

***MILLER HOUSING
AND
REDEVELOPMENT COMMISSION
FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED
DECEMBER 31, 2018***

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

**Board of Commissioners
Miller Housing and Redevelopment Commission
Miller, South Dakota**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities, and the major fund information of Miller Housing and Redevelopment Commission, (a component unit of the City of Miller), as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise Miller Housing and Redevelopment Commissions' basic financial statements, and have issued our report thereon dated July 17, 2019.

Internal Control Over Financial Reporting

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

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 combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether Miller Housing and Redevelopment 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 determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose. As required by South Dakota Codified Law 4-11-11, this report is a matter of public record and its distribution is not limited.



Mitchell, South Dakota
July 17, 2019



INDEPENDENT AUDITOR'S REPORT

**Board of Commissioners
Miller Housing and Redevelopment Commission
Miller, South Dakota**

We have audited the accompanying financial statements of the business-type activities, and the major fund information of the Miller Housing and Redevelopment Commission, (a component unit of the City of Miller), as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Miller Housing and Redevelopment Commission's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of risks of material misstatements of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

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Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, and the major fund information of the Miller Housing and Redevelopment Commission, as of December 31, 2018, and the respective changes in financial position and cash flows, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 8 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with managements 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.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Miller Housing and Redevelopment Commission's basic financial statements. The financial data schedules listed in the Table of Contents 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 records used to prepare the financial statements or to the 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 financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated July 17, 2019 on our consideration of Miller Housing and Redevelopment Commission's internal control over financial reporting and our tests of compliance with certain provisions of laws, regulations, contracts and grant agreements. The purpose of that report is 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 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 Miller Housing and Redevelopment Commission's internal control over financial reporting and compliance.



Mitchell, South Dakota
July 17, 2019

MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2018

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 Miller Housing & Redevelopment Commission (Housing Authority), Miller, South Dakota, financial performance provides an overview of the Housing Authority's financial activities for the fiscal year ended December 31, 2018. Please read the MD&A in conjunction with the Housing Authority's financial statements.

For accounting purposes, the Housing 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 Housing Authority for the year ended December 31, 2018 were \$874,775. Total liabilities were \$45,112. Total assets exceeded total liabilities by \$829,663 (net position).

Unrestricted net position totals \$540,959. This is the amount of the Housing Authority's reserve.

Total operating and non-operating revenue for the year ended December 31, 2018, was \$230,406 and expenses totaled \$224,063, revenue exceeded expenses by \$6,343.

Overview of the Financial Statements

This annual report includes this MD&A report, the Basic Financial Statements and the Notes to the Financial Statements. The Housing Authority's financial statements are presented as program level financial statements because the Housing Authority only has proprietary funds.

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

All of the current year's revenues and expenses are accounted for in the Statement of Changes in Net Position. This statement measures the success of the Housing Authority's operations over the past year and can be used to determine whether the Housing 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 did cash come 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.

**MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2018**

Financial Analysis

The Housing Authority's basic financial statements are the Statement of Net Position and the Statement of Changes in Net Position. The Statement of Net Position provides a summary of the Housing Authority's assets and liabilities as of the close of business on December 31, 2018. The Statement of Changes in Net Position summarizes the revenues and sources of those revenues, and expenses incurred in operating the Housing Authority for the year ended December 31, 2018.

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income.

Capital Fund Program – The Capital Fund Program is the primary funding source for physical and management improvements to the Authority's properties.

Statement of Net Position

FOR THE YEAR ENDED December 31	2018	2017
Current assets and prepaid expense	\$586,071	\$558,647
Inventory held for resale	\$0	\$0
Capital assets, net	\$288,704	\$297,558
Pension assets, net		
Total Assets	<u>\$874,775</u>	<u>\$856,205</u>
Deferred Outflows of Resources	\$0	\$0
Current liabilities	\$43,857	\$32,416
Non-current liabilities	\$1,255	\$469
Total liabilities	\$45,112	\$32,885
Deferred Inflow of Resources	\$0	\$0
Net Position		
Invested in capital assets, net of related debt	\$288,704	\$297,558
Restricted	\$0	\$0
Unrestricted	\$540,959	\$525,762
Total Net Position	\$829,663	\$823,320
Total Liabilities, Deferred inflow of Resources and Equity/Net Position	<u>\$874,775</u>	<u>\$856,205</u>

**(A COMPONENT UNIT OF THE CITY OF MILLER)
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2018**

Comparative Statement of Revenues, Expenses and Changes in Net Position

FOR THE YEAR ENDED December 31	2018	2017	Change
Program Revenue			
Tenant revenue	\$136,575	\$115,957	\$20,618
Other income	\$7,321	\$7,453	(\$132)
Federal grants and subsidies	\$88,994	\$97,297	(\$8,303)
Interest income	\$6,107	\$4,254	\$1,853
Sale of Capital Assets	(\$8,591)	(\$73)	(\$8,518)
Total revenue	<u>\$230,406</u>	<u>\$224,888</u>	\$5,518
Program Expenses			
Administration	\$92,690	\$87,455	\$5,235
Tenant Services	\$4,142	\$8,540	(\$4,398)
Utilities	\$41,821	\$41,923	(\$102)
Ordinary maintenance & operations	\$30,921	\$26,722	\$4,199
Protective services	\$0	\$0	\$0
General expenses	\$21,742	\$20,485	\$1,257
Non-routine maintenance	\$0	\$0	\$0
Depreciation	\$32,747	\$38,819	(\$6,072)
Interest Expense	\$0	\$0	\$0
HAP	\$0	\$0	\$0
Pension net revenue	\$0	\$0	\$0
Total expenses	<u>\$224,063</u>	<u>\$223,944</u>	\$119
Gain/loss - disposition of assets	\$0	\$0	\$0
Transfer of funds	\$0	\$0	\$0
Change in Net Position	<u>\$6,343</u>	<u>\$944</u>	\$5,399
Beginning Net Position	<u>\$823,320</u>	<u>\$822,376</u>	\$944
Pension assets, net			
Pension related deferred outflow			
Ending Net Position	<u>\$829,663</u>	<u>\$823,320</u>	\$6,343

Federal grants total \$88,994.

**MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2018**

Capital Assets

**Capital Assets at Year-end
(Net of Accumulated Depreciation)**

FOR THE YEAR ENDED December 31	2018	2017	Change
Land	\$4,500	\$4,500	\$0
Buildings	\$968,200	\$940,197	\$28,003
Furniture, Equipment & Machinery - Admin	\$4,255	\$5,884	(\$1,629)
Furniture, Equipment & Machinery - Dwelling	\$0	\$6,352	(\$6,352)
Construction in Progress	<u>\$0</u>	<u>\$0</u>	\$0
Subtotal	\$976,955	\$956,933	\$20,022
Accumulated Depreciation	(<u>\$688,251</u>)	(<u>\$659,375</u>)	(\$28,876)
Total Capital assets	<u>\$288,704</u>	<u>\$297,558</u>	(\$8,854)

Long Term Debt

The Housing Authority has no long-term debt.

Economic Factors

The Housing Authority is primarily dependent upon HUD for the funding of operations; therefore, the Housing 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 Housing Authority's Financial Management

Our financial report is designed to provide our citizens, taxpayers, and creditors with a general overview of the Housing Authority's finances and to show the Housing Authority's accountability for the money it receives. If you have questions about this report or wish to request additional financial information, contact Kristi Lichty, Executive Director, at Miller Housing & Redevelopment Commission, 105 N Broadway, Miller, South Dakota 57362 -- (605) 853-2869.

MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
PROPRIETARY FUND – STATEMENT OF NET POSITION
DECEMBER 31, 2018

ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$	51,845
Cash - tenant security deposits		11,812
Accounts receivable		12,437
Interest receivable		2,781
Prepaid insurance		12,916
<i>Total Current Assets</i>		91,791

PROPERTY AND EQUIPMENT

Land		4,500
Building and improvements		968,200
Equipment and furniture		4,255
Total Property and Equipment		976,955
Less accumulated depreciation		(688,251)
Net Property and Equipment		288,704

RESERVE ACCOUNTS

Savings and certificates of deposit		494,280
	\$	874,775

LIABILITIES & NET POSITION

CURRENT LIABILITIES

Accounts payable - other governments	\$	20,991
Accrued compensated absences - current		4,274
Accrued liabilities - other		8,035
Tenant security deposits		11,812
<i>Total Current Liabilities</i>		45,112

NET POSITION

Net investment in capital assets		288,704
Unrestricted		540,959
<i>Total Net Position</i>		829,663
	\$	874,775

*The accompanying Notes to Financial Statements are
an integral part of these financial statements.*

MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
PROPRIETARY FUND – STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2018

OPERATING INCOME	
Apartment rentals	\$ 140,953
OPERATING EXPENSES	
Administration	92,690
Ordinary maintenance and operations	30,921
Tenant services	4,142
Utilities	41,821
Depreciation	32,747
Insurance expense	12,267
Payment in lieu of taxes	9,475
<i>Total Operating Expenses</i>	224,063
<i>Loss From Operations</i>	(83,110)
OTHER INCOME & EXPENSES	
Interest income	6,107
Loss on sale of equipment	(8,591)
Other income	2,943
HUD operating grants	58,814
<i>Total Other Income</i>	59,273
<i>Loss From Operations before Capital Grants</i>	(23,837)
CAPITAL GRANTS	
HUD Capital Grants	30,180
INCREASE IN NET POSITION	6,343
NET POSITION, BEGINNING OF YEAR	823,320
NET POSITION, END OF YEAR	\$ 829,663

*The accompanying Notes to Financial Statements are
an integral part of these financial statements.*

MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
PROPRIETARY FUND – STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2018

<i>Cash Flows From Operating Activities:</i>	
Cash received from tenants and others	\$ 143,896
Cash paid to employees and suppliers	<u>(179,755)</u>
<i>Net Cash (Used) by Operating Activities</i>	<u>(35,859)</u>
 <i>Cash Flows From Investing Activities:</i>	
Investment in certificates of deposit	(103,060)
Interest received	<u>4,047</u>
<i>Net Cash (Used) by Investing Activities</i>	<u>(99,013)</u>
 <i>Cash Flows From Noncapital Financing Activities:</i>	
HUD Operating Grants	<u>58,814</u>
<i>Net Cash Provided by Noncapital Financing Activities</i>	<u>58,814</u>
 <i>Cash Flows From Capital Financing Activities:</i>	
HUD Capital Grants	20,503
Building improvements/equipment purchased	<u>(32,484)</u>
<i>Net Cash (Used) by Capital Financing Activities</i>	<u>(11,981)</u>
 <i>Decrease in Cash</i>	
	(88,039)
 <i>Cash and Cash Equivalents, Beginning of Year</i>	
	<u>151,696</u>
<i>Cash and Cash Equivalents, End of Year</i>	
	<u><u>\$ 63,657</u></u>

*The accompanying Notes to Financial Statements are
an integral part of these financial statements.*

**MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
PROPRIETARY FUND – STATEMENT OF CASH FLOWS, CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2018**

<i>Reconciliation of (Loss) From Operations to Net Cash (Used)</i>	
<i>by Operating Activities:</i>	
(Loss) From Operations	\$ (83,110)
Adjustments to Reconcile (Loss) From Operations to Net Cash	
(Used) by Operating Activities:	
Depreciation	32,747
Loss on sale of equipment	
Other Income	2,943
Decrease in Current Assets:	
Prepaid insurance	(666)
(Decrease) Increase in Current Liabilities:	
Accounts payable- other governments	10,836
Accrued compensated absences	1,543
Accrued liabilities - other	(1,707)
Tenant security deposits	1,555
<i>Net Cash (Used) by Operating Activities</i>	<u><u>\$ (35,859)</u></u>

*Supplemental Schedule of Noncash Investing and
Financing Activities*

Purchase of fixed assets included in accounts payable	<u><u>\$ 8,900</u></u>
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*The accompanying Notes to Financial Statements are
an integral part of these financial statements.*

MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

a. Reporting Entity:

Miller Housing and Redevelopment Commission is a component unit of the City of Miller and was created by the City of Miller 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 fund included in this report is controlled by or dependent upon the Commission's governing board.

The accounting policies of the Commission conform to generally accepted accounting principles as applicable to governments.

b. Basis of Presentation:

Fund Financial Statements: The fund financial statements of the reporting entity are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues, and expenditures/expenses. The commission only has a proprietary fund consisting of one program and considers it to be a major fund for consistency in reporting from year to year.

Proprietary Funds:

Enterprise Funds – Enterprise Funds are used to account for operations that (a) 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.

Enterprise Fund consists of the following program:

Miller Manor	Programs used to record financial transactions related to rental operations. These activities are financed by user charges, grants and subsidies.
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MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:** *(continued)*

c. **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 account and reported in the financial statements, regardless of the measurement focus.

Measurement Focus:

Fund Financial Statements – In the fund financial statements, the accrual basis of accounting is applied to the proprietary fund.

Basis of Accounting:

Fund Financial Statements – All proprietary funds are accounted for using the accrual basis of accounting. Their revenues are recognized when they are earned, and their expenses are recognized when they are incurred.

d. **Capital Assets:**

Capital assets include land, buildings, equipment, and furniture that are used in operations and that have initial useful lives extending beyond a single reporting period.

The accounting treatment over capital assets depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are valued at the estimated fair value on the date donated.

Depreciation of all exhaustible fixed assets is recorded as an expense against operations by the proprietary funds, with net capital assets reflected in the proprietary fund balance sheets. Capitalization thresholds (the dollar values above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the proprietary funds are as follows:

	<i>Capitalization Threshold</i>	<i>Depreciation Method</i>	<i>Estimated Useful Life</i>
Buildings	\$500	straight-line	5-50 years
Equipment and Furnishings	\$500	straight-line	5-10 years

Land, an inexhaustible capital asset, is not depreciated.

In the fund financial statements, capital assets used in proprietary fund operations are accounted for on the accrual basis.

MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

1. ***SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)***

e. **Proprietary Funds Revenue and Expense Classifications:**

In the proprietary fund's Statement of Revenues, Expenses and Changes in Fund Net Position, revenues and expenses are classified in a manner consistent with how they are classified in the Statement of Cash Flows. That is, transactions for which related cash flows are reported as capital and related financing activities, noncapital financing activities, or investing activities are not reported as components of operating revenues or expenses.

f. **Cash and Cash Equivalents:**

For the purposes of the Statement of Cash Flows, the Commission defines cash as demand deposits and savings deposits available for its use.

g. **Equity Classifications:**

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

1. Net investment in capital assets – Consists of capital assets, including restricted capital assets, net of accumulated depreciation (if applicable) and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowing that are attributable to the acquisition, construction, or improvement of those assets.
2. Restricted net position – Consists of net position with constraints placed on their use wither by (a) external groups such as creditors, grantors, contributors, or laws and regulations of other governments; or (b) law through constitutional provisions or enabling legislation.
3. Unrestricted net position – All other net position that do not meet the definition of “restricted” or “net investment in capital assets”.

h. **Application of Net Position:**

It is the Commission's policy to first use restricted net position, 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.

i. **Budgets and Budgetary Accounting:**

Every year, the Commission proposes and adopts budgets according to the Commission's policy, procedures and federal program requirements.

MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (continued)

j. Use of Estimates:

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

k. Federal Income Taxes:

No provision for federal income taxes has been made as the Miller Housing and Redevelopment Commission is a governmental unit and is, therefore, not liable for income taxes.

l. Compensated Absences:

Annual vacation is earned by the full-time employee based on years of service. Upon termination, employees are entitled to receive compensation for their accrued annual leave balance.

The Commission accrues sick leave benefits based on hours work. Upon termination, employees are not entitled to receive compensation for their accrued annual leave balance.

The financial statements give effect to this liability. This amount does include the employer's share of payroll deductions.

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

Deposits – The Commission's cash deposits are made in qualified public depositories as defined by SDCL 4-6A-1, 9-22-6.1 and 9-22-6.2, and may be in the form of demand or time deposits. 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 – In general; SDCL 11-7-31 and SDCL 4-5-6 permits the Commission 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 banks may legally invest funds subject to their control.

MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

3. CHANGES IN CAPITAL ASSETS:

A summary of changes in capital assets for the fiscal year ended December 31, 2018 is as follows:

	<i>Balance 12/31/17</i>	<i>Additions</i>	<i>Deletions</i>	<i>Balance 12/31/18</i>
Business-type activities:				
Capital assets, not being depreciated:				
Land	\$ 4,500	\$ --	\$ --	4,500
<i>Totals</i>	<u>4,500</u>	<u>--</u>	<u>--</u>	<u>4,500</u>
Capital assets, being depreciated:				
Buildings and improvements	940,197	12,737	4,481	948,453
Equipment and furniture	12,236	19,747	7,981	24,002
<i>Totals</i>	<u>952,433</u>	<u>32,484</u>	<u>12,462</u>	<u>972,455</u>
Less accumulated depreciation	<u>659,375</u>	<u>32,747</u>	<u>3,871</u>	<u>688,251</u>
<i>Total capital assets, being depreciated, net</i>	<u>293,058</u>	<u>(263)</u>	<u>8,591</u>	<u>284,204</u>
<i>Business type activities capital assets, net</i>	<u>\$ 297,558</u>	<u>\$ (263)</u>	<u>\$ 8,591</u>	<u>\$ 288,704</u>

4. RESERVE ACCOUNTS:

Certain funds are restricted for use as follows:

	<i>Operating Maintenance</i>
Miller Manor - Certificates of Deposit	\$ 487,709
Miller Manor - Savings	6,571
	<u>\$ 494,280</u>

5. HOUSING ASSISTANCE PAYMENTS:

Miller Housing and Redevelopment Commission has entered into an annual contribution contract, DEN-511, with the United States of America which in part provides that the government will make an annual contribution in an amount, as determined by the government. The total assistance received for the year ended December 31, 2018 was \$58,814.

MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

6. RISK MANAGEMENT:

The Commission is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. During the period ended December 31, 2018, the Commission managed its risks as follows:

Liability Insurance:

The Commission purchases liability insurance for risks related to torts; theft or damage to property; and omissions of public officials from a commercial insurance carrier.

Workers' Compensation:

The Commission purchases liability insurance for workers' compensation from a commercial insurance carrier.

7. PUBLIC HOUSING CAPITAL FUNDS:

<i>PHC Funds</i>	<i>Awarded</i>	<i>Expended to Date</i>	<i>Unexpended 12-31-18</i>
2018	<u>\$ 48,228</u>	<u>\$ 12,371</u>	<u>\$ 35,857</u>

The commission applies for various funds/grants to improve the property. The funds, when awarded, must be spent within 4 years.

8. PENSION PLAN:

a. Plan Information:

The commission through the City of Miller allows the employees to participate in the state retirement system. All employees, working more than 20 hours per week during the year, participate in the South Dakota Retirement System (SDRS), a cost sharing, multiple employer hybrid defined benefit plan administered by SDRS to provide retirement benefits for employees of the State of South Dakota and its political subdivisions. The SDRS provides retirement, disability, and survivor's benefits. The right to receive retirement benefits vests after three years of credited service. Authority for establishing, administering and amending plan provisions are found in SDCL 3-12. The SDRS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained at <http://www.sdrs.sd.gov/publications/> or by writing to the SDRS, P.O. Box 1098, Pierre, SD 57501-1098 or by calling (605) 773-3731.

MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

8. PENSION PLAN: (continued)

b. Benefits Provided:

SDRS has three different classes of employees, Class A general members, Class B public safety and judicial members, and Class C Cement Plant Retirement Fund members. Members that were hired before July 1, 2017, are Foundation members. Class A Foundation members and Class B Foundation members who retire after age 65 with three years of contributory service are entitled to an unreduced annual retirement benefit. An unreduced annual retirement benefit is also available after age 55 for Class A Foundation members where the sum of age and credited service is equal to or greater than 85 or after age 55 for Class B Foundation judicial members where the sum of age and credited service is equal to or greater than 80. Class B Foundation public safety members can retire with an unreduced annual retirement benefit after age 55 with three years of contributory service. An unreduced annual retirement benefit is also available after age 45 for Class B Foundation public safety members where the sum of age and credited service is equal to or greater than 75. All Foundation retirement benefits that do not meet the above criteria may be payable at a reduced level.

Members that were hired on/after July 1, 2017, are Generational members. Class A Generational members and Class B Generation judicial members who retire after age 67 with three years of contributory service are entitled to an unreduced annual retirement benefit. Class B Generational public safety members can retire with an unreduced annual retirement benefit after age 57 with three years of contributory service. At retirement, married Generational members may elect a single-life benefit. All Generational retirement benefits that do not meet the above criteria may be payable at a reduced level. Generational members will also have a variable retirement account (VRA) established, in which they will receive up to 1.5 percent of compensation funded by part of the employer contribution. VRA's will receive investment earnings based on investment returns.

Legislation enacted in 2017 established the current COLA process. At each valuation date:

- Baseline actuarial accrued liabilities will be calculated assuming the COLA is equal to the long-term inflation assumption of 2.25%.
- If the fair value of assets is greater or equal to the baseline actuarial accrued liabilities, the COLA will be:
 - The increase in the 3rd quarter CPI-W, no less than 0.5% and no greater than 3.5%
- If the fair value of assets is less than the baseline actuarial accrued liabilities, the COLA will be:
 - The increase in the 3rd quarter CPI-W, no less than 0.5% and no greater than a restricted maximum such that, that if the restricted maximum is assumed for future COLAs, the fair value of assets will be greater or equal to the accrued liabilities.

All benefits except those depending on the Member's Accumulated Contributions are annually increased by the Cost-of-Living Adjustment.

MILLER HOUSING AND REDEVELOPMENT COMMISSION
(A COMPONENT UNIT OF THE CITY OF MILLER)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

8. **PENSION PLAN:** (continued)

c. **Contributions:**

Per SDCL 3-12, contribution requirements of the active employees and the participating employers are established and may be amended by the SDRS Board. Covered employees are required by state statute to contribute the following percentages of their salary to the plan; Class A Members 6.0% of salary; Class B Judicial Members, 9.0% of salary; and Class B Public Safety Members, 8.0% of salary. The County's/Municipality's share of contributions to the SDRS for the fiscal years ended December 31, 2018, 2017, and 2016, equal to required contributions each year, were as follows:

<u>Year</u>	<u>Amount</u>
2018	\$3,261
2017	\$3,315
2016	\$3,273

d. **GASB 68 and 71:**

The effects of *Government Accounting Standards Board (GASB) 68 and 71* have been evaluated by management and the Board of Directors and the amounts and disclosures have been determined to be immaterial to the financial statements.

SUPPLEMENTARY INFORMATION

Miller Housing & Redevelopment Commission (SD038)

MILLER, SD

Entity Wide Balance Sheet Summary

Submission Type: Unaudited/Non Single Audit

Fiscal Year End: 12/31/2018

	Project Total	Subtotal	Total
111 Cash - Unrestricted	\$51,845	\$51,845	\$51,845
112 Cash - Restricted - Modernization and Development			
113 Cash - Other Restricted			
114 Cash - Tenant Security Deposits	\$11,812	\$11,812	\$11,812
115 Cash - Restricted for Payment of Current Liabilities			
100 Total Cash	\$63,657	\$63,657	\$63,657
121 Accounts Receivable - PHA Projects			
122 Accounts Receivable - HUD Other Projects	\$12,437	\$12,437	\$12,437
124 Accounts Receivable - Other Government			
125 Accounts Receivable - Miscellaneous			
126 Accounts Receivable - Tenants			
126.1 Allow ance for Doubtful Accounts - Tenants			
126.2 Allow ance for Doubtful Accounts - Other			
127 Notes, Loans, & Mortgages Receivable - Current			
128 Fraud Recovery			
128.1 Allow ance for Doubtful Accounts - Fraud			
129 Accrued Interest Receivable	\$2,781	\$2,781	\$2,781
120 Total Receivables, Net of Allow ances for Doubtful Accounts	\$15,218	\$15,218	\$15,218
131 Investments - Unrestricted	\$494,280	\$494,280	\$494,280
132 Investments - Restricted			
135 Investments - Restricted for Payment of Current Liability			
142 Prepaid Expenses and Other Assets	\$12,916	\$12,916	\$12,916
143 Inventories			
143.1 Allow ance for Obsolete Inventories			
144 Inter Program Due From			
145 Assets Held for Sale			
150 Total Current Assets	\$586,071	\$586,071	\$586,071
161 Land	\$4,500	\$4,500	\$4,500
162 Buildings	\$968,200	\$968,200	\$968,200
163 Furniture, Equipment & Machinery - Dw ellings			
164 Furniture, Equipment & Machinery - Administration	\$4,255	\$4,255	\$4,255
165 Leasehold Improvements			
166 Accumulated Depreciation	-\$688,251	-\$688,251	-\$688,251
167 Construction in Progress			
168 Infrastructure			
160 Total Capital Assets, Net of Accumulated Depreciation	\$288,704	\$288,704	\$288,704
171 Notes, Loans and Mortgages Receivable - Non-Current			
172 Notes, Loans, & Mortgages Receivable - Non-Current - Past Due			
173 Grants Receivable - Non-Current			
174 Other Assets			
176 Investments in Joint Ventures			
180 Total Non-Current Assets			
200 Deferred Outflow of Resources			

Miller Housing & Redevelopment Commision (SD038)

MILLER, SD

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/Non Single Audit

Fiscal Year End: 12/31/18

290 Total Assets and Deferred Outflow of Resources	\$874,775	\$874,775	\$874,775
311 Bank Overdraft			
312 Accounts Payable <= 90 Days			
313 Accounts Payable > 90 Days Past Due			
321 Accrued Wage/Payroll Taxes Payable			
322 Accrued Compensated Absences - Current Portion	\$4,274	\$4,274	\$4,274
324 Accrued Contingency Liability			
325 Accrued Interest Payable			
331 Accounts Payable - HUD PHA Programs			
332 Account Payable - PHA Projects			
333 Accounts Payable - Other Government	\$20,991	\$20,991	\$20,991
341 Tenant Security Deposits	\$11,812	\$11,812	\$11,812
342 Unearned Revenue			
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue			
344 Current Portion of Long-term Debt - Operating Borrow ings			
345 Other Current Liabilities			
346 Accrued Liabilities - Other	\$8,035	\$8,035	\$8,035
347 Inter Program - Due To			
348 Loan Liability - Current			
310 Total Current Liabilities	\$45,112	\$45,112	\$45,112
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue			
352 Long-term Debt, Net of Current - Operating Borrow ings			
353 Non-current Liabilities - Other			
354 Accrued Compensated Absences - Non-Current			
355 Loan Liability - Non-Current			
356 FASB 5 Liabilities			
357 Accrued Pension and OPEB Liabilities			
350 Total Non-Current Liabilities			
300 Total Liabilities	\$45,112	\$45,112	\$45,112
400 Deferred Inflow of Resources			
508.4 Net Investment in Capital Assets	\$288,704	\$288,704	\$288,704
511.4 Restricted Net Position		\$0	\$0
512.4 Unrestricted Net Position	\$540,959	\$540,959	\$540,959
513 Total Equity - Net Assets / Position	\$829,663	\$829,663	\$829,663
600 Total Liabilities, Deferred Inflow s of Resources and Equity - Net	\$874,775	\$874,775	\$874,775

Miller Housing & Redevelopment Commision (SD038)

MILLER, SD

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/Non Single Audit

Fiscal Year End: 12/31/18

	Project Total	Subtotal	Total
70300 Net Tenant Rental Revenue	\$136,575	\$136,575	\$136,575
70400 Tenant Revenue - Other	\$4,378	\$4,378	\$4,378
70500 Total Tenant Revenue	\$140,953	\$140,953	\$140,953
70600 HUD PHA Operating Grants	\$58,814	\$58,814	\$58,814
70610 Capital Grants	\$30,180	\$30,180	\$30,180
70710 Management Fee			
70720 Asset Management Fee			
70730 Book Keeping Fee			
70740 Front Line Service Fee			
70750 Other Fees			
70700 Total Fee Revenue	\$88,994	\$88,994	\$88,994
70800 Other Government Grants			
71100 Investment Income - Unrestricted	\$6,107	\$6,107	\$6,107
71200 Mortgage Interest Income			
71300 Proceeds from Disposition of Assets Held for Sale			
71310 Cost of Sale of Assets			
71400 Fraud Recovery			
71500 Other Revenue	\$2,943	\$2,943	\$2,943
71600 Gain or Loss on Sale of Capital Assets	-\$8,591	-\$8,591	-\$8,591
72000 Investment Income - Restricted			
70000 Total Revenue	\$230,406	\$230,406	\$230,406
91100 Administrative Salaries	\$51,796	\$51,796	\$51,796
91200 Auditing Fees	\$6,000	\$6,000	\$6,000
91300 Management Fee			
91310 Book-keeping Fee			
91400 Advertising and Marketing			
91500 Employee Benefit contributions - Administrative	\$28,550	\$28,550	\$28,550
91600 Office Expenses	\$3,330	\$3,330	\$3,330
91700 Legal Expense			
91800 Travel			
91810 Allocated Overhead			
91900 Other	\$3,014	\$3,014	\$3,014
91000 Total Operating - Administrative	\$92,690	\$92,690	\$92,690
92000 Asset Management Fee			
92100 Tenant Services - Salaries	\$2,547	\$2,547	\$2,547
92200 Relocation Costs			
92300 Employee Benefit Contributions - Tenant Services	\$1,495	\$1,495	\$1,495
92400 Tenant Services - Other	\$100	\$100	\$100
92500 Total Tenant Services	\$4,142	\$4,142	\$4,142

Miller Housing & Redevelopment Commission (SD038)

MILLER, SD

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/Non Single Audit

Fiscal Year End: 12/31/18

93100 Water	\$3,185	\$3,185	\$3,185
93200 Electricity	\$37,442	\$37,442	\$37,442
93300 Gas			
93400 Fuel			
93500 Labor			
93600 Sewer	\$1,194	\$1,194	\$1,194
93700 Employee Benefit Contributions - Utilities			
93800 Other Utilities Expense			
93000 Total Utilities	\$41,821	\$41,821	\$41,821
94100 Ordinary Maintenance and Operations - Labor	\$4,972	\$4,972	\$4,972
94200 Ordinary Maintenance and Operations - Materials and Other	\$6,090	\$6,090	\$6,090
94300 Ordinary Maintenance and Operations Contracts	\$19,528	\$19,528	\$19,528
94500 Employee Benefit Contributions - Ordinary Maintenance	\$331	\$331	\$331
94000 Total Maintenance	\$30,921	\$30,921	\$30,921
95100 Protective Services - Labor			
95200 Protective Services - Other Contract Costs			
95300 Protective Services - Other			
95500 Employee Benefit Contributions - Protective Services			
95000 Total Protective Services			
96110 Property Insurance	\$9,582	\$9,582	\$9,582
96120 Liability Insurance	\$17	\$17	\$17
96130 Workmen's Compensation	\$2,668	\$2,668	\$2,668
96140 All Other Insurance			
96100 Total insurance Premiums	\$12,267	\$12,267	\$12,267
96200 Other General Expenses			
96210 Compensated Absences			
96300 Payments in Lieu of Taxes	\$9,475	\$9,475	\$9,475
96400 Bad debt - Tenant Rents			
96500 Bad debt - Mortgages			
96600 Bad debt - Other			
96800 Severance Expense			
96000 Total Other General Expenses	\$9,475	\$9,475	\$9,475
96710 Interest of Mortgage (or Bonds) Payable			
96720 Interest on Notes Payable (Short and Long Term)			
96730 Amortization of Bond Issue Costs			
96700 Total Interest Expense and Amortization Cost			

Miller Housing & Redevelopment Commision (SD038)

MILLER, SD

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/Non Single Audit

Fiscal Year End: 12/31/18

97100	Extraordinary Maintenance			
97200	Casualty Losses - Non-capitalized			
97300	Housing Assistance Payments			
97350	HAP Portability-In			
97400	Depreciation Expense	\$32,747	\$32,747	\$32,747
97500	Fraud Losses			
97600	Capital Outlays - Governmental Funds			
97700	Debt Principal Payment - Governmental Funds			
97800	Dwelling Units Rent Expense			
90000	Total Expenses	\$224,063	\$224,063	\$224,063
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			
10100	Total Other financing Sources (Uses)			
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$6,343	\$6,343	\$6,343
11020	Required Annual Debt Principal Payments			
11030	Beginning Equity	\$823,320	\$823,320	\$823,320
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors			
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			
11180	Housing Assistance Payments Equity			
11190	Unit Months Available	456	\$456	\$456
11210	Number of Unit Months Leased	420	\$420	\$420
11270	Excess Cash	\$501,013	\$501,013	\$501,013
11610	Land Purchases			
11620	Building Purchases	\$12,737	\$12,737	\$12,737
11630	Furniture & Equipment - Dwelling Purchases			
11640	Furniture & Equipment - Administrative Purchases	\$19,747	\$19,747	\$19,747
11650	Leasehold Improvements Purchases			
11660	Infrastructure Purchases			
13510	CFFP Debt Service Payments			
13901	Replacement Housing Factor Funds			