HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON, SOUTH DAKOTA)

FINANCIAL STATEMENTS
AND INDEPENDENT AUDITOR'S REPORT
WITH SUPPLEMENTARY INFORMATION

DECEMBER 31, 2025

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON, SOUTH DAKOTA)

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Wohlenberg Ritzman & Co., LLC
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Huron Housing and Redevelopment Commission
Huron, South Dakota

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Huron Housing and Redevelopment Commission, a component unit of the City of Huron** (hereinafter referred to as the Commission), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Commission's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Commission, as of December 31, 2025, and the respective changes in its financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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. We are required to be independent of the Commission and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Commission'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 opinion. 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 Commission'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 Commission's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis 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 Commission's basic financial statements. The accompanying financial data schedule and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the financial data schedules and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 08, 2026, on our consideration of the Commission's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Commission'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 Commission's internal control over financial reporting and compliance.

Wohlenberg Ritzman + Co., LLC

Yankton, South Dakota
September 08, 2026

Huron Housing and Redevelopment Commission
Management's Discussion and Analysis
December 31, 2025

Management's Discussion and Analysis (MD&A) is a reporting model adopted by the Governmental Accounting Standards Board (GASB) in their statement No. 34 *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*, issued June 1999.

Our discussion and analysis of the Huron Housing & Redevelopment Commission (herein referred to as "the Authority"), Huron, South Dakota's financial performance provides an overview of the Authority's financial activities for the fiscal year ended December 31, 2025. Please read the MD&A in conjunction with the Authority's financial statements.

For accounting purposes, the Authority is classified as an enterprise fund. Enterprise funds account for activities similar to those found in the private business sector, where the determination of net income is necessary or useful to sound financial administration. Enterprise funds are reported using the full accrual method of accounting in which all assets and all liabilities associated with the operation of these funds are included on the Statement of Net Position. The focus of enterprise funds is on income measurement, which, together with the maintenance of equity, is an important financial indication.

Financial Highlights

Total assets of the Authority for the year ended December 31, 2025, were $6,977,593. Total liabilities were $3,795,874. Total assets exceeded total liabilities by $3,181,719 (net position).

Unrestricted net position totals $2,762,795.

Total operating and non-operating revenue for the year ended December 31, 2025, was $2,538,430 and operating and nonoperating expenses totaled $2,244,416, revenues exceeded expenses by $294,014.

Overview of the Financial Statements

This annual report includes the Management Discussion and Analysis report, the Basic Financial Statements, and the Notes to the Financial Statements. The Authority's financial statements are presented as program level financial statements because the Authority only has proprietary funds.

The financial statements report information on the Authority using accounting methods similar to those used by private sector companies. These statements offer short-term and long-term financial information about the Authority's activities. The Statement of Net Position includes all the Authority's assets and liabilities and provides information about the nature and amounts of investments in resources (assets) and obligations to the Authority's creditors (liabilities). It also provides the basis for evaluating the capital structure of the Authority and assessing the liquidity and financial flexibility of the Authority.

All of the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses and Changes in Net Position. This statement measures the success of the Authority's operations over the past year and can be used to determine whether the Authority has successfully recovered all its costs through its user fees and other charges, profitability and credit worthiness.

The Statement of Cash Flows reports cash receipts, cash payments, and net changes in cash resulting from operating, investing, and financing activities and provides answers to such questions as where cash came from, what was cash used for, and what was the change in the cash balance during the reporting period.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

Financial Analysis

The Authority's basic financial statements are the Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position. The Statement of Net Position provides a summary of the Authority's assets and liabilities as of the close of business on December 31, 2025. The Statement of Revenues, Expenses and Changes in Net Position summarizes the revenues and sources of those revenues, and expenses incurred in operating the Authority for the year ended December 31, 2025.

Statement of Net Position			
December 31,	**2025**	**2024**	Change
Current assets	$ 4,014,624	$ 2,216,238	$ 1,798,386
Capital assets, net	$ 2,962,969	$ 5,044,797	$ (2,081,828)
Total Assets	$ 6,977,593	$ 7,261,035	$ (283,442)
Current liabilities	$ 3,343,880	$ 429,852	$ 2,914,028
Long-term liabilities	$ 451,994	$ 3,943,478	$ (3,491,484)
Total liabilities	$ 3,795,874	$ 4,373,330	$ (577,456)
Net Position			
Invested in capital assets, net of related debt	$ (682,856)	$ 815,716	$ (1,498,572)
Restricted	$ 1,101,780	$ 1,566,749	$ (464,969)
Unrestricted	$ 2,762,795	$ 505,240	$ 2,257,555
Total Net Position	$ 3,181,719	$ 2,887,705	$ 294,014
Total Liabilities and Net Position	$ 6,977,593	$ 7,261,035	$ (283,442)

Comparative Statement of Revenues, Expenses and Changes in Net Position			
FOR THE YEAR ENDED December 31,	**2025**	**2024**	Change
Program Revenue			
Tenant revenue	$ 1,167,201	$ 1,225,135	$ (57,934)
Other income	$ 186,381	$ 102,951	$ 83,430
Federal grants and subsidies	$ 1,049,052	$ 1,143,797	$ (94,745)
Gain on sale of capital assets	$ 113,076	$ -	$ 113,076
Interest income	$ 22,720	$ 43,115	$ (20,395)
Total revenue	$ 2,538,430	$ 2,514,998	$ 23,432
Program Expenses			
Administration	$ 593,834	$ 517,188	$ 76,646
Tenant Services	$ 319	$ -	$ 319
Utilities	$ 124,570	$ 127,572	$ (3,002)
Ordinary maintenance & operations	$ 260,639	$ 392,344	$ (131,705)
Insurance expense	$ 68,016	$ 53,042	$ 14,974
General expenses	$ 21,016	$ 65,360	$ (44,344)
Depreciation	$ 227,712	$ 264,143	$ (36,431)
Interest Expense	$ 149,219	$ 163,813	$ (14,594)
HAP	$ 799,091	$ 752,992	$ 46,099
Total expenses	$ 2,244,416	$ 2,336,454	$ (92,038)
Change in Net Position	$ 294,014	$ 178,544	$ 115,470
Beginning Net Position	$ 2,887,705	$ 2,709,161	$ 178,544
Ending Net Position	$ 3,181,719	$ 2,887,705	$ 294,014

Capital Assets

Capital Assets at Year-End, (Net of Depreciation)			
December 31,	**2025**	**2024**	Change
Cost			
Land	$ 488,052	$ 569,313	$ (81,261)
Construction in progress	$ 377,714	$ -	$ 377,714
Buildings and improvements	$ 6,010,618	$ 9,715,394	$ (3,704,776)
Equipment	$ 320,441	$ 586,136	$ (265,695)
Total cost	$ 7,196,825	$ 10,870,843	$ (3,674,018)
Accumulated depreciation	$ (4,233,856)	$ (5,826,046)	$ 1,592,190
Capital Assets, Net	$ 2,962,969	$ 5,044,797	$ (2,081,828)

Long Term Liabilities

Long-Term Liabilities			
FOR THE YEAR ENDED December 31,	**2025**	**2024**	Change
Notes Payable	$ 3,645,825	$ 4,229,081	$ (583,256)
Compensated Absences	$ 15,891	$ 14,325	$ 1,566
Total Long-Term Liabilities	$ 3,661,716	$ 4,243,406	$ (581,690)

Economic Factors

The Authority is primarily dependent upon HUD for the funding of operations; therefore, the Authority is affected more by the federal budget than by local economic conditions. The funding of programs could be significantly affected by the federal budget for the current year (and future years).

Contacting the Authority's Financial Management

Our financial report is designed to provide our citizens, taxpayers, and creditors with a general overview of the Authority's finances and to show the Authority's accountability for the money it receives. If you have questions about this report or wish to request additional financial information, contact the Authority, at Huron Housing & Redevelopment Commission, 255 Iowa Ave SE, Huron, SD 57350 -- (605) 352-1520.

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON)

STATEMENT OF NET POSITION
DECEMBER 31, 2025

ASSETS	
Current assets:	
Cash and cash equivalents	$ 3,889,843
Accounts receivable:	
Other government	7,452
Tenants	1,226
Miscellaneous	723
Prepaid expenses	115,380
Total current assets	4,014,624
Noncurrent assets:	
Capital assets:	
Land	488,052
Construction in progress	377,714
Buildings and improvements	6,010,618
Furniture and equipment	320,441
Accumulated depreciation	(4,233,856)
Total noncurrent assets	2,962,969
Total assets	6,977,593
LIABILITIES	
Current liabilities:	
Accounts payable - vendors	36,741
Accrued payroll and taxes	3,011
Accrued interest payable	6,679
Accounts payable - other government	9,105
Tenant security deposits	73,596
Unearned revenue	5,026
Current portion of long-term liabilities:	
Accrued compensated absences	15,891
Notes payable - capital projects/mortgage	3,193,831
Total current liabilities	3,343,880
Long-term liabilities:	
Notes payable, net current - capital projects/mortgage	451,994
Total noncurrent liabilities	451,994
Total liabilities	3,795,874
NET POSITION	
Net investment in capital assets	(682,856)
Restricted	1,101,780
Unrestricted	2,762,795
Total net position	$ 3,181,719

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

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON)

STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2025

OPERATING REVENUES	
Net tenant rental revenue	$ 1,143,760
Tenant revenue - other	22,125
Fraud recovery	1,316
Total operating revenues	1,167,201
OPERATING EXPENSES	
Administrative	593,834
Tenant services	319
Utilities	124,570
Maintenance and operations	260,639
Insurance	68,016
Other general expenses	21,016
Housing assistance payments	799,091
Depreciation	227,712
Total operating expenses	2,095,197
Operating (loss)	(927,996)
NONOPERATING REVENUES AND EXPENSES	
HUD PHA grants - direct	950,139
Other government grants	98,913
Investment income	22,720
Other revenue	186,381
Gain/(Loss) on sale of capital assets	113,076
Interest expense	(149,219)
Total nonoperating revenues and expenses	1,222,010
Change in net position	294,014
Net position - beginning of year	2,887,705
Net position - end of year	$ 3,181,719

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

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON)

STATEMENT OF CASH FLOWS (PAGE 1 OF 2)
YEAR ENDED DECEMBER 31, 2025

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from tenants	$ 1,165,975
Receipts from tenants through escrow	(35,161)
Payments to employees	(285,519)
Payments to others for goods and services	(834,960)
Housing assistance payments	(799,091)
Net cash provided by (used in) operating activities	(788,756)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Operating grants received	1,053,611
Other revenue	186,514
Net cash provided by (used in) noncapital financing activities	1,240,125
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchase of assets	(377,714)
Sale of assets	2,344,906
Principal payments on long-term debt	(588,256)
Interest payments on long-term debt	(149,219)
Net cash provided by (used in) capital and related financing activities	1,229,717
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest income	22,720
Net cash provided by (used in) investing activities	22,720
Net change in cash and cash equivalents	1,703,806
Balances - beginning of the year	2,186,037
Balances - end of the year	$ 3,889,843

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

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON)

STATEMENT OF CASH FLOWS PAGE (2 OF 2)
YEAR ENDED DECEMBER 31, 2025

Reconciliation of operating (loss) to net cash (used in) operating activities:		
Operating (loss)	$	(927,996)
Adjustments to reconcile operating (loss) to net cash (used in) operating activities:		
Depreciation expense		227,712
Change in operating assets and liabilities:		
(Increase) decrease in:		
Account receivable - tenants		1,226
Prepaid expenses		(93,020)
Increase (decrease) in:		
Accounts payable - vendors		36,466
Accrued payroll and taxes		451
Accrued compensated absences		1,566
Tenant security deposits		(35,161)
Net cash provided by (used in) operating activities	$	(788,756)

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

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON, SOUTH DAKOTA)

NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Huron Housing and Redevelopment Commission (the Commission) was created under SDCL 11-7-7 to provide decent, safe, and affordable dwelling accommodations for persons of low or moderate income. The Commission is qualified as a public housing agency as defined by Section 546 of the Quality Housing and Work Responsibility Act of 1998 and Section 3(b)(6) of the United States Housing Act of 1937. The five members of the Commission are appointed by the mayor, with the approval of the City Commission, for five-year, staggered terms. The Commission elects its own chairperson and recruits and employs its own management personnel and other workers. The City Commission, though, retains the statutory Commission to approve or deny or otherwise modify the Commission's plans to construct low-income housing units, or to issue debt, which gives the City Commission the ability to impose its will on the Commission.

The primary government is the City of Huron, South Dakota. The financial statements present only the net position, changes in net position, and cash flows of the Commission and are not intended to present fairly the net position of the City of Huron and the changes in its net position and the cash flows of its proprietary fund types in conformity with U.S. generally accepted accounting principles.

The Governmental Accounting Standards Board (GASB) establishes standards for defining and reporting on the financial reporting entity. It defines component units as legally separate organizations for which the elected officials of the primary government are financially accountable and other organizations for which the nature and significance of their relationship with a primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The Commission considered all potential component units in determining what organizations should be included in the financial statements. Based on these criteria, there are no component units to include in the Commission's financial statements.

Nature of Business

The Commission administers a low-income housing assistance payment program in Huron, South Dakota. Project No. SD036 is authorized to operate 262 units under the Section 8 Housing Choice Vouchers Program.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Basis of Presentation

All activities of the Commission are accounted for within a single proprietary (enterprise) fund. Proprietary funds are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe “how” transactions are recorded within the various financial statements. Basis of accounting refers to “when” revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements, regardless of the measurement focus.

The financial statements are presented using the economic resources measurement focus, applied on the accrual basis of accounting. Under the accrual basis of accounting, revenues and related assets are recorded when earned (usually when the right to receive cash vests); and, expenses and related liabilities are recorded when an obligation is incurred (usually when the obligation to pay cash in the future vests).

Cash and Cash Equivalents

For purposes of financial statement reporting, the Commission considers all highly liquid investments (including restricted assets) with an original maturity of three months or less when purchased to be cash equivalents. Certificates of deposit, regardless of maturity, are considered to be cash equivalents.

Accounts Receivable

All tenants and miscellaneous accounts receivable are shown net of an allowance for doubtful accounts. The allowance is calculated based on historical trends.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Fraud Recovery

HUD requires the Commission to account for monies recovered from tenants who committed fraud or misrepresentation during the application process for rent calculations and now owe additional rent for prior periods or retroactive rent as fraud recovery. The monies recovered are shared by HUD and the Commission.

Capital Assets

All acquisitions of property and equipment in excess of $5,000 and all expenditures for repairs, maintenance, renewals, and betterments that materially prolong the useful lives of assets are capitalized.

Purchased capital assets are recorded at cost. Donated capital assets are valued at their estimated acquisition value on the date donated. Depreciation is computed principally by the straight-line method over the following estimated useful lives:

	Years
Buildings	40-50
Modernization improvements	5-20
Equipment	5-10

Land, an inexhaustible capital asset, is not depreciated.

Compensated Absences

Under the terms of employment, employees are granted paid time off (PTO) and vacation benefits in varying amounts. Vested PTO benefits are accrued when incurred and are presented as compensated absences in the financial statements. Employees may carry over unused PTO hours, subject to a maximum carryover of 80 hours. Employees terminated before completing one year of service are not paid out for unused PTO.

Vacation hours are granted to employees upfront in accordance with the entity's employment policies. Unused vacation hours remaining at year-end are forfeited and are not accrued as compensated absences. Payments for PTO and vacation benefits are made at the rates in effect when the benefits are used or paid.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the entity. For the Commission, these revenues are charges for dwelling rents. Operating expenses are the necessary costs incurred to provide the service that is the primary activity of the entity. Revenues and expenses not meeting these definitions are reported as nonoperating. The primary nonoperating revenue is HUD PHA grants.

Use of Estimates

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

Equity Classifications

Equity is classified as net position and displayed in three components:

a. Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

b. Restricted net position - Is net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions of enabling legislation.

c. Unrestricted net position - Any net position that does not meet the definition of "restricted" or "net investment in capital assets".

Application of Net Position

It is the Commission's policy to first use restricted net position (if any), prior to the use of unrestricted net position, when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Budgets

The Commission is not legally required to adopt a budget, therefore, budgetary data is not included in the required supplementary information. Capital Fund budgets are adopted on a "project length" basis and prepared in accordance with HUD requirements.

2. DEPOSITS AND INVESTMENTS CREDIT RISK, CONCENTRATIONS OF CREDIT RISK AND INTEREST RATE RISK

Various restrictions on deposits and investments are imposed by statutes. These restrictions are summarized below:

Deposits – The Commission's deposits are made in qualified public depositories as defined by SDCL 4-6A-1. Qualified depositories are required by SDCL 4-6A-3 to maintain at all times, segregated from their other assets, eligible collateral having a value equal to at least 100 percent of the public deposit accounts which exceed deposit insurance such as the FDIC and NCUA. In lieu of pledging eligible securities, a qualified public depository may furnish irrevocable standby letters of credit issued by federal home loan banks accompanied by written evidence of that bank's public debt rating which may not be less than "AA" or a qualified public depository may furnish a corporate surety bond of a corporation authorized to do business in South Dakota.

Investments – As stated in SDCL 11-7-31, a commission shall have power to invest any funds held in reserves or debt service funds, or any funds not required for immediate disbursement, in property or securities in which savings banks may legally invest funds subject to their control. In general, SDCL 4-5-6 permits housing authority funds to be invested in (a) securities of the United States and securities guaranteed by the United States government either directly or indirectly; or (b) repurchase agreements fully collateralized by securities described in (a); or in shares of an open-end, no-load fund administered by an investment company whose investments are in securities described in (a) and repurchase agreements described in (b). Also, SDCL 4-5-9 requires that investments shall be in the physical custody of the political subdivision or may be deposited in a safekeeping account with any bank or trust company designated by the political subdivision as its fiscal agent.

Custodial Credit Risk – Deposits – Custodial credit risk is the risk that, in the event of a depository failure, the Commission's deposits may not be returned to it. The Commission does not have a deposit policy for custodial risk. As of December 31, 2025, the Commission's deposits were fully insured or collateralized and were not exposed to custodial credit risk.

2. DEPOSITS AND INVESTMENTS CREDIT RISK, CONCENTRATIONS OF CREDIT RISK AND INTEREST RATE RISK

Investments – As of December 31, 2025, the Commission had no investments.

Authorized Investments by the Commission - The Commission does not have a formal investment policy that further limits investments beyond those imposed by statutes.

Interest Rate Risk – The Commission does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk – State law limits eligible investments for the Commission, as discussed above. The Commission has no investment policy that would further limit its investment choices.

Concentration of Credit Risk – The Commission places no limit on the amount that may be invested in any one issuer.

3. CAPITAL ASSETS

A summary of changes in capital assets for the year ended December 31, 2025, is as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Capital assets not being depreciated:				
Land	$ 569,313	$ -	$ (81,261)	$ 488,052
Construction in progress	-	377,714	-	377,714
Total capital assets not being depreciated	569,313	377,714	(81,261)	865,766
Capital assets being depreciated:				
Buildings and improvements	9,715,394	-	(3,704,776)	6,010,618
Equipment, furniture, and fixtures	586,136	-	(265,695)	320,441
Total capital assets being depreciated	10,301,530	-	(3,970,471)	6,331,059
Less accumulated depreciation for:				
Buildings and improvements	5,253,851	223,708	(1,554,207)	3,923,352
Equipment, furniture, and fixtures	572,195	4,004	(265,695)	310,504
Total accumulated depreciation	5,826,046	227,712	(1,819,902)	4,233,856
Total capital assets being depreciated, net	4,475,484	(227,712)	(2,150,569)	2,097,203
Capital assets, net	$ 5,044,797	$ 150,002	$ (2,231,830)	$ 2,962,969

3. CAPITAL ASSETS, continued

Depreciation expense was charged as follows:

Housing Choice Vouchers	$ 240
Rural Rental Housing Loan	6,421
Business Activities	221,051
Total Depreciation	$ 227,712

4. PAYMENTS IN LIEU OF TAXES (PILOT)

Annually the Commission is required to remit payments in lieu of taxes to the Beadle County South Dakota, Treasurer. The amount is computed at 5% of gross rents less utilities. PILOT expense was $18,729 for the year ended December 31, 2025.

5. SHORT-TERM NOTES PAYABLE

Short-term notes payable activity for the year ended December 31, 2025, is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Short Term Notes Payable	$ 5,000	$ -	$ (5,000)	$ -
Total	$ 5,000	$ -	$ (5,000)	$ -

Business Activities:

Community Fund:

1. The Commission was issued a line of credit by American Bank & Trust that carries an interest rate of 7.25%. Interest is to be paid monthly on any outstanding balance. Payment is due on demand. At December 31, 2025, the line of credit was unused. The line of credit has an available balance of $25,000 at December 31, 2025, matures on March 14, 2026, and is collateralized by the reserve account's certificate of deposit.

5. SHORT-TERM NOTES PAYABLE, continued

Field Estates:

1. The Commission was issued a line of credit by American Bank & Trust that carries an interest rate of 7.25%. Interest is to be paid monthly on any outstanding balance. Payment is due on demand. At December 31, 2025, the line of credit was unused. The line of credit has an available balance of $140,000 at December 31, 2025, matures on March 14, 2026, and is collateralized by the reserve account's certificate of deposit.

Lampe Estates:

1. The Commission maintained a line of credit by American Bank & Trust that carries an interest rate of 8.01%. Interest was payable monthly on any outstanding principal not to exceed $50,000. Payment was due on demand and collateralized by the reserve account's certificate of deposit. During the year ended December 31, 2025, the Commission repaid the outstanding balance of $5,000. The line of credit matured on March 5, 2025, and no balance was outstanding at December 31, 2025.
2. The Commission was issued a separate line of credit by American Bank & Trust that carries an interest rate of 7.25%. Interest was payable monthly on any outstanding balance. Payment was due on demand and is collateralized by the reserve account's certificate of deposit. The line had a maximum borrowing capacity of $105,000, was unused during the year, and was closed on November 11, 2025.

6. LONG-TERM LIABILITIES

Long-term liabilities activity for the year ended December 31, 2025, is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Notes Payable	$4,229,081	$ -	$ (583,256)	$3,645,825	$3,193,831
Compensated Absences	14,325	1,566	-	15,891	15,891
Total	$4,243,406	$ 1,566	$ (583,256)	$3,661,716	$3,209,722

6. LONG-TERM LIABILITIES, continued

Notes Payable

Rural Rental Housing Loan

Bluebird Apartments:

1. The Commission has a mortgage note payable with the United States Department of Agriculture Farmers Home Administration. The note bears interest at a rate of 6.50% per annum and is payable in monthly installments of $1,117 through the year 2044. Interest payments are temporarily reduced to 1.65%. The savings from the reduced payment are required to be deposited into a reserve cash account for future capital improvements. Interest credits for the year were $8,360. Once the reserve balance is at a reasonable level as determined by the Department of Agriculture and Rural Development, the Note will revert to the original interest rate. The note is secured by the property and the housing assistance payments. Interest paid and expensed during the year was $9,461. As of December 31, 2025, the balance of the note was $143,357.

2. The Commission has a mortgage note payable with the United States Department of Agriculture Farmers Home Administration. The note bears interest at a rate of 6.50% per annum and is payable in monthly installments of $618 through the year 2044. Interest payments are temporarily reduced to 1.65%. The savings from the reduced payment are required to be deposited into a reserve cash account for future capital improvements. Interest credits for the year were $4,632. Once the reserve balance is at a reasonable level as determined by the Department of Agriculture and Rural Development, the Note will revert to the original interest rate. The note is secured by the property and the housing assistance payments. Interest paid and expensed during the year was $5,250. As of December 31, 2025, the balance of the note was $79,565.

3. The Commission has a mortgage note payable with the United States Department of Agriculture Farmers Home Administration. The note bears interest at a rate of 6.875% per annum and is payable in monthly installments of $714 through the year 2030. Interest payments are temporarily reduced to 2.0%. The savings from the reduced payment are required to be deposited into a reserve cash account for future capital improvements. Interest credits for the year were $5,436. Once the reserve balance is at a reasonable level as determined by the Department of Agriculture and Rural Development, the Note will revert to the original interest rate. The note is secured by the property and the housing assistance payments. Interest paid and expensed during the year was $7,063. As of December 31, 2025, the balance of the note was $101,900.

6. LONG-TERM LIABILITIES, continued

Future principal and interest payments are as follows:

For the Year Ending December 31,	1	2	3	Total Principal	Total Interest	Total
2026	$ 4,207	$ 2,318	$ 1,611	$ 8,136	$ 21,253	$ 29,389
2027	4,489	2,473	1,725	8,687	20,702	29,389
2028	4,790	2,638	1,848	9,276	20,113	29,389
2029	5,111	2,815	1,979	9,905	19,485	29,390
2030	5,453	3,004	94,737	103,194	17,749	120,943
2031-2035	33,257	18,319	-	51,576	52,538	104,114
2036-2040	45,988	25,332	-	71,320	32,794	104,114
2041-2045	40,062	22,666	-	62,728	7,280	70,007
Total	$ 143,357	$ 79,565	$ 101,900	$ 324,822	$ 191,914	$ 516,735

Field and Lampe Estates:

1. On November 2, 2016, the Commission entered into a promissory note with American Bank & Trust in the amount of $5,450,000. The note bears interest at a rate of 3.6% per annum and is payable in monthly installments of $32,321 with the remainder of the balance due on November 2, 2026. The note is secured by the real property. Payments are being split between Field Estates and Lampe Estates. Interest paid and expensed during the year was $128,261. The balance of the note as of December 31, 2025, was $3,164,695.

Future principal and interest payments are as follows:

For the Year Ending December 31,	Principal	Interest	Total
2026	$3,164,695	$ 121,946	$3,286,641
Total	$3,164,695	$ 121,946	$3,286,641

6. LONG-TERM LIABILITIES, continued

Manor Apartments

1. In 2002, the Commission entered into a promissory note with the South Dakota Housing Development Authority in the amount of $723,358. The note bears no interest and is payable in monthly installments. The payments for the year ended December 31, 2021, were $2,175 for six months and were reduced on July 1, 2021, to $1,925. Payments were reduced again on July 1, 2024 and will be reduced every year after on July 1 until maturity on June 1, 2035. The note is secured by the real property. As of December 31, 2025, the outstanding balance of the note was $156,308.

Future principal and interest payments are as follows:

For the Year Ending December 31,	Principal	Interest	Total
2026	$ 21,000	$ -	$ 21,000
2027	20,100	-	20,100
2028	18,990	-	18,990
2029	17,940	-	17,940
2030	16,890	-	16,890
2031-2035	61,388	-	61,388
Total	$ 156,308	$ -	$ 156,308

The annual requirements to amortize all notes payable outstanding as of December 31, 2025, are as follows:

For the Year Ending December 31,	Principal	Interest	Total
2026	$3,193,831	$ 143,199	$3,337,030
2027	28,787	20,702	49,489
2028	28,266	20,113	48,379
2029	27,845	19,485	47,330
2030	120,084	17,749	137,833
2031-2035	112,964	52,538	165,502
2036-2040	71,319	32,794	104,113
2041-2045	62,729	7,280	70,009
Total	$3,645,825	$ 313,860	$3,959,685

7. RESTRICTED NET POSITION

The following table shows the Commission's net position restrictions for the year ended December 31, 2025:

Purpose	Restricted By	Amount
Required Reserves	Debt Covenant	$ 40,030
Required Reserves	Debt Covenant	950,792
Investment Partnership	Donor	110,958
		$ 1,101,780

8. RETIREMENT PLAN

The Commission sponsors a Simple IRA retirement plan held with American Funds Group Investment, covering qualified employees, as defined. Employees who received a salary of at least $5,000 in the two preceding years are eligible to participate in the plan. The Commission matches the employee's contribution up to a maximum of three percent of the eligible employee's compensation. The Commission contributed $10,057 in matching Simple IRA contributions for the year ended December 31, 2025.

9. RISK MANAGEMENT

The Commission is exposed to various risks of loss related to torts; thefts of, damage to, and destruction of assets; error and omissions; injuries to employees; and natural disasters. During the period ended December 31, 2025, the Commission managed its risks as follows:

Employee Health Insurance

The Commission purchases health insurance for its employees from a commercial insurance carrier. Settled claims resulting from these risks have not exceeded the liability coverage during the past three years.

9. RISK MANAGEMENT, continued

Liability Insurance

The Commission purchases liability insurance risks related to torts, theft, or damage to property; and errors and omissions of public officials from a commercial insurance carrier. Settled claims resulting from these risks have not exceeded the liability coverage during the past three years.

Worker's Compensation

The Commission purchases liability insurance for worker's compensation from a commercial carrier. Settled claims resulting from these risks have not exceeded the liability coverage during the past three years.

Unemployment Benefits

The Commission provides coverage for unemployment benefits by paying into the unemployment compensation fund established by state law and managed by the State of South Dakota.

10. RELATED PARTY

On August 29th, 2025, the Housing Authority sold Lampe Estates for $2.45 million. The property was co-listed with Action Realty and Montgomery Agency. A member of the Board is affiliated with Action Realty, and another Board member is affiliated with Montgomery Agency. The commissions earned by these two agencies were $24,500 and $73,500, respectively. The arrangement was conducted at arm's length under customary market terms and conditions.

SUPPLEMENTARY INFORMATION

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON)

FINANCIAL DATA SCHEDULE - BALANCE SHEETS
DECEMBER 31, 2025

				10.415	14.871	14.239	
Line Item No.	Description	Total Programs	Eliminations	Rural Rental Housing Loan	Housing Choice Vouchers	Investment Partnership	Business Activities
111	Cash - Unrestricted	$ 2,706,165	$ -	$ 2,846	$ 58,528	$ -	$ 2,644,791
112	Cash - Restricted - Modernization and Development	$ -	$ -	$ -	$ -	$ -	$ -
113	**Cash - Other Restricted**	**$ 1,101,780**	**$ -**	**$ 40,030**	**$ -**	**$ 110,958**	**$ 950,792**
114	Cash - Tenant Security Deposits	$ 81,898	$ -	4,431	$ -	$ -	77,467
115	Cash - Restricted for Payment of Current Liabilities	$ -	$ -	$ -	$ -	$ -	$ -
100	**Total Cash**	**$ 3,889,843**	**$ -**	**$ 47,307**	**$ 58,528**	**$ 110,958**	**$ 3,673,050**
121	Accounts Receivable - PHA Projects	$ -	$ -	$ -	$ -	$ -	$ -
122-010	Operating Subsidy	$ -	$ -	$ -	$ -	$ -	$ -
122-020	Capital Fund	$ -	$ -	$ -	$ -	$ -	$ -
122-030	Other	$ 2,734	$ -	$ -	$ 2,734	$ -	$ -
122	**Accounts Receivable - HUD Other Projects**	**$ 2,734**	**$ -**	**$ -**	**$ 2,734**	**$ -**	**$ -**
124	Accounts Receivable - Other Government	$ 4,718	$ -	$ -	$ -	$ -	$ 4,718
125-010	Not For Profit	$ -	$ -	$ -	$ -	$ -	$ -
125-020	Partnership	$ -	$ -	$ -	$ -	$ -	$ -
125-030	Joint Venture	$ -	$ -	$ -	$ -	$ -	$ -
125-040	Tax Credit	$ -	$ -	$ -	$ -	$ -	$ -
125-050	Other	$ -	$ -	$ -	$ -	$ -	$ -
125-060	Other Comments	$ -	$ -	$ -	$ -	$ -	$ -
125	Accounts Receivable - Miscellaneous	$ 723	$ -	$ -	$ -	$ -	$ 723
126	Accounts Receivable - Tenants	$ 1,226	$ -	$ -	$ -	$ -	$ 1,226
126.1	Allowance for Doubtful Accounts -Tenants	$ -	$ -	$ -	$ -	$ -	$ -
126.2	Allowance for Doubtful Accounts - Other	$ -	$ -	$ -	$ -	$ -	$ -
127	Notes, Loans, & Mortgages Receivable - Current	$ -	$ -	$ -	$ -	$ -	$ -
128	Fraud Recovery	$ 1,738	$ -	$ -	$ 1,738	$ -	$ -
128.1	Allowance for Doubtful Accounts - Fraud	$ (1,738)	$ -	$ -	$ (1,738)	$ -	$ -
129	Accrued Interest Receivable	$ -	$ -	$ -	$ -	$ -	$ -
120	**Total Receivables, Net of Allowances for Doubtful Accounts**	**$ 9,401**	**$ -**	**$ -**	**$ 2,734**	**$ -**	**$ 6,667**
131	Investments - Unrestricted	$ -	$ -	$ -	$ -	$ -	$ -
132	Investments - Restricted	$ -	$ -	$ -	$ -	$ -	$ -
135	Investments - Restricted for Payment of Current Liability	$ -	$ -	$ -	$ -	$ -	$ -
142	Prepaid Expenses and Other Assets	$ 115,380	$ -	$ 6,611	$ 7,931	$ -	$ 100,838
143	Inventories	$ -	$ -	$ -	$ -	$ -	$ -
143.1	Allowance for Obsolete Inventories	$ -	$ -	$ -	$ -	$ -	$ -
144	Inter Program Due From	$ -	$ (64,237)	$ -	$ -	$ -	$ 64,237
145	Assets Held for Sale	$ -	$ -	$ -	$ -	$ -	$ -
150	**Total Current Assets**	**$ 4,014,624**	**$ (64,237)**	**$ 53,918**	**$ 69,193**	**$ 110,958**	**$ 3,844,792**
161	Land	$ 488,052	$ -	$ 16,000	$ -	$ -	$ 472,052
162	Buildings	$ 6,010,618	$ -	429,096	$ -	$ -	$ 5,581,522
163	Furniture, Equipment & Machinery - Dwellings	$ -	$ -	$ -	$ -	$ -	$ -
164	Furniture, Equipment & Machinery - Administration	$ 320,441	$ -	$ 7,820	$ 4,657	$ -	$ 307,964
165	Leasehold Improvements	$ -	$ -	$ -	$ -	$ -	$ -
166	Accumulated Depreciation	$ (4,233,856)	$ -	$ (330,848)	$ (4,597)	$ -	$ (3,898,411)
167	Construction in Progress	$ 377,714	$ -	$ -	$ -	$ -	$ 377,714
168	Infrastructure	$ -	$ -	$ -	$ -	$ -	$ -
160	**Total Capital Assets, Net of Accumulated Depreciation**	**$ 2,962,969**	**$ -**	**$ 122,068**	**$ 60**	**$ -**	**$ 2,840,841**
171-010	Not For Profit	$ -	$ -	$ -	$ -	$ -	$ -
171-020	Partnership	$ -	$ -	$ -	$ -	$ -	$ -
171-030	Joint Venture	$ -	$ -	$ -	$ -	$ -	$ -
171-040	Tax Credit	$ -	$ -	$ -	$ -	$ -	$ -
171-050	Other	$ -	$ -	$ -	$ -	$ -	$ -
171-060	Other Comments	$ -		$ -	$ -	$ -	$ -
171	**Notes, Loans and Mortgages Receivable - Noncurrent**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
172-010	Not For Profit	$ -	$ -	$ -	$ -	$ -	$ -
172-020	Partnership	$ -	$ -	$ -	$ -	$ -	$ -
172-030	Joint Venture	$ -	$ -	$ -	$ -	$ -	$ -
172-040	Tax Credit	$ -	$ -	$ -	$ -	$ -	$ -
172-050	Other	$ -	$ -	$ -	$ -	$ -	$ -
172-060	Other Comments	$ -		$ -	$ -	$ -	$ -
172	**Notes, Loans, & Mortgages Receivable - Noncurrent - Past Due**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
173	Grants Receivable - Noncurrent	$ -	$ -	$ -	$ -	$ -	$ -
174-010	Not For Profit	$ -	$ -	$ -	$ -	$ -	$ -
174-020	Partnership	$ -	$ -	$ -	$ -	$ -	$ -
174-030	Joint Venture	$ -	$ -	$ -	$ -	$ -	$ -
174-040	Tax Credit	$ -	$ -	$ -	$ -	$ -	$ -
174-050	Other	$ -	$ -	$ -	$ -	$ -	$ -
174-060	Other Comments - Net Pension Asset	$ -	$ -	$ -	$ -	$ -	$ -
174	**Other Assets**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
176-010	Not For Profit	$ -	$ -	$ -	$ -	$ -	$ -
176-020	Partnership	$ -	$ -	$ -	$ -	$ -	$ -
176-030	Joint Venture	$ -	$ -	$ -	$ -	$ -	$ -
176-040	Tax Credit	$ -	$ -	$ -	$ -	$ -	$ -
176-050	Other	$ -	$ -	$ -	$ -	$ -	$ -
176-060	Other Comments	$ -		$ -	$ -	$ -	$ -
176	**Investments in Joint Ventures**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
180	**Total Noncurrent Assets**	**$ 2,962,969**	**$ -**	**$ 122,068**	**$ 60**	**$ -**	**$ 2,840,841**
190	**Total Assets**	**$ 6,977,593**	**$ (64,237)**	**$ 175,986**	**$ 69,253**	**$ 110,958**	**$ 6,685,633**
200	**Deferred Outflow of Resources**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
290	**Total Assets and Deferred Outflows of Resources**	**$ 6,977,593**	**$ (64,237)**	**$ 175,986**	**$ 69,253**	**$ 110,958**	**$ 6,685,633**
311	Bank Overdraft	$ -	$ -	$ -	$ -	$ -	$ -
312	Accounts Payable <= 90 Days	$ 36,741	$ -	$ -	$ 706	$ -	$ 36,035
313	Accounts Payable >90 Days Past Due	$ -	$ -	$ -	$ -	$ -	$ -
321	Accrued Wage/Payroll Taxes Payable	$ 3,011	$ -	$ -	$ -	$ -	$ 3,011
322	Accrued Compensated Absences - Current Portion	$ 15,891	$ -	$ -	$ -	$ -	$ 15,891
324	Accrued Contingency Liability	$ -	$ -	$ -	$ -	$ -	$ -
325	Accrued Interest Payable	$ 6,679	$ -	$ 373	$ -	$ -	$ 6,306

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON)

FINANCIAL DATA SCHEDULE - BALANCE SHEETS
DECEMBER 31, 2025

				10.415	14.871	14.239	
Line Item No.	Description	Total Programs	Eliminations	Rural Rental Housing Loan	Housing Choice Vouchers	Investment Partnership	Business Activities
331-010	Operating Subsidy	$ -	$ -	$ -	$ -	$ -	$ -
331-020	Capital Fund	$ -	$ -	$ -	$ -	$ -	$ -
331-030	Other	$ -	$ -	$ -	$ -	$ -	$ -
331	**Accounts Payable - HUD PHA Programs**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
332	Account Payable - PHA Projects	$ -	$ -	$ -	$ -	$ -	$ -
333	Accounts Payable - Other Government	$ 9,105	$ -	$ 3,144	$ -	$ -	$ 5,961
341	Tenant Security Deposits	$ 73,596	$ -	$ 4,336	$ -	$ -	$ 69,260
342-010	Operating Subsidy	$ -	$ -	$ -	$ -	$ -	$ -
342-020	Capital Fund	$ -	$ -	$ -	$ -	$ -	$ -
342-030	Other	$ 5,026	$ -	$ -	$ 5,026	$ -	$ -
342	**Unearned Revenue**	**$ 5,026**	**$ -**	**$ -**	**$ 5,026**	**$ -**	**$ -**
343-010	CFFP	$ -	$ -	$ -	$ -	$ -	$ -
343-020	Capital Projects/Mortgage Revenue	$ -	$ -	$ -	$ -	$ -	$ -
343	**Current Portion of Long-term Debt - Capital Projects/Mortgage**	**$ 3,193,831**	**$ -**	**$ 8,136**	**$ -**	**$ -**	**$ 3,185,695**
344	Current Portion of Long-term Debt - Operating Borrowings	$ -	$ -	$ -	$ -	$ -	$ -
345	Other Current Liabilities	$ -	$ -	$ -	$ -	$ -	$ -
346	Accrued Liabilities - Other	$ -	$ -	$ -	$ -	$ -	$ -
347	Inter Program - Due To	$ -	$ (64,237)	$ 10,955	$ 1,620	$ 1,052	$ 50,610
348-010	Not For Profit	$ -	$ -	$ -	$ -	$ -	$ -
348-020	Partnership	$ -	$ -	$ -	$ -	$ -	$ -
348-030	Joint Venture	$ -	$ -	$ -	$ -	$ -	$ -
348-040	Tax Credit	$ -	$ -	$ -	$ -	$ -	$ -
348-050	Other	$ -	$ -	$ -	$ -	$ -	$ -
348-060	Other Comments	$ -		$ -	$ -	$ -	$ -
348	**Loan Liability - Current**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
310	**Total Current Liabilities**	**$ 3,343,880**	**$ (64,237)**	**$ 26,944**	**$ 7,352**	**$ 1,052**	**$ 3,372,769**
351-010	CFFP	$ -	$ -	$ -	$ -	$ -	$ -
351-020	Capital Projects/Mortgage Revenue	$ -	$ -	$ -	$ -	$ -	$ -
351	**Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue**	**$ 451,994**	**$ -**	**$ 316,686**	**$ -**	**$ -**	**$ 135,308**
352	Long-term Debt, Net of Current - Operating Borrowings	$ -	$ -	$ -	$ -	$ -	$ -
353	Noncurrent Liabilities - Other	$ -	$ -	$ -	$ -	$ -	$ -
354	Accrued Compensated Absences - Noncurrent	$ -	$ -	$ -	$ -	$ -	$ -
355-010	Not For Profit	$ -	$ -	$ -	$ -	$ -	$ -
355-020	Partnership	$ -	$ -	$ -	$ -	$ -	$ -
355-030	Joint Venture	$ -	$ -	$ -	$ -	$ -	$ -
355-040	Tax Credit	$ -	$ -	$ -	$ -	$ -	$ -
355-050	Other	$ -	$ -	$ -	$ -	$ -	$ -
355-060	Other Comments	$ -		$ -	$ -	$ -	$ -
355	**Loan Liability - Noncurrent**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
356	FASB 5 Liabilities	$ -	$ -	$ -	$ -	$ -	$ -
357-010	Pension Liability	$ -	$ -	$ -	$ -	$ -	$ -
357-020	OPEB Liability	$ -	$ -	$ -	$ -	$ -	$ -
357	**Accrued Pension and OPEB Liabilities**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
350	**Total Noncurrent Liabilities**	**$ 451,994**	**$ -**	**$ 316,686**	**$ -**	**$ -**	**$ 135,308**
300	**Total Liabilities**	**$ 3,795,874**	**$ (64,237)**	**$ 343,630**	**$ 7,352**	**$ 1,052**	**$ 3,508,077**
400	**Deferred Inflows of Resources**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
508.4	Net Investment in Capital Assets	$ (682,856)	$ -	$ (202,754)	$ 60	$ -	$ (480,162)
511.4	Restricted Net Position	$ 1,101,780	$ -	$ 40,030	$ -	$ 110,958	$ 950,792
512.4	Unrestricted Net Position	$ 2,762,795	$ -	$ (4,920)	$ 61,841	$ (1,052)	$ 2,706,926
513	Total Equity - Net Assets / Position	$ 3,181,719	$ -	$ (167,644)	$ 61,901	$ 109,906	$ 3,177,556
600	**Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position**	**$ 6,977,593**	**$ (64,237)**	**$ 175,986**	**$ 69,253**	**$ 110,958**	**$ 6,685,633**

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON)

FINANCIAL DATA SCHEDULE - INCOME STATEMENTS
YEAR ENDED DECEMBER 31, 2025

				10.415	10.427	14.871	14.239	
Line Item No.	Description	Total Programs	Eliminations	Rural Rental Housing Loan	Rural Rental Assistance	Housing Choice Vouchers	Investment Partnership	Business Activities
70300	Net Tenant Rental Revenue	$ 1,143,760	$ -	$ 38,460	$ -	$ -	$ -	$ 1,105,300
70400	Tenant Revenue - Other	$ 22,125	$ -	$ 766	$ -	$ -	$ -	$ 21,359
70500	**Total Tenant Revenue**	**$ 1,165,885**	**$ -**	**$ 39,226**	**$ -**	**$ -**	**$ -**	**$ 1,126,659**
70600-010	Housing Assistance Payment	$ 787,737	$ -	$ -	$ -	$ 787,737	$ -	$ -
70600-020	Ongoing Administrative Fee Earned	$ 162,402	$ -	$ -	$ -	$ 162,402	$ -	$ -
70600	**HUD PHA Operating Grants**	**$ 950,139**	**$ -**	**$ -**	**$ -**	**$ 950,139**	**$ -**	**$ -**
70610	**Capital Grants**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
70710	Management Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -
70720	Asset Management Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -
70730	Bookkeeping Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -
70740	Front Line Service Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -
70750	Other Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -
70700	**Total Fee Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
70800	Other Government Grants	$ 98,913	$ -	$ 18,428	$ 20,485	$ -	$ 60,000	$ -
71100-020	Investment Income - Admin Fee	$ 31	$ -	$ -	$ -	$ 31	$ -	$ -
71100	Investment Income - Unrestricted	$ 9,678	$ -	$ -	$ -	$ -	$ -	$ 9,678
71300	Proceeds from Disposition of Assets Held for Sale	$ -	$ -	$ -	$ -	$ -	$ -	$ -
71310	Cost of Sale of Assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -
71400	Fraud Recovery	$ -	$ -	$ -	$ -	$ -	$ -	$ -
71400-010	Fraud Recovery - Housing Assistance Payment	$ 658	$ -	$ -	$ -	$ 658	$ -	$ -
71400-020	Fraud Recovery - Administrative Fee	$ 658	$ -	$ -	$ -	$ 658	$ -	$ -
71400	**Fraud Recovery**	**$ 1,316**	**$ -**	**$ -**	**$ -**	**$ 1,316**	**$ -**	**$ -**
71500	Other Revenue	$ 186,381	$ -	$ 2,182	$ -	$ -	$ -	$ 184,199
71600	Gain or Loss on Sale of Capital Assets	$ 113,076	$ -	$ (2,800)	$ -	$ -	$ -	$ 115,876
72000	Investment Income - Restricted	$ 13,011	$ -	$ 79	$ -	$ -	$ -	$ 12,932
70000	**Total Revenue**	**$ 2,538,430**	**$ -**	**$ 57,115**	**$ 20,485**	**$ 951,486**	**$ 60,000**	**$ 1,449,344**
91100	Administrative Salaries	$ 278,660	$ -	$ -	$ -	$ -	$ 8,100	$ 270,560
91200	Auditing Fees	$ 19,589	$ -	$ 800	$ -	$ 6,820	$ 556	$ 11,413
91300-010	To PHA Administered Program (i.e., COCC)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
91300-020	To a Third Party/Outside Entity	$ -	$ -	$ -	$ -	$ -	$ -	$ -
91300	**Management Fee**	**$ 8,444**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,400**	**$ 6,044**
91310	Bookkeeping Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -
91400	Advertising and Marketing	$ 399	$ -	$ 38	$ -	$ -	$ 190	$ 171
91500	Employee Benefit contributions - Administrative	$ -	$ -	$ -	$ -	$ -	$ -	$ -
91600	Office Expenses	$ 99,296	$ -	$ 3,138	$ -	$ 13,718	$ 5,136	$ 77,304
91700	Legal Expense	$ 103	$ -	$ 52	$ -	$ -	$ -	$ 51
91800	Travel	$ 3,885	$ -	$ -	$ -	$ -	$ 1,323	$ 2,562
91810	Allocated Overhead	$ -	$ -	$ -	$ -	$ -	$ -	$ -
91900	Other	$ 183,458	$ -	$ 9,406	$ -	$ 129,743	$ 521	$ 43,788
91000	**Total Operating - Administrative**	**$ 593,834**	**$ -**	**$ 13,434**	**$ -**	**$ 150,281**	**$ 18,226**	**$ 411,893**
92000	Asset Management Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -
92100	Tenant Services - Salaries	$ -	$ -	$ -	$ -	$ -	$ -	$ -
92200	Relocation Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -
92300	Employee Benefit Contributions - Tenant Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -
92400	Tenant Services - Other	$ 319	$ -	$ -	$ -	$ -	$ -	$ 319
92500	**Total Tenant Services**	**$ 319**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 319**
93100	Water	$ 71,204	$ -	$ 4,873	$ -	$ -	$ -	$ 66,331
93200	Electricity	$ 50,711	$ -	$ 7,456	$ -	$ -	$ -	$ 43,255
93300	Gas	$ -	$ -	$ -	$ -	$ -	$ -	$ -
93400	Fuel	$ -	$ -	$ -	$ -	$ -	$ -	$ -
93500	Labor	$ -	$ -	$ -	$ -	$ -	$ -	$ -
93600	Sewer	$ 2,655	$ -	$ -	$ -	$ -	$ -	$ 2,655
93700	Employee Benefit Contributions - Utilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -
93800	Other Utilities Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -
93000	**Total Utilities**	**$ 124,570**	**$ -**	**$ 12,329**	**$ -**	**$ -**	**$ -**	**$ 112,241**
94100	Ordinary Maintenance and Operations - Labor	$ 11,328	$ -	11,328	$ -	$ -	$ -	$ -
94200	Ordinary Maintenance and Operations - Materials and Other	$ 113,066	$ -	$ 2,331	$ -	$ -	$ 319	$ 110,416
94300-010	Garbage and Trash Removal Contracts	$ -	$ -	$ -	$ -	$ -	$ -	$ -
94300-020	Heating & Cooling Contracts	$ -	$ -	-	$ -	$ -	$ -	$ -
94300-030	Snow Removal Contracts	$ 13,097	$ -	$ 950	$ -	$ -	$ -	$ 12,147
94300-040	Elevator Maintenance Contracts	$ -	$ -	$ -	$ -	$ -	$ -	$ -
94300-050	Landscape & Grounds Contracts	$ 40,231	$ -	$ 2,831	$ -	$ -	$ -	$ 37,400
94300-060	Unit Turnaround Contracts	$ 504	$ -	$ 154	$ -	$ -	$ -	350
94300-070	Electrical Contracts	$ -	$ -	$ -	$ -	$ -	$ -	$ -
94300-080	Plumbing Contracts	$ -	$ -	$ -	$ -	$ -	$ -	$ -
94300-090	Extermination Contracts	$ 912	$ -	$ -	$ -	$ -	$ -	$ 912
94300-100	Janitorial Contracts	$ 7,848	$ -	$ -	$ -	$ -	$ -	$ 7,848
94300-110	Routine Maintenance Contracts	$ -	$ -	$ -	$ -	$ -	$ -	$ -
94300-120	Miscellaneous Contracts	$ 73,653	$ -	2,790	$ -	$ 4,732	$ -	$ 66,131
94300	**Ordinary Maintenance and Operations Contracts**	**$ 136,245**	**$ -**	**$ 6,725**	**$ -**	**$ 4,732**	**$ -**	**$ 124,788**
94500	Employee Benefit Contributions - Ordinary Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -
94000	**Total Maintenance**	**$ 260,639**	**$ -**	**$ 20,384**	**$ -**	**$ 4,732**	**$ 319**	**$ 235,204**
95100	Protective Services - Labor	$ -	$ -	$ -	$ -	$ -	$ -	$ -
95200	Protective Services - Other Contract Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -
95300	Protective Services - Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -
95500	Employee Benefit Contributions - Protective Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON)

FINANCIAL DATA SCHEDULE - INCOME STATEMENTS
YEAR ENDED DECEMBER 31, 2025

Line Item No.	Description	Total Programs	Eliminations	10.415 Rural Rental Housing Loan	10.427 Rural Rental Assistance	14.871 Housing Choice Vouchers	14.239 Investment Partnership	Business Activities
95000	**Total Protective Services**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
96110	Property Insurance	$ 50,572	$ -	$ 4,428	$ -	$ -	$ -	$ 46,144
96120	Liability Insurance	$ 680	$ -	$ -	$ -	$ 630	$ 50	$ -
96130	Workmen's Compensation	$ -	$ -	$ -	$ -	$ -	$ -	$ -
96140	All Other Insurance	$ 16,764	$ -	$ 762	$ -	$ 2,828	$ 406	$ 12,768
96100	**Total Insurance Premiums**	**$ 68,016**	**$ -**	**$ 5,190**	**$ -**	**$ 3,458**	**$ 456**	**$ 58,912**
96200	Other General Expenses	$ 2,287	$ -	-	$ -	$ 1,562	$ -	$ 725
96210	Compensated Absences	$ -	$ -	$ -	$ -	$ -	$ -	$ -
96300	Payments in Lieu of Taxes	$ 18,729	$ -	$ 2,915	$ -	$ -	$ -	$ 15,814
96400	Bad debt - Tenant Rents	$ -	$ -	$ -	$ -	$ -	$ -	$ -
96500	Bad debt - Mortgages	$ -	$ -	$ -	$ -	$ -	$ -	$ -
96600-100	Bad debt - Admin	$ -	$ -	$ -	$ -	$ -	$ -	$ -
96600-200	Bad debt - Housing Assistance Payments	$ -	$ -	$ -	$ -	$ -	$ -	$ -
96600	**Bad debt - Other**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
96800	Severance Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -
96000	**Total Other General Expenses**	**$ 21,016**	**$ -**	**$ 2,915**	**$ -**	**$ 1,562**	**$ -**	**$ 16,539**
96700	Interest Expense and Amortization Cost	$ 149,219	$ -	$ 20,856	$ -	$ -	$ -	$ 128,363
96710	Interest of Mortgage (or Bonds) Payable	$ -	$ -	$ -	$ -	$ -	$ -	$ -
96720	Interest on Notes Payable (Short and Long Term)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
96730	Amortization of Bond Issue Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -
96900	**Total Operating Expenses**	**$ 1,217,613**	**$ -**	**$ 75,108**	**$ -**	**$ 160,033**	**$ 19,001**	**$ 963,471**
97000	**Excess of Operating Revenue over Operating Expenses**	**$ 1,320,817**	**$ -**	**$ (17,993)**	**$ 20,485**	**$ 791,453**	**$ 40,999**	**$ 485,873**
97100	Extraordinary Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -
97200	Casualty Losses - Non-capitalized	$ -	$ -	$ -	$ -	$ -	$ -	$ -
97300-041	Portibality - Out	$ 45,714	$ -	$ -	$ -	45,714	$ -	$ -
97300-049	All Other "Special" Vouchers	$ 107,863	$ -	$ -	$ -	$ 107,863	$ -	$ -
97300-050	All Other HAP	$ 645,514	$ -	$ -	$ -	$ 645,514	$ -	$ -
97300	**Housing Assistance Payments**	**$ 799,091**	**$ -**	**$ -**	**$ -**	**$ 799,091**	**$ -**	**$ -**
97350	HAP Portability-In	$ -	$ -	$ -	$ -	$ -	$ -	$ -
97400	Depreciation Expense	$ 227,712	$ -	$ 6,421	$ -	$ 240	$ -	$ 221,051
97500	Fraud Losses	$ -	$ -	$ -	$ -	$ -	$ -	$ -
97600	Capital Outlays - Governmental Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -
97700	Debt Principal Payment - Governmental Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -
97800	Dwelling Units Rent Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -
90000	**Total Expenses**	**$ 2,244,416**	**$ -**	**$ 81,529**	**$ -**	**$ 959,364**	**$ 19,001**	**$ 1,184,522**
10010	Operating Transfer In	$ 350,000	$ (20,485)	$ 20,485	$ -	$ -	$ -	$ 350,000
10020	Operating transfer Out	$ (350,000)	$ 20,485	$ -	$ (20,485)	$ -	$ -	$ (350,000)
10030-010	Not For Profit	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10030-020	Partnership	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10030-030	Joint Venture	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10030-040	Tax Credit	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10030-050	Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10030-060	Other Comments	$ -	$ -	$ -	$ -	$ -	$ -	$ -
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	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10100	**Total Other financing Sources (Uses)**	**$ -**	**$ -**	**$ 20,485**	**$ (20,485)**	**$ -**	**$ -**	**$ -**
10000	**Excess (Deficiency) of Total Revenue Over (Under) Total**	**$ 294,014**	**$ -**	**$ (3,929)**	**$ -**	**$ (7,878)**	**$ 40,999**	**$ 264,822**
11020	Required Annual Debt Principal Payments	$ 317,737	$ -	$ 10,048	$ -	$ -	$ -	$ 307,689
11030	Beginning Equity	$ 2,887,705	$ -	$ (163,715)	$ -	$ 69,779	$ 68,907	$ 2,912,734
11040-010	Prior Period Adjustments and Correction of Errors	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11040-020	Prior Period Adjustments and Correction of Errors	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11040-030	Prior Period Adjustments and Correction of Errors	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11040-040	Prior Period Adjustments and Correction of Errors	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11040-050	Prior Period Adjustments and Correction of Errors	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11040-060	Prior Period Adjustments and Correction of Errors	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11040-070	Equity Transfers	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11040-080	Equity Transfers	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11040-090	Equity Transfers	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11040-100	Equity Transfers	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11040-110	Equity Transfers	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11040	**Prior Period Adjustments, Equity Transfers and Correcti**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
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	$ -	$ -	$ -	$ -	$ -	$ -	$ -

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
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FINANCIAL DATA SCHEDULE - INCOME STATEMENTS
YEAR ENDED DECEMBER 31, 2025

				10.415	10.427	14.871	14.239	
Line Item No.	Description	Total Programs	Eliminations	Rural Rental Housing Loan	Rural Rental Assistance	Housing Choice Vouchers	Investment Partnership	Business Activities
11100	Changes in Allowance for Doubtful Accounts - Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11170-001	Administrative Fee Equity - Beginning Balance	$ 58,656	$ -	$ -	$ -	$ 58,656	$ -	$ -
11170-010	Administrative Fee Revenue	$ 162,402	$ -	$ -	$ -	$ 162,402	$ -	$ -
11170-020	Hard to House Fee Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11170-021	FSS Coordinator Grant	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11170-030	Audit Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11170-040	Investment Income	$ 31	$ -	$ -	$ -	$ 31	$ -	$ -
11170-045	Fraud Recovery Revenue	$ 658	$ -	$ -	$ -	$ 658	$ -	$ -
11170-050	Other Revenue	$ 427	$ -	$ -	$ -	$ 427	$ -	$ -
11170-051	Comment for Other Revenue					Transfer from RNP to UNP for payment made by mistake		
11170-060	Total Admin Fee Revenues	$ 163,518	$ -	$ -	$ -	$ 163,518	$ -	$ -
11170-080	Total Operating Expenses	$ 160,033	$ -	$ -	$ -	$ 160,033	$ -	$ -
11170-090	Depreciation	$ 240	$ -	$ -	$ -	$ 240	$ -	$ -
11170-095	Housing Assistance Payment Portability In	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11170-100	Other Expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11170-101	Comment for Other Expenses							
11170-110	Total Expenses	$ 160,273	$ -	$ -	$ -	$ 160,273	$ -	$ -
11170-002	Net Administrative Fee	$ 3,245	$ -	$ -	$ -	$ 3,245	$ -	$ -
11170-003	Administrative Fee Equity - Ending Balance	$ 61,901	$ -	$ -	$ -	$ 61,901	$ -	$ -
11170-005	Pre-2004 Administrative Fee Reserves	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11170-006	Post-2003 Administrative Fee Reserves	$ 61,901	$ -	$ -	$ -	$ 61,901	$ -	$ -
11170	Administrative Fee Equity	$ 61,901	$ -	$ -	$ -	$ 61,901	$ -	$ -
11180-001	Housing Assistance Payments Equity - Beginning Balance	$ 11,123	$ -	$ -	$ -	$ 11,123	$ -	$ -
11180-010	Housing Assistance Payment Revenues	$ 787,737	$ -	$ -	$ -	$ 787,737	$ -	$ -
11180-015	Fraud Recovery Revenue	$ 658	$ -	$ -	$ -	$ 658	$ -	$ -
11180-020	Other Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11180-021	Comments for Other Revenue							
11180-025	Investment Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11180-030	Total Housing Assistance Payments Revenues	$ 788,395	$ -	$ -	$ -	$ 788,395	$ -	$ -
11180-080	Housing Assistance Payments	$ 799,091	$ -	$ -	$ -	$ 799,091	$ -	$ -
11180-090	Other Expenses	$ 427	$ -	$ -	$ -	$ 427	$ -	$ -
11180-091	Comments for Other Expenses					Transfer from RNP to UNP for payment made by mistake		
11180-100	Total Housing Assistance Payments Expenses	$ 799,518	$ -	$ -	$ -	$ 799,518	$ -	$ -
11180-002	Net Housing Assistance Payments	$ (11,123)	$ -	$ -	$ -	$ (11,123)	$ -	$ -
11180-003	Housing Assistance Payments Equity - Ending Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11180	Housing Assistance Payments Equity	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11190-210	Total ACC HCV Units	$ 3,144	$ -	$ -	$ -	$ 3,144	$ -	$ -
11190-220	Unfunded Units	$ (1,063)	$ -	$ -	$ -	$ (1,063)	$ -	$ -
11190-230	Other Adjustments	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11190	Unit Months Available	$ 3,881	$ -	$ 96	$ -	$ 2,081	$ -	$ 1,704
11210	Number of Unit Months Leased	$ 3,553	$ -	$ 91	$ -	$ 2,058	$ -	$ 1,404
11270	Excess Cash	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11610	Land Purchases	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11620	Building Purchases	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11630	Furniture & Equipment - Dwelling Purchases	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11640	Furniture & Equipment - Administrative Purchases	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11650	Leasehold Improvements Purchases	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11660	Infrastructure Purchases	$ -	$ -	$ -	$ -	$ -	$ -	$ -
13510	CFFP Debt Service Payments	$ -	$ -	$ -	$ -	$ -	$ -	$ -
13901	Replacement Housing Factor Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -

HURON HOUSING AND REDEVELOPMENT COMMISSION
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Financial Data Schedule - Memo Account Information
Year Ended December 31, 2025

Financial Statements		
Element	**Description**	**Value**
G3000-005	Financial Statements Using Basis Other Than GAAP	NO
G3000-010	Fund Opinion(s)	Single Fund
-	Modified Opinion	NO
-	Unmodified Opinion	YES
-	Adverse Opinion	NO
-	Disclaimer Opinion	NO
G3000-020	"Going Concern" Indicator	NO
G3000-030	Significant Deficiency Indicator	NO
G3000-230	Does the Deficiency relate to the Low Rent or Capital Fund?	N/A
G3000-240	Enter number of occurrences that relate to the Low Rent or Capital Fund Program.	-
G3000-040	Material Weakness Indicator	NO
G3000-250	Does the material weakness relate to the Low Rent or Capital Fund Program?	N/A
G3000-260	Enter number of occurrences that relate to the Low Rent or Capital Fund Program.	-
G3000-050	Material Noncompliance Indicator	NO
G3000-270	Does the non-compliance relate to the Low Rent or Capital Fund Program?	N/A
G3000-280	Enter number of occurrences that relate to the Low Rent or Capital Fund Program.	-
G3000-060	Fraud	NO
G3000-290	Does the activity relate to the Low Rent or Capital Fund Program?	N/A
G3000-300	Enter number of occurrences that relate to the Low Rent or Capital Fund Program.	-
G3000-070	Illegal Acts	NO
G3000-310	Does the activity relate to the Low Rent or Capital Fund Program?	N/A
G3000-320	Enter number of occurrences that relate to the Low Rent or Capital Fund Program.	-
G3000-080	Abuse	NO
G3000-330	Does the activity relate to the Low Rent or Capital Fund Program?	N/A
G3000-340	Enter number of occurrences that relate to the Low Rent or Capital Fund Program.	-

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON)

Financial Data Schedule - Memo Account Information
Year Ended December 31, 2025

Financial Statement Fund Opinion Details		
Element	**Description**	**Details**
G3000-200	Fund Type of the fund containing the listed program	MAJOR
G3000-210	Fund Opinion of the fund containing the listed program	UNMODIFIED
G3000-220	Is the departure or qualification related to the Capital Fund or Low Rent Programs?	N/A

Federal Programs		
Element	**Description**	**Value**
G4000-020	Dollar Threshold Used to Distinguish Type A and Type B Programs	$1,000,000
G4000-030	Low-Risk Auditee Indicator	YES
G4000-040	Indicator-Any Audit Findings Disclosed that are Required to be Reported	NO
G4000-080	Was a Schedule of Prior Audit Findings prepared?	YES
G4100-040	Total Federal Awards Expended (This cell is populated by G4100-030 from the "Federal Award Details" Tab)	$1,321,494

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON)

Financial Data Schedule - Memo Account Information
Year Ended December 31, 2022

Federal Award Details		
Element	**Description**	**Details**
G4100-030	Amount Expended	$1,321,494
G4200-010	Major Federal Program Indicator	YES
G4200-050	Type of Opinion on Major Federal Program	UNMODIFIED
G4200-060	Number of A-133 Compliance Audit Findings	0
G4200-100	Significant Deficiency Indicator	NO
G4200-200	Number of Significant Deficiencies	0
G4200-110	Material Weakness Indicator	NO
G4200-210	Number of Material Weaknesses	0
G4200-120	Material Noncompliance Indicator	NO
G4200-220	Number of Material Noncompliance	0
G4200-070	Audit Finding Reference Number	N/A
G4200-090	Are Awards Received Directly from a Federal Agency?	YES
G4100-050	Total Amount of Questioned Costs	$0

Supplementary Information		
Element	**Description**	**Value**
G3100-040	SAS 29 "in relation to" opinion on the Financial Data Schedule	FAIRLY STATED
G3100-050	Is MD&A omitted ?	NO
G3100-060	Is other supplementary information omitted?	NO

See Independent Auditor's Report

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON)

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED DECEMBER 31, 2025

Federal Grantor/Pass-Through Grantor Program or Cluster Title	Assistance Listing Number		Disbursements/ Expenditures
U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			
Direct Funding:			
Housing Choice Voucher Cluster:			
Section 8 Housing Choice Vouchers Program	14.871		$ 950,139
Total U.S. Department of Housing and Urban Development			950,139
U.S. DEPARTMENT OF AGRICULTURE:			
Direct Funding:			
Rural Rental Assistance Payments	10.427		20,485
Rural Rental Housing Loans:	10.415		
Rural Rental Housing Loan		$ 332,442	
Rural Rental Housing Loan (Interest Credit)		18,428	350,870
Total U.S. Department of Agriculture			371,355
Total Federal Funding			$ 1,321,494

Note 1: The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Commission under programs of the federal government for the year ended December 31, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Commission, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Commission.

Note 2: Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Commission has elected not to use the de minimis indirect cost rate as allowed under the Uniform Guidance.

Note 3: The mortgage with the United States Department of Agriculture was determined to be a Type B Federal Financial Assistance Program (ALN #10.415) based on the total amount as of and for the year ended December 31, 2025. The outstanding loan balance as of December 31, 2025, was $324,822.

See Independent Auditor's Report

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

To the Board of Commissioners
Huron Housing and Redevelopment Commission
Huron, South Dakota

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 **Huron Housing and Redevelopment Commission, a component unit of the City of Huron, South Dakota** (hereinafter referred to as the Commission) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Commission's basic financial statements, and have issued our report thereon dated September 08, 2026.

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Commission'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 entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this report is not suitable for any other purpose. However, as required by South Dakota Codified Law 4-11-11, this report is matter of public record and its distribution is not limited.

Wohlenberg Ritzman + Co., LLC

Yankton, South Dakota
September 08, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Board of Commissioners
Huron Housing and Redevelopment Commission
Huron, South Dakota

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited **Huron Housing and Redevelopment Commission, a component unit of the City of Huron, South Dakota** (hereinafter referred to as the Commission) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Commission's major federal program for the year ended December 31, 2025. The Commission's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Commission complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2025.

Basis for Opinion on Each Major Federal Program

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 Commission 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 Commission's compliance with the compliance requirements referred to above.

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 out audit we did not identify any deficiencies in internal control over compliance that we considered 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 result of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Wohlenberg Ritzman + Co., LLC

Yankton, South Dakota
September 08, 2026

HURON HOUSNG AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON, SOUTH DAKOTA)

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
DECEMBER 31, 2025

FINDINGS - FINANCIAL STATEMENTS AUDIT

There were no financial statement audit findings reported.

FINDINGS - MAJOR FEDERAL AWARD PROGRAMS AUDIT

There were no major federal award programs audit findings reported.

HURON HOUSING AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON)

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED DECEMBER 31, 2025

SECTION I - SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued:	Unmodified		
Internal Control over financial reporting:			
Material weakness(es) identified?	____ yes	X no	
Significant deficiencies identified?	____ 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 deficiencies identified?	____ yes	X none reported	
Type of auditor's report issued on compliance for major programs:	Unmodified		
Audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)	____ yes	X no	

Identification of major programs:

Assistance Listing Number(s)	Name of Federal Program or Cluster
14.871	Section 8 Housing Choice Vouchers

Dollar threshold used to distinguish between Type A and Type B Programs:	$1,000,000		
Auditee qualified as low-risk auditee?	X yes	____ no	

HURON HOUSNG AND REDEVELOPMENT COMMISSION
HURON, SOUTH DAKOTA
(A COMPONENT UNIT OF THE CITY OF HURON, SOUTH DAKOTA)

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - continued
YEAR ENDED DECEMBER 31, 2025

SECTION II - FINDINGS - FINANCIAL STATEMENT AUDIT

There are no financial statement findings reported.

SECTION III - FINDINGS AND QUESTIONED COSTS - MAJOR FEDERAL AWARD PROGRAMS AUDIT

There are no major federal award program findings reported.