project and Program - Out	-\$139,523	-\$116,269				-\$96,891				-\$34,881			-\$1,264,596		-\$800			-\$1,652,960
10100 Total Other financing Sources (Uses)	-\$139,523	-\$116,269	\$0	\$0	\$0	-\$96,891	\$0	\$0	\$0	-\$34,881	\$0	\$0	-\$1,264,596	\$0	-\$800	\$0	\$0	-\$1,652,960
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$391,665	-\$23,424	\$0	\$0	\$0	\$360,291	\$0	\$0	\$1,650	\$179,422	\$78,004	-\$1,288	\$893,426	\$0	-\$2,204	\$0	-\$967	\$1,876,575

CHATTANOOGA HOUSING AUTHORITY (TN004)
CHATTANOOGA, TENNESSEE
PROJECT REVENUE AND EXPENSES SUMMARY (CONTINUED)
SUBMISSION TYPE: AUDITED/SINGLE AUDIT

YEAR ENDED DECEMBER 31, 2023

	TN004000001	TN004000002	TN004000003	TN004000005	TN004000007	TN004000008	TN004000010	TN004000012	TN004000021	TN004000022	TN004000029	TN004000032	TN004000033	TN004000034	TN004000035	TN004000036	OTHER PROJ	Total
11020 Required Annual Debt Principal Payments	\$14,964	\$226,989	\$0	\$0	\$0	\$432,865	\$0	\$0	\$8,473	\$8,473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$691,764
11030 Beginning Equity	\$2,751,113	\$1,498,110	\$2,551,578	\$1,715,666	\$0	\$7,306,965	\$0	\$0	\$467,022	\$759,907	\$26,836,883	\$3,432,401	\$1,267,743	\$7,912	\$6,457,714	\$0	\$15,441	\$55,068,455
11040 Prior Period Adjustments, Equity Transfers and	\$0	\$0				\$0				\$0			\$0					\$0
11050 Changes in Compensated Absence Balance																		
11060 Changes in Contingent Liability Balance																		
11070 Changes in Unrecognized Pension Transition Liability																		
11080 Changes in Special Term/Severance Benefits Liability																		
11090 Changes in Allowance for Doubtful Accounts - Dwelling																		
11100 Changes in Allowance for Doubtful Accounts - Other																		
11170 Administrative Fee Equity																		
11180 Housing Assistance Payments Equity																		
11190 Unit Months Available	5940	4927	0	0	0	4053	0	0	0	1572	2400	444	0	0	396	0	0	19732
11210 Number of Unit Months Leased	5365	4674	0	0	0	3736	0	0	0	1437	2230	423	0	0	382	0	0	18247
11270 Excess Cash	\$1,893,509	\$560,433	\$901,857	\$0	\$0	\$1,222,095	\$0	\$0	\$468,649	\$202,479	\$845,793	\$44,135	\$82,624	\$7,912	\$49,836	\$0	\$1,907	\$6,281,229
11610 Land Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11620 Building Purchases	\$338,876	\$282,584	\$0	\$0	\$0	\$876,702	\$0	\$0	\$0	\$218,214	\$0	\$0	\$893,426	\$0	\$0	\$0	\$0	\$2,609,802
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0