HOUSING AUTHORITY OF HENDERSON
Henderson, Kentucky

Audited Financial Statements
For the year ended March 31, 2023

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INDEPENDENT AUDITOR'S REPORT

Board Members
Housing Authority of Henderson
Henderson, Kentucky

We have audited the accompanying financial statements of the business-type activities of the Housing Authority of Henderson as of and for the year ended March 31, 2023, and the related notes to the financial statements, which collectively comprise the Housing Authority of Henderson'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 business-type activities of the Housing Authority of Henderson, as of March 31, 2023, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of Henderson, 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 Housing Authority of Henderson'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 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, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of Henderson's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of Henderson'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.

Other Matters

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of Henderson's basic financial statements. The financial data schedule "FDS" is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare 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 FDS is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of Henderson's basic financial statements. The statement of modernization costs and financial data schedule (fds) are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.

As discussed in the notes to the financial statements, accounting principles generally accepted in the United States of America require the entity to record leases in accordance with requirements primarily codified in FASB Accounting Standards Codification section 842 which generally require that all leases are classified as either an operating or financing type lease and that a right of use asset and lease liability is recorded on the balance sheet. Management has not applied this principle of lease classification and, therefore, information about the nature, amount, timing and uncertainty of leases, right-of-use assets and lease liabilities, and cash flows arising from leases may be misstated. The effects of this departure from accounting principles generally accepted in the United Sates of America on financial position, results of operations, and cash flows have not been determined.

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 03, 2023, on our consideration of the Housing Authority of Henderson'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 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 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 Housing Authority of Henderson's internal control over financial reporting and compliance.

Lane & Company LLC

Mount Sterling, Kentucky

October 03, 2023

This report contains 61 pages.

THE HOUSING AUTHORITY OF HENDERSON
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MARCH 31, 2023

Management's discussion and analysis (MD&A) is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, and (c) identify changes in the Authority's financial position for the fiscal year ended March 31, 2023. Please read it in conjunction with the Authority's financial statements.

Financial Highlights

As of March 31, 2023, total assets and deferred outflows of resources were $12,374,274 as compared to $11,761,883, as of March 31, 2022, an increase of $612,391. Current assets increased $356,633 and capital assets increased $166,158.

At fiscal year-end 2023, the Authority reported $612,391 in deferred outflow of resources due to the adoption of GASB 68.

Total liabilities increased $173,213 due to increases in non-current liabilities of $186,899 and decreases in current liabilities of $13,686.

Deferred inflows of resources were $959,713 due to the adoption of GASB 68.

In 2023, total revenue decreased $81,480, as compared to 2022, due mainly to decreases in Federal Grants & Subsidy revenue.

Total expenses increased $160,508 due to increases in routine and non-routine maintenance, and depreciation.

Overview of the Financial Statements

The Authority's financial statements are prepared on the accrual basis of accounting in accordance with generally accepted accounting principles. The Authority's accounting records are structured as an enterprise fund with revenues recognized when earned, rather than when received. Expenses are recognized when incurred, not when they are paid. Capital assets are capitalized and depreciated over their estimated useful lives. The accounting for enterprise funds is similar to the accounting used by businesses. See the note to the financial statements for a summary of the Authority's significant accounting policies.

Following the MD&A are the basic financial statements of the Authority together with notes, which are essential to a full understanding of the data contained in the financial statements. The Authority's basic financial statements are designed to provide readers with a broad overview of the Authority's finances.

The **Statement of Net Position** presents information similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources of the Authority. The statement is presented in the format where assets, minus liabilities, equal net position. Assets and liabilities are presented in order of liquidity and are classified as current and non-current.

Net position is reported in three broad categories:

Net Investment in Capital Assets: This component consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position: This component consists of assets that are constrained by limitations placed on their use by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Position: This component consists of net position that is not restricted and does not meet the definition of Investment in Capital Assets.

The **Statement of Revenues, Expenses, and Changes in Fund Net Position** presents information showing how the Authority's net position changed during the year. This statement includes operating revenues, such as rental income, operating expenses, such as administrative, utilities, and maintenance, and non-operating revenue and expenses, such as grant revenue, investment income, interest expense, and gains or losses from the sale or disposition of capital assets. The focus of the statement is the change in net position, which is similar to net income or loss for a business entity.

The **Statement of Cash Flows** reports net cash provided by or used by operating activities, non-capital financing activities, capital and related financing activities and investing activities.

The **Notes to Financial Statements** provide additional information that is essential to a full understanding of the information included in the financial statements.

In addition to the basic financial statements and accompanying notes, this report includes two types of supplementary information: required supplementary information and other supplementary information. Required supplementary information must be included to conform with generally accepted accounting principles. Management's discussion and analysis is the required supplementary information.

Other supplementary information is not required by generally accepted accounting principles but is presented for additional analysis purposes or to meet other requirements. The financial data schedule is required by the U.S. Department of Housing and Urban Development (HUD). The schedule of expenditures of federal awards is required by the U.S. Office of Management and Budget and the *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (commonly called "Uniform Guidance").*

Financial Position and Analysis

Table 1 compares the Authority's financial position for the fiscal years ended March 31, 2023 and 2022:

Table 1 - Entity-Wide Balance Sheet Comparison

	2023	2022	Increase (Decrease)	Percent Variance
Assets				
Current Assets	$ 3,384,807	$ 3,028,174	$ 356,633	11.78%
Capital Assets, Net	7,994,487	7,828,329	166,158	2.12%
Total Assets	11,379,294	10,856,503	522,791	4.82%
Deferred Outflows of Resources	994,980	905,380	89,600	9.90%
Total Assets and Deferred Outflows of Resources	$ 12,374,274	$ 11,761,883	$ 612,391	5.21%
Liabilities				
Current Liabilities	$ 402,668	$ 416,354	$ (13,686)	-3.29%
Noncurrent Liabilities	3,872,840	3,685,941	186,899	5.07%
Total Liabilities	4,275,508	4,102,295	173,213	4.22%
Deferred Inflow of Resources	959,713	952,722	6,991	0.73%
Net Position				
Investment in Capital Assets	7,994,487	7,828,329	166,158	2.12%
Unrestricted Net Position	(855,434)	(1,121,463)	266,029	20.14%
Total Net Position	7,139,053	6,706,866	432,187	6.44%
Total Liabilities, Deferred Inflows of Resources and Net Position	$ 12,374,274	$ 11,761,883	$ 612,391	5.21%

Current Assets increased by $356,633 or 11.78 percent. This increase is due mainly to an increase in operating revenue more than the decrease in operating expenses.

Capital Assets, Net increased by $166,158 or 2.12 percent primarily due to an increase of capital assets (Furniture and Equipment and Construction in Progress) and a decrease of depreciation expense.

Current Liabilities decreased by $13,686 or 3.29 percent. This decrease is primarily due to a decrease of account payables and other current liabilities.

Table 2 focuses on the changes in Net Position

Table 2 - Entity-Wide Income Statement Comparison

	2023	2022	Increase (Decrease)	Percent Variance
Revenue & Expenses				
Revenue	$ 7,932,869	$ 8,014,349	$ (81,480)	-1.02%
Expenses	7,450,286	7,289,778	160,508	2.20%
Total Operating Income (Loss)	482,583	724,571	(241,988)	-33.40%
Income (Loss) in Net Position	482,583	724,571	(241,988)	-33.40%
Net Position, Beginning of year	6,706,866	5,982,295	724,571	10.80%
Prior Period Adjustment	(50,396)	0	(50,396)	0%
Net Position, End of year	$ 7,139,053	$ 6,706,866	$ 432,187	6.05%

Table 3 presents a summary of the Authority's revenue by source:

Table 3 - Entity-Wide Income Statement Comparison

	2023	2022	Increase (Decrease)	Percent Variance
Operating Revenue				
Tenant Revenue	$ 1,857,011	$ 1,783,571	$ 73,440	4.12%
Government Operating Grants	5,636,097	5,943,054	(306,957)	-5.16%
Investment Income	4,107	2,591	1,516	58.51%
Other Income	435,654	285,133	150,521	52.79%
Total Operating Income	6,075,858	6,230,778	(154,920)	-2.49%
Total Revenue	$ 7,932,869	$ 8,014,349	$ (81,480)	-1.02%

Government Operating Grants decreased by $306,957 or 5.16 percent due to not receiving Cares Act Funds in the current fiscal year.

Tenant Revenue decreased by $81,480 or 1.02 percent due to not receiving Cares Act Funds in the current fiscal year.

Table 4 presents a summary of the Authority's operating expenses:

Table 4 - Entity -Wide Expense Comparison

		2023		2022		Increase (Decrease)	Percent Variance
Administrative Expense	$	2,189,538	$	2,169,894	$	19,644	0.91%
Tenant Services		232,155		192,595		39,560	20.54%
Utilities		505,157		460,069		45,088	9.80%
Routine Maintenance		1,280,251		1,267,776		12,475	0.98%
Protective Services		-		-		-	0.00%
General Expenses		318,183		300,619		17,564	5.84%
Interest Expenses		-		-		-	0.00%
Non-Routine Expenses		2,550,964		2,651,255		(100,291)	-3.78%
Depreciation		374,038		247,570		126,468	51.08%
Total Operating Expenses	$	7,450,286	$	7,289,778	$	160,508	2.20%

Administrative Expenses increased by $19,644 or 0.91 percent due to an increase in salary related expenses.

General Expenses increased by $17,564 or 5.84 percent due to related expenses.

Depreciation increased by $126,468 or 51.08 percent due to new depreciated assets in the current year.

Budgetary Analysis

The Authority adopts a consolidated annual operating budget for all programs. The budget for Low Income Public Housing is adopted on the basis of accounting described by HUD, which differs in some respects from generally accepted accounting principles.

Low-Income Public Housing Budgetary Highlights

Table 5 - Low Income Public Housing Program - Actual vs. Budget

Table 5 - Low Income Public Housing Program - Actual vs. Budget

	Budget	Actual	Variance Favorable (Unfavorable)	Percent Variance Favorable (Unfavorable)
Operating Revenue				
Tenant Revenue	$ 1,719,510	$ 2,067,187	$ (347,677)	-20.22%
Government Operating Grants	1,103,990	1,095,212	8,778	0.80%
Investment Income	6,310	3,316	2,994	47.45%
Total Revenue	2,829,810	3,165,715	335,905	11.87%
Expenses				
Administrative	1,106,026	1,090,027	15,999	1.45%
Tenant Services	236,207	229,300	6,907	2.92%
Utilities	474,380	500,165	(25,785)	-5.44%
Routine Maintenance	1,154,897	1,151,750	3,147	0.27%
General Expenses	302,070	279,179	22,891	7.58%
Non-Routine Expenses	9,000	0	9,000	100.00%
Depreciation	-	297,354	(297,354)	-100.00%
Total Expenses	3,282,580	3,547,775	(265,195)	-8.08%
Transfers In (Out)		371,931	(371,931)	-100.00%
Income Over (Under) Expenses	$ (452,770)	$ (10,129)	$ 442,641	$ 97.76%

Administrative Expense was under budget by $15,999 or 1.45 percent due to salary related expenses.

Tenant Services Expense was under budget by $6,907 or 2.92 percent due to services needed in the current year.

Routine Maintenance was under budget by $3,147 or .27 percent due to repairs needed in units.

Depreciation exceeded the budget by $371,931 or 100 percent due to amounts not being included in the budget.

Capital Assets

Table 6 summarizes the Authority's investment in capital assets.

Table 6 - Summary of Entity-Wide of Capital Asset Activity

	2023	2022	Increase (Decrease)	Percent Variance
Land	$ 968,013	$ 953,969	$ 14,044	1.47%
Buildings	22,116,174	22,144,909	(28,735)	-0.13%
Furniture and Equipment - Dwellings	225,840	622,611	(396,771)	-63.73%
Furniture and Equipment - Administration	1,102,334	613,448	488,886	79.69%
Construction in progress	3,633,814	3,171,041	462,773	14.59%
	28,046,175	27,505,978	540,197	1.96%
Less: Accumulated Depreciation	(20,051,688)	(19,677,649)	(374,039)	1.90%
Capital Assets, Net	$ 7,994,487	$ 7,828,329	$ 166,158	2.12%

Acquisitions are capitalized at cost and depreciated using the straight-line method of depreciation. Additional information and details can be found in the Notes to the Financial Statements.

Capital funding available for 2023 is as follows:

Table 7 - Summary of Capital Fund Grants

	Grant	Total Budget	Expended through 3/31/2023	Budget Remaining at 3/31/2023
Capital Fund Program 2019	501-19	948,863	673,799	275,064
Capital Fund Program 2020	501-20	1,017,101	594,655	422,446
Capital Fund Program 2021	501-21	1,053,280	534,639	518,641
Capital Fund Program 2022	501-22	1,293,922	116,979	1,176,943
Capital Fund Program 2023	501-23	1,314,971	0	1,314,971

Significant Economic Factors Affecting the Authority

- The Department of Housing and Urban Development (HUD) has historically been underfunded to meet the subsidy needs of Public Housing Authorities (PHAs). We do not expect this trend to change.

- Even if HUD were fully funded for both the Operating and Capital Funds, it is unlikely that Congress would appropriate adequate funding. Pressure on the federal budget will remain in the form of both record deficits and competing funding needs. Further, increased funding for the Departments of Defense and Homeland Security may result in reduced appropriations for all other domestic program spending.

- Rising cost of utility rates, supplies, and other costs may impact our budgets in future years.

Request for Information

This financial report is designed to provide a general overview of the Authority's accountability for those interested. If you should have additional questions regarding the financial information, you can contact our offices by writing to the following address:

Housing Authority of Henderson
Attn: Bobbie Jarrett
Executive Director
111 S Adams Street
Henderson, KY 42420

Housing Authority of Henderson
Statement of Net Position
Proprietary Fund
March 31, 2023

ASSETS & DEFERRED OUTFLOWS OF RESOURCES	
Current Assets	
Cash and cash equivalents - unrestricted	$ 3,130,674
Cash and cash equivalents - restricted	120,858
Accounts receivable - tenants	31,397
Allowance for doubtful accounts - tenants	(5,081)
Accounts receivable - miscellaneous	1,739
Accrued interest receivable	1,921
Prepaid expenses	31,849
Inventory	71,450
Total Current Assets	3,384,807
Noncurrent Assets	
Capital assets:	
Land	968,013
Building	22,116,174
Equipment	1,328,174
Construction in process	3,633,814
Less: accumulated depreciation	(20,051,688)
Total Noncurrent Assets	7,994,487
Deferred outflows of resources	994,980
Total Assets & Deferred Outflows of Resources	**$ 12,374,274**
LIABILITIES & DEFERRED INFLOWS OF RESOURCES	
Current Liabilities	
Accounts payable	$ 36,464
Accrued wages/taxes	21,864
Accrued compensated absences	20,388
Accounts payable - other gov't	119,646
Tenant security deposits	100,316
Unearned revenue	103,769
Accrued liabilities - other	221
Total Current Liabilities	402,668
Noncurrent Liabilities	
Accrued compensated absences	229,054
Net pension liability	2,862,472
Net OPEB liability	781,314
Total Noncurrent Liabilities	**3,872,840**
Deferred inflows of resources	959,713
Total Liabilities & Deferred Inflows of Resources	**5,235,221**
Net Position	
Net investment in capital assets	7,994,487
Restricted	120,858
Unrestricted	(976,292)
Total Net Position	**$ 7,139,053**

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

Housing Authority of Henderson
Statement of Revenues, Expenses
and Changes in Net Position
Proprietary Fund
For the year ended March 31, 2023

Operating Revenues	
Tenant rental revenue	$ 1,776,754
Tenant revenue - other	80,257
HUD operating grants	4,535,978
Management fee	524,616
Asset management fee	54,120
Bookkeeping fee	37,710
Fraud recovery	11,729
Other revenue	423,925
Total Operating Revenues	7,445,089
Operating Expenses	
Administrative	
Salaries	738,024
Auditing	8,302
Management fee	488,069
Book-keeping fee	37,831
Advertising & marketing	4,320
Employee benefits	334,494
Office expenses	520,460
Legal expense	10,550
Travel	12,018
Other	35,470
Tenant Services	
Asset management fee	54,280
Salaries	101,219
Employee benefits	71,855
Other	4,801
Utilities	
Water	54,408
Electricity	296,316
Gas	71,645
Sewer	81,263
Other utilities expense	1,525
Ordinary Maintenance and Operation	
Labor	459,764
Materials	274,378
Contract costs	305,342
Employee benefits	240,767
General	
Insurance	120,610
Payment in lieu of taxes	138,113
Bad debt	58,265
Other	1,195
Other	
HAP - portability-in	(1,125)
Housing assistance payments	2,552,089
Depreciation	374,038
Total Operating Expenses	7,450,286
Operating Income (Loss)	(5,197)
Nonoperating Revenues (Expenses)	
Interest	4,107
Total Nonoperating Revenues (Expenses)	4,107
Income (Loss) Before Contributions and Transfers	(1,090)
Capital grants	483,673
Change in Net Position	482,583
Total Net Position - beginning	6,706,866
Prior period adjustment	(50,396)
Total Net Position - ending	$ 7,139,053

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

Housing Authority of Henderson
Statement of Cash Flows
Proprietary Fund
For the year ended March 31, 2023

Cash Flows From Operating Activities	
Cash received from tenants	$ 1,836,571
Other revenue	1,040,371
Fraud recovery revenue	11,729
Housing assistance payments	(2,552,089)
Operating grant received	4,535,978
Cash paid for salaries	(1,299,007)
Cash paid for general operating expenses	(3,186,411)
Net cash provided / (used) by operating activities	387,142
Cash Flows From Investing Activities	
Interest earned	3,157
Cash Flows from Capital And Financing Activities	
Capital grant received	483,673
Purchase of capital assets	(540,197)
Net cash provided / (used) by capital and financing activities	(56,524)
Cash Flows From Non Capital Financing Activities	
Security deposits	9,906
Net Increase / (Decrease) in Cash and Cash Equivalents	343,681
Cash and Cash Equivalents, Beginning of Year	2,907,851
Cash and Cash Equivalents, End of Year	$ 3,251,532
Reconciliation Of Cash Provided By Operating Activities	
Net operating income (loss)	$ (5,197)
Adjustments to reconcile net income	
to net cash provided by operating activities:	
depreciation	374,038
(increase) / decrease in receivables	(20,440)
(increase) / decrease in prepaid expenses	(5,539)
GASB 68/75 pension/OPEB expense adjustment	(42,470)
(increase) / decrease in inventory	13,978
increase / (decrease) in unearned revenue	(1,712)
increase / (decrease) in payables	74,484
Net cash provided / (used) by operating activities	$ 387,142

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

Note 1 - Summary of Significant Accounting Policies

The accounting policies of the Authority conform to accounting principles generally accepted in the United States of America as applicable to governments. The following is a summary of the more significant policies.

The Reporting Entity

The Housing Authority of Henderson is organized under the laws of the Commonwealth of Kentucky for the purpose of engaging in the development, acquisition, leasing and administration of a low-rent housing program. The Authority primarily serves low-income families by providing rental housing. The Authority owns and operates 430 public housing units, a Housing Choice Voucher Program with 738 Section 8 vouchers, a Capital Fund Grant Program and Community Development Block Grant with 21 units.

Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development has direct responsibility for administering low rent housing programs in the United States. Accordingly, the U.S. Department of Housing and Urban Development has entered into a contract with the Authority for purposes of assisting in financing the acquisition, construction and leasing of housing units and making annual contributions (subsidies) to the program in order to maintain its low-rent status.

The entity is a public corporation, legally separate, fiscally independent and governed by the Board of Commissioners. As required by accounting principles generally accepted in the United States of America, these financial statements present the financial position and results of operations of the Housing Authority of Henderson, a primary government. There are no component units to be included herewith, but this report does include all funds, account groups and programs which are controlled by the entity's governing body.

Enterprise Funds

Enterprise Funds are used to account for operations (a) that are financed and operated in a manner similar to private business enterprise 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.

An enterprise fund distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the Authority's principal ongoing operations. The principal operating revenues of the Authority are operating grants and tenant rental revenue. Operating expenses of the Authority include the cost of producing the revenue and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

The enterprise fund of the Authority is comprised of the following programs: Public & Indian Housing, Public Housing Capital Fund, Section 8 Housing Choice Vouchers, Family Self-Sufficiency Program and ROSS. These programs combined form the single enterprise fund of the Authority. Activity between these programs is eliminated and are not reported in the statement of net position, statements of revenues, expenses and changes in net position or the statement of cash flows.

The accounting and financial reporting treatment applied to the Authority is determined by its measurement focus. The transactions of the Authority are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operations are included on the balance sheet. Net position (i.e., total assets net of total liabilities) is segmented into net investment in capital assets, restricted and unrestricted components. When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, and then unrestricted resources as they are needed.

Basis of Accounting

The records of the Authority are maintained, and the budgetary process is based on the accrual method of accounting.

Cash
The PHA considers all highly liquid investments with a maturity date of twelve months or less from date of purchase to be cash equivalents. Certificates of deposit that are redeemable immediately with little or no penalty are considered cash equivalents.

Custodial Credit Risk - The Housing Authority's policy is to limit credit risk by adherence to the list of HUD-permitted investments, which are backed by the full faith and credit of, or a guarantee of, principal and interest by the U.S. Government.

Interest Rate Risk - The Housing Authority's formal investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from interest rate volatility.

The U.S. Department of HUD requires housing authorities to invest excess funds in obligations of the United States, certificates of deposit or any other federally insured investments.

Available balance was $3,251,532 and the bank balance was $3,262,233 with 100% covered by FDIC or pledged securities.

All investments are carried at cost plus accrued interest, which approximates market. The Authority had no realized gains or losses on the sale of investments. The calculation of realized gains or losses is independent of a calculation of the net change in the fair value of investments.

Capital Assets
Capital assets purchased are capitalized at the time of purchase. Such assets are recorded at cost. Donated assets are recorded at fair market value at the date of donation. Because developments and major capital repairs or improvements are financed through cash advances from HUD, there are no capitalized interest costs in current programs.

Depreciation of property and equipment is computed by the straight-line method based upon the estimated useful lives of the assets as follows:

Class	Life
Building	8-40 years
Site Improvements	8-40 years
Equipment	5 years
Computers	5 years

The Authority’s capitalization policy is as follows: expenditures costing more than $500 with an estimated useful life greater than one year are capitalized; all others are expensed.

Net Position
Net position represents the difference between assets and liabilities. Net investment of capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any borrowing used for the acquisition, construction or improvement of those assets. Net position is recorded as restricted when there are limitations imposed on their use by external restrictions.

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

Pensions
For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the County Employees’ Retirement System (CERS) and additions to/deductions from CERS’ fiduciary net position have been determined on the same basis as they are reported by CERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Leases
The entity has obligations as a lessee for office space, computers, and other office equipment with initial noncancelable terms in excess of one year. The entity classified these leases as operating leases. These leases generally contain renewal

options for periods ranging from two to five years. Because the entity is not reasonably certain to exercise these renewal options, the optional periods are not included in determining the lease term, and associated payments under these renewal options are excluded from lease payments. The entity's leases do not include termination options for either party to the lease or restrictive financial or other covenants. Payments due under the lease contracts include fixed payments plus, for many of the entity's leases, variable payments.

Note 2 – Defined Benefit Pension Plan

General Information About the Pension Plan

Plan description - Regular, full-time, employees of the Authority are provided with pensions through the County Employees' Retirement System (CERS)—a cost-sharing multiple-employer defined benefit pension plan administered by the Kentucky Public Pensions Authority. The assets of CERS are pooled with two other retirement systems Kentucky Public Pensions Authority administers, KERS & SPRS. Although invested each system's assets are used only for the members of that plan. Kentucky Revised Statute (KRS) chapter 61 grants the authority to establish and amend the benefit terms to the Kentucky Public Pensions Authority's Board of Trustees (Board). Kentucky Public Pensions Authority issues a publicly available financial report that can be obtained on their website.

Benefits provided - CERS provides retirement, insurance, disability, and death benefits. Retirement benefits are determined from an average of the five highest years of compensation for those whose participation began before September 01, 2008. For those who began participation on or after September 01, 2008 retirement benefits are determined as an average of the last complete five years. A percentage is then taken from those averages based on the employee's months of service. Employees are eligible for service-related disability benefits with at least 60 months of service. If the member is receiving monthly benefits based on at least four years of service, then a $5,000 death benefit is payable to the member's designated beneficiary. For those employees whose participation began prior to July 01, 2003, CERS will pay a portion of the monthly premium for single coverage based upon service credit accrued at retirement. For those employees whose participation began on or after July 01, 2003 and before September 01, 2008, employees are required to earn at least 10 years of service credit to be eligible for insurance benefits. Employees whose participation began on or after September 01, 2008 must earn at least 15 years of service credit to be eligible for insurance benefits.

Membership in the CERS Non-hazardous Pension Fund consisted of the following on June 30, 2019:

Membership Status	
Inactive plan members currently receiving benefits	67,206
Inactive plan members entitled to but not yet receiving benefits	100,738
Active plan members	77,367
Total plan members	245,311

Prior to July 1, 2009, cost of living adjustments (COLAs) were provided annually equal to the percentage increase in the annual average of the consumer price index (CPI) for all urban consumers for the most recent calendar year, not to exceed 5% in any plan year. After July 1, 2009, the COLAs were limited to 1.50%. No COLA has been granted since July 1, 2011.

Contributions

The Commonwealth is required to contribute at an actuarially determined rate for KERS and SPRS pensions. Participating employers are required to contribute at an actuarially determined rate for CERS pensions. Per Kentucky Revised Statute Sections KERS 61.565(3), CERS 78.545(33), and SPRS 16.645(18), normal contribution and past service contribution rates shall be determined by the Board on the basis of the last annual valuation preceding July 1 of a new biennium. The Board may amend contribution rates as of the first day of July of the second year of a biennium, if it is determined on the basis of a subsequent actuarial valuation that amended contribution rates are necessary to satisfy requirements determined in accordance with actuarial bases adopted by the Board. However, formal commitment to provide the contributions by the employer is made through the biennial budget for KERS and SPRS.

For the fiscal years ended June 30, 2022, participating employers contributed a percentage of each employee's creditable compensation. The actuarially determined rates set by the Board for the fiscal year is a percentage of each employee's creditable compensation. Administrative costs of KPPA are financed through employer contributions and investment earnings.

TIER 1:

Tier 1 plan members who began participating prior to September 1, 2008, are required to contribute 5% (Non-Hazardous) or 8% (Hazardous) of their annual creditable compensation. These members are classified in the Tier 1 structure of benefits. Interest is paid each June 30 on members' accounts at a rate of 2.5%. If a member terminates employment and applies to take a refund, the member is entitled to a full refund of contributions and interest.

TIER 2:

Tier 2 plan members, who began participating on, or after, September 1, 2008, and before January 1, 2014, are required to contribute 6% (Non-Hazardous) or 9% (Hazardous) of their annual creditable compensation. Further, 1% of these contributions are deposited to an account created for the payment of health insurance benefits under 26 USC Section 401(h) in the Pension Fund (see Kentucky Administrative Regulation (KAR) 105 KAR 1:420 Employer's administrative duties). These members are classified in the Tier 2 structure of benefits. Interest is paid each June 30 on members' accounts at a rate of 2.5%. If a member terminates employment and applies to take a refund, the member is entitled to a full refund of contributions and interest; however, the 1% contribution to the 401(h) account is non-refundable and is forfeited.

TIER 3:

Tier 3 plan members, who began participating on, or after, January 1, 2014, are required to contribute to the Cash Balance Plan. The Cash Balance Plan is known as a hybrid plan because it has characteristics of both a defined benefit plan and a defined contribution plan. Members in the plan contribute a set percentage of their salary each month to their own account. Members contribute 5% (Non-Hazardous) or 8% (Hazardous) of their annual creditable compensation, and an additional 1% to the health insurance fund (401(h) account), which is not credited to the member's account and is not refundable. The employer contribution rate is set annually by the Board based on an actuarial valuation. The employer contributes a set percentage of the member's salary. Each month, when employer contributions are received, an employer pay credit is deposited to the member's account. A member's account is credited with a 4% (Non-Hazardous) or 7.5% (Hazardous) employer pay credit. The employer pay credit represents a portion of the employer contribution.

Contribution Rates and Amounts for CERS Non-Hazardous

				Employer		
Period	Pension	Insurance	Total	Pension	Insurance	Employee
04/01/2022-06/30/2022	21.17%	5.78%	26.95%	$ 61,232	$ 16,718	$ 14,462
07/01/2022-03/31/2023	23.40%	3.39%	26.79%	193,186	27,987	41,279
Totals				$254,418	$44,705	$55,741

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At March 31, 2023, the Authority reported a liability of $2,862,472 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's portion of the net pension liability was based on the Authority's proportionate share of retirement contributions for the fiscal year ended June 30, 2021. On June 30, 2022 the Authority's proportionate share was 0.039597%.

Since certain expense items are amortized over closed periods each year, the deferred portions of these items must be tracked annually. If the amounts serve to reduce pension expense, they are labeled deferred inflows. If they will increase pension expense, they are labeled deferred outflows. The amortization of these amounts is accomplished on a level dollar basis, with no interest included in the deferred amounts. Experience gains/losses and the impact of changes in actuarial assumptions, if any, are amortized over the average remaining service life of the active and inactive System members at the beginning of the fiscal year. Investment gains and losses are amortized over a fixed five-year period. For the year ended March 31, 2023, the Authority recognized pension expense of $163,378. On March 31, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual Liability Experience	$ 3,060	$ 25,492
Changes in assumptions	-0-	-0-
Differences between expected and actual Investment Experience	389,497	316,113
Changes in proportion and differences between employer contributions and proportionate share of contributions	2,163	148,363
Contributions subsequent to the measurement date	193,186	-0-
Total	$ 587,906	$ 489,968

$193,186 reported as deferred outflows of resources related to pensions resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended March

31, 2023. The remaining amount of $394,720 reported as the net effect of deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended March 31,	Amount
2023	$(82,541)
2024	(69,970)
2025	(24,055)
2026	81,318
2027	-0-
Thereafter	-0-
Total	$ (95,248)

Actuarial methods & assumptions: For financial reporting, the actuarial valuation as of June 30, 2021, was performed by Gabriel Roeder Smith (GRS). The total pension liability, net pension liability, and sensitivity information as of June 30, 2021 were based on an actuarial valuation date of June 30, 2020. The total pension liability was rolled-forward from the valuation date (June 30, 2020) to the plan's fiscal year ending June 30, 2021, using generally accepted actuarial principles.

The actuarial assumptions are:

Inflation	2.30% for all plans
Payroll Growth Rate	2.0% for CERS non-hazardous
Salary Increases	3.30% to 10.30% varies by service for CERS non-hazardous
Investment Rate of Return	6.25% for CERS Non-hazardous

The mortality table used for active members was a Pub-2010 General Mortality table, for the Non-Hazardous System, and the Pub-2010 Public Safety Mortality table for the Hazardous System, projected with the ultimate rates from the MP-2014 mortality improvement scale using a base year of 2010. The mortality table used for healthy retired members was a system-specific mortality table based on mortality experience from 2013-2018, projected with the ultimate rates from MP-2014 mortality improvement scale using a base year of 2019. The mortality table used for the disabled members was PUB-2010 Disabled Mortality table, with a 4-year set-forward for both male and female rates, projected with the ultimate rates from the MP-2014 mortality improvement scale using a base year of 2010.

House Bill 1 passed during the 2019 Special Legislative Session allows certain employers in the KERS Nonhazardous plan to elect to cease participating in the System as of June 30, 2021 under different provisions than were previously established. Senate Bill 249 passed during the 2020 legislative session which delayed the effective date of cessation for these provisions to June 30, 2021. Since each employer's elections are unknown at this time, no adjustment to the Total Pension Liability was made to reflect this legislation.

Senate Bill 249 passed during the 2020 legislative session and changed the funding period for the amortization of the unfunded liability to 30 years as of June 30, 2019. Gains and losses incurring in future years will be amortized over separate 20-year amortization bases. This change does not impact the calculation of the Total Pension Liability and only impacts the calculation of the contribution rates that would be payable starting July 1, 2020. There were no other material plan provision changes.

The following actuarial methods and assumptions were used to determine the actuarially determined contributions effective for fiscal year ending June 30, 2022:

Valuation Date	June 30, 2020
Experience Study	July 1, 2013 - June 30, 2018
Actuarial Cost Method	Entry Age Normal
Amortization Method	Level percent of pay
Amortization Period	30-year closed period at June 30, 2019. Gains/losses incurring after 2019 will be amortized over separate closed 20-year amortization bases
Payroll Growth Rate	2.00% for CERS non-hazardous
Asset Valuation Method	20% of the difference between the market value of assets and the expected actuarial value of assets is recognized

Inflation	2.30%
Salary Increase	3.30%-10.30%, Varies by Service for CERS non-hazardous
Investment Return	6.25% for CERS Non-hazardous
Mortality	System-specific mortality table based on mortality experience from 2013-2018, projected with the ultimate rates from MP-2014 mortality improvement scale using a base year of 2019
Phase-in Provision	Board certified rate is phased into the actuarially determined rate in accordance with HB 362 enacted in 2018.

The long-term expected rates of return were determined by using a building block method in which best estimated ranges of expected future real rates of return were developed for each asset class. The ranges were combined by weighting the expected future real rate of return by the target asset allocation percentage. The target allocation and best estimates of arithmetic real rate of return for each major asset class are summarized in the tables below. The current long-term inflation assumption is 2.30% per annum for both the non-hazardous and hazardous plan.

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Equity	**60.00%**	
Public Equity	50.00%	4.45%
Private Equity	10.00%	10.15%
Fixed Income	**20.00%**	
Core Bonds	10.00%	0.28%
Specialty Credit/High Yield	10.00%	2.28%
Cash	0.00%	(.91)%
Inflation Protected	**20.00%**	
Real Estate	7.00%	3.67%
Real Return	13.00%	4.07%
Expected Real Return	**100.00%**	**4.28%**
Long Term Inflation Assumption		**2.30%**
Expected Nominal Return for Portfolio		**6.58%**

Single Discount Rate

Projected benefit payments are required to be discounted to their actuarial present values using a single discount rate that reflects (1) a long-term expected rate of return on pension plan investments (to the extent that the plan's fiduciary net position is projected to be sufficient to pay benefits) and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the plan's projected fiduciary net position is not sufficient to pay benefits).

A single discount rate of 6.25% was used to measure the total pension liability for the non-hazardous fund and the hazardous fund for the fiscal year ending June 30, 2022. The single discount rate determined for each fund is based on the expected rate of return on pension plan investments for each fund. Based on the stated assumptions and the projection of cash flows as of each fiscal year ending, the non-hazardous and hazardous pension funds' fiduciary net position and future contributions were separately projected and were each sufficient to finance all the future benefit payments of the current fund members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of the projected benefit payments to determine the total pension liability for each plan.

The projection of cash flows used to determine the single discount rate for each fund must include an assumption regarding actual employer contributions made each future year. Except where noted below, future contributions are projected assuming that each participating employer in each pension fund contributes the actuarially determined employer contribution each future year calculated in accordance with the current funding policy, as most recently revised by House Bill 8, passed during the 2018 legislative session. The assumed future employer contributions reflect the provisions of House Bill 362 (passed during the 2018 legislative session) which limit the increases to the employer contribution rates to 12% over the prior fiscal year through June 30, 2028.

Methodology for Proportionate Shares

The proportionate share of the Collective Pension Amounts for employers that participate in this cost-sharing multiple employer plan is provided in Appendix A and Appendix B of this report and was determined using the employers' actual contributions for the fiscal year ending June 30, 2022. The method is expected to be reflective of the employers' long-term contributions effort as well as be transparent to individual employers and their external auditors.

Non-Employer Contributions

Non-employer contributions will be allocated according to each employer's proportionate share, as described previously. There were no non-employer contributions during fiscal year ending June 30, 2022 for either the non-hazardous or hazardous funds.

Sensitivity of the employer's proportionate share of the net pension liability to changes in the discount rate - The following presents the net pension liability of the System, calculated using the discount rate of 6.25%, as well as what the System's net pension liability would be if it were calculated using a discount rate that is 1- percentage-point lower (5.25%) or 1- percentage-point higher (7.25%) than the current rate for non-hazardous:

	1% Decrease 5.25%	Current Discount Rate 6.25%	1% Increase 7.25%
Proportionate share of the net pension liability	$ 3,577,735	$ 2,862,472	$ 2,270,891

Pension plan fiduciary net position - Detailed information about the pension plan's fiduciary net position is available in the separately issued CERS financial report.

Note 3 - Other Postemployment Benefits Plan (OPEB)

Under the provisions of Kentucky Revised Statute 61.645, the Board of Trustees of Kentucky Public Pensions Authority's administers the Kentucky Employees Retirement System (KERS), County Employees Retirement System (CERS), and State Police Retirement System (SPRS) is a participating employer of the CERS. The plan issues publicly available financial statements which may be downloaded from the Kentucky Public Pensions Authority's website.

Plan Description - The Kentucky Public Pensions Authority (KPPA) Insurance Fund was established to provide hospital and medical insurance for eligible members receiving benefits from KERS, CERS and SPRS. Although the assets of the systems are invested as a whole, each system's assets are used only for the payment of benefits to the members of that plan and the administrative costs incurred by those receiving an insurance benefit.

The CERS Non-hazardous Insurance Fund is a cost-sharing multiple-employer defined benefit Other Postemployment Benefits (OPEB) plan that covers substantially all regular full-time members employed in positions of each participating county, city and school board, and any additional eligible local agencies electing to participate in the System. The plan provides for health insurance benefits to plan members. OPEB may be extended to beneficiaries of plan members under certain circumstances.

Timing of the Valuation

For the employer's financial reporting purposes, the net pension liability and pension expense should be measured as of the employer's "measurement date" which may not be earlier than the employer's prior fiscal year-end date. The total pension liability, net pension liability, and sensitivity information show in this report are based on an actuarial valuation date of June 30, 2021. The total pension liability was rolled-forward from the valuation date to the plan's fiscal year ending June 30, 2022, using generally accepted actuarial principles. This information was determined separately for the non-hazardous pension fund and the hazardous pension fund.

The discount rate used to calculate the total OPEB liability increased from 5.20% to 5.70% for the CERS non-hazardous insurance plan. There were no other material assumption changes, and it is our opinion that these procedures are reasonable and appropriate, and comply with applicable requirements under GASB Statement No. 75.

Senate Bill 209 passed during the 2022 legislative session and increased the insurance dollar contribution for members hired on or after July 1, 2003 by $5 for each year of service a member attains over certain thresholds, depending on a member's retirement eligibility requirement. This increase in the insurance dollar contribution does not increase by 1.5% annually and is only payable for non-Medicare retirees. Additionally, it is only payable when the member's applicable insurance fund is at least 90% funded. The increase is first payable January 1, 2023.

To model the financial impact of the requirement for the funds to be 90% funded, we have assumed the increase in the insurance dollar contribution is payable in all calendar years. The CERS insurance plans are approaching 90% funded as of the June 30, 2021 Actuarial Valuation, and it is likely they could be 90% funded within a year or two given the inherent volatility in the valuation of OPEB plans.

Senate Bill 209 also allows members receiving the insurance dollar contribution to participate in a medical insurance reimbursement plan that would provide the reimbursement of premiums for health plans other than those administered by KPPA. In general, allowing members to receive reimbursement to participate in health plans other than those administered by KPPA would increase the utilization of the dollar benefit. The current election assumption for future members receiving the dollar insurance benefit is 100%, so there is no immediate change in the total OPEB liability for active members due to this benefit change. For current retirees and beneficiaries eligible for the dollar insurance benefit who have not yet elected coverage, we have assumed 50% would elect coverage under this benefit change. The total OPEB liability as of June 30, 2022, is determined using these updated benefit provisions. There were no other material plan provision changes, and it is our opinion that these procedures are reasonable and appropriate, and comply with applicable requirements under GASB Statement No. 75.

Employer Contributions after the Measurement Date and before the Employer's Fiscal Year End

GASB No. 75 indicates that employer contributions made subsequent to the measurement date of the Net OPEB Liability and prior to the end of the employer's reporting period should be reported by the employer as a deferred outflow of resources. The information contained in this report does not incorporate any contributions made to the plan subsequent to June 30, 2022.

Actuarial methods & Assumptions

For financial reporting, the actuarial valuation as of June 30, 2022, was performed by Gabriel Roeder Smith (GRS). The total pension liability, net pension liability, net OPEB liability and sensitivity information as of June 30, 2022 were based on an actuarial valuation date of June 30, 2020. The total pension liability was rolled-forward from the valuation date (June 30, 2020) to the plan's fiscal year ending June 30, 2021, using generally accepted actuarial principles.

Long-Term Expected Rate of Return

The long-term expected rate of return was determined by using a building-block method in which best-estimate ranges of expected future real rate of returns are developed for each asset class. The ranges are combined by weighting the expected future real rate of return by the target asset allocation percentage. The target allocation and best estimates of arithmetic real rate of return for each major asset class are summarized in the tables below.

Asset Class	Target Allocation	Real Rate of Return
Growth	**68.50%**	
US Equity	21.75%	5.70%
Non-US Equity	21.75%	6.35%
Private Equity	10.00%	9.70%
Specialty Credit/High Yield	15.00%	2.80%
Liquidity	**11.50%**	
Core Bonds	10.00%	0.00%
Cash	1.50%	(.60)%
Diversifying Strategies	**20.00%**	
Real Estate	10.00%	5.40%
Opportunistic	0.00%	n/a
Real Return	10.00%	4.55%
Expected Real Return	**100.00%**	**5.00%**
Long Term Inflation Assumption		2.30%
Expected Nominal Return for Portfolio		7.30%

Single Discount Rate

Single discount rates of 5.70% for the CERS non-hazardous insurance plan and 5.61% for the CERS hazardous insurance plan were used to measure the total OPEB liability as of June 30, 2022. The single discount rates are based on the expected rate of return on OPEB plan investments of 6.25% and a municipal bond rate of 3.69%, as reported in Fidelity Index's "20-Year Municipal GO AA Index" as of June 30, 2022. Based on the stated assumptions and the projection of cash flows as of each fiscal year ending, each plan's fiduciary net position and future contributions were projected separately and were sufficient to finance the future benefit payments of the current plan members. Therefore, the long-term expected rate of return on insurance plan investments was applied to all periods of the projected benefit payments paid from the plan. However, the cost associated with the implicit employer subsidy is not currently being included in the calculation of the plan's actuarially determined contributions, and it is our understanding that any cost associated with the implicit subsidy will not be paid out of the plan's trust. Therefore, the municipal bond rate was applied to future expected benefit payments associated with the implicit subsidy.

The projection of cash flows used to determine the single discount rate must include an assumption regarding actual employer contributions made each future year. Future contributions are projected assuming that each participating employer in each insurance plan contributes the actuarially determined employer contribution each future year calculated in accordance with the current funding policy.

Methodology for Proportionate Shares

The proportionate share(s) of the Collective OPEB Amounts for employers that participate in these cost-sharing multiple employer plans is provided in Appendix A and Appendix B of this report and were determined using the employers' actual contributions for the fiscal year ending June 30, 2022. This method is expected to be reflective of the employers' long-term contribution effort as well as be transparent to individual employers and their external auditors.

Non-Employer Contributions

Non-employer contributions will be allocated according to each employer's proportionate share, as described previously. There were no non-employer contributions during fiscal year ending June 30, 2022 for either the non-hazardous or hazardous funds.

Use of Estimates in the Preparation of the Schedules

The preparation of the schedules in conformity with U.S. generally accepted accounting principles requires management to make significant estimates and assumptions that affect the reported amounts of additions and deductions during the reporting period. Actual results could differ from those estimates.

The following actuarial methods and assumptions, for actuarially determined contributions effective for the fiscal year ending June 30, 2022:

Determined by the Actuarial Valuation as of:	June 30, 2020
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	20% of the difference between the market value of assets and the expected actuarial value of assets is recognized
Amortization Method:	Level Percent of Pay
Amortization Period:	30-year closed period at June 30, 2019 *Gains/losses incurring after 2019 will be amortized over separate closed 20-year amortization bases*
Payroll Growth Rate	2.00%
Investment Return:	6.25%
Inflation:	2.30%
Salary Increases:	3.30% to 10.30% for CERS non-hazardous members, varies by service
Mortality:	System-specific mortality table based on mortality experience from 2013- 2018, projected with the ultimate rates from MP-2014 mortality improvement scale using a base year of 2019
Healthcare Trend Rates: Pre-65	Initial trend starting at 6.40% at January 1, 2022 and gradually decreasing to an ultimate trend rate of 4.05% over a period of 14 years. The 2021 premiums were known at the time of the valuation and were incorporated into the liability measurement.
Healthcare Trend Rates: Post-65	Initial trend starting at 6.30% at January 1, 2023 and gradually decreasing to an ultimate trend rate of 4.05% over a period of 13 years. The 2021 premiums were known at the time of the valuation and were incorporated into the liability measurement. Additionally, Humana provided “Not to Exceed” 2022 Medicare premiums, which were incorporated and resulted in an assumed 2.90% increase in Medicare premiums at January 1, 2022

Implicit Subsidy

KPPA pays fully insured premiums for the Kentucky Health Plan. The premiums are blended rates based on the combined experience of active and retired members. Because the average cost of providing health care benefits to retirees under age 65 is higher than the average cost of providing health care benefits to active employees, there is an implicit employer subsidy for the non-Medicare eligible retirees. GASB 74 requires that the liability associated with this implicit subsidy be included in the calculation of the total OPEB liability. The Authority's implicit subsidy for the year ended March 31, 2023 was $28,169.

Contributions

The Commonwealth is required to contribute at an actuarially determined rate for KERS and SPRS pensions. Participating employers are required to contribute at an actuarially determined rate for CERS pensions. Per Kentucky Revised Statute Sections KERS 61.565(3), CERS 78.545(33), and SPRS 16.645(18), normal contribution and past service contribution rates shall be determined by the Board on the basis of the last annual valuation preceding July 1 of a new biennium. The Board may amend contribution rates as of the first day of July of the second year of a biennium, if it is determined on the basis of a subsequent actuarial valuation that amended contribution rates are necessary to satisfy requirements determined in accordance with actuarial bases adopted by the Board. However, formal commitment to provide the contributions by the employer is made through the biennial budget for KERS and SPRS.

For the fiscal years ended June 30, 2022, participating employers contributed a percentage of each employee's creditable compensation. The actuarially determined rates set by the Board for the fiscal year is a percentage of each employee's creditable compensation. Administrative costs of KPPA are financed through employer contributions and investment earnings.

Contribution Rates and Amounts for CERS Non-Hazardous

				Employer		
Period	Pension	Insurance	Total	Pension	Insurance	Employee
04/01/2022-06/30/2022	21.17%	5.78%	26.95%	$ 61,232	$ 16,718	$ 14,462
07/01/2022-03/31/2023	23.40%	3.39%	26.79%	193,186	27,987	41,279
Totals				$254,418	$44,705	$55,741

Contributions including implicit subsidy $0

For additional information regarding contributions, please refer to the Defined Benefit Pension Plan footnote.

TIER 1:
Tier 1 plan members who began participating prior to September 1, 2008, are required to contribute 5% (Non-Hazardous) or 8% (Hazardous) of their annual creditable compensation. These members are classified in the Tier 1 structure of benefits. Interest is paid each June 30 on members' accounts at a rate of 2.5%. If a member terminates employment and applies to take a refund, the member is entitled to a full refund of contributions and interest.

TIER 2:
Tier 2 plan members, who began participating on, or after, September 1, 2008, and before January 1, 2014, are required to contribute 6% (Non-Hazardous) or 9% (Hazardous) of their annual creditable compensation. Further, 1% of these contributions are deposited to an account created for the payment of health insurance benefits under 26 USC Section 401(h) in the Pension Fund (see Kentucky Administrative Regulation (KAR) 105 KAR 1:420 Employer's administrative duties). These members are classified in the Tier 2 structure of benefits. Interest is paid each June 30 on members' accounts at a rate of 2.5%. If a member terminates employment and applies to take a refund, the member is entitled to a full refund of contributions and interest; however, the 1% contribution to the 401(h) account is non-refundable and is forfeited.

TIER 3:
Tier 3 plan members, who began participating on, or after, January 1, 2014, are required to contribute to the Cash Balance Plan. The Cash Balance Plan is known as a hybrid plan because it has characteristics of both a defined benefit plan and a defined contribution plan. Members in the plan contribute a set percentage of their salary each month to their own account. Members contribute 5% (Non-Hazardous) or 8% (Hazardous) of their annual creditable compensation, and an additional 1% to the health insurance fund (401(h) account), which is not credited to the member's account and is not refundable. The employer contribution rate is set annually by the Board based on an actuarial valuation. The employer contributes a set percentage of the member's salary. Each month, when employer contributions are received, an employer pay credit is deposited to the member's account. A member's account is credited with a 4% (Non-Hazardous) or 7.5% (Hazardous) employer pay credit. The employer pay credit represents a portion of the employer contribution.

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

On March 31, 2023, the Authority reported a liability of $781,314 for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of June 30, 2021, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of June 30, 2020, rolled-forward to June 30, 2021 using generally accepted actuarial principles. The Authority's proportion of the net OPEB liability was determined using the Authority's actual contributions for the year ended June 30, 2021. This method is expected to be reflective of the Authority's long-term contribution effort. For the year ended March 31, 2023, the Authority's proportion was 0.008030% which is equal to its proportion measured as of June 30, 2021.

For the year ended March 31, 2023, the Authority recognized OPEB expense of $93,274. On March 31, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual liability experience	$ 78,646	$ 179,173
Effects of changes in assumptions	123,570	101,821
Differences between projected and actual earnings on plan investments	145,489	113,777
Changes in proportion and differences between employer contributions and proportionate share of contributions	3,213	74,974
Contributions subsequent to the measurement date + implicit subsidy	56,156	-0-
Total	$ 407,074	$ 469,745

$56,156 reported of deferred outflows of resources resulting from the Authority’s contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ending March 31, 2023. Other amounts reported as the net effect of deferred outflows of resources and deferred inflows of resources will be recognized in OPEB expense as follows:

Year Ended March 31,	Amount
2023	$ (26,634)
2024	(21,914)
2025	(62,494)
2026	(7,785)
2027	-0-
Thereafter	-0-
Total	$ (118,827)

Sensitivity of the Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate

The following presents the proportionate share of the net OPEB liability calculated using the single discount rate of 5.70%, as well as what the Authority's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1% lower (4.70%) or 1% higher (6.70%) than the current rate:

	Discount Rate	Proportionate Share of Net OPEB Liability
1% decrease	4.70%	$ 1,044,492
Current discount rate	5.70%	$ 781,314
1% increase	6.70%	$ 563,753

Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rate

The following presents the proportionate share of the net OPEB liability calculated using the current healthcare cost trend rates (see details in Actuarial Assumptions above), as well as what the proportionate share of the net OPEB liability would be if it were calculated using healthcare cost trend rates that were 1% lower or 1% higher than the current rates:

	Proportionate Share of Net OPEB Liability
1% decrease	$ 580,890
Current healthcare cost trend rate	$ 781,314
1% increase	$ 1,021,986

Note 4 – Accrued Compensated Absences

Accrued vacation	$ 249,442
Current liability	$ 20,388
Noncurrent liability	229,054
	$ 249,442

Note 5 - Changes in Capital Assets

The following is a summary of changes in capital assets for the year:

	Balance 4/1/2022	Transfers/ Additions	Deletions	Balance 3/31/2023
Construction in process, non-depreciable	$ 3,171,041	$ 462,773	$ -	$ 3,633,814
Land, non-depreciable	953,969	14,044	-	968,013
Buildings	22,144,909	(28,735)	-	22,116,174
Equipment	1,236,059	92,115	-	1,328,174
	$ 27,505,978	$ 540,197	$ -	$ 28,046,175
Accumulated depreciation	$ 19,677,650	$ 374,038	$ -	$ 20,051,688
Capital assets, net of accumulated depreciation	$ 7,828,328			$ 7,994,487

Note 6 – Contingencies

The Authority is subject to possible examinations made by Federal and State authorities who determine compliance with terms, conditions, laws, and regulations governing other grants given to the Authority in the current and prior years. There were no examinations for the year ended March 31, 2023. Areas of noncompliance, if any, as a result of examinations would be included as a part of the "Findings and Questioned Costs" section of this report.

Note 7 – Risk Management

The Authority is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance coverage for the risks to the extent deemed prudent by Authority management.

Note 8 - Restricted Cash

The voucher program has restricted cash as follows:

Unspent HAP equity $ 120,858

Note 9 – Subsequent Events

The Authority has evaluated subsequent events through October 03, 2023, and that is the date that the financial statements were available to be issued.

Note 10 – Morganfield Housing Authority

On February 25, 2019, the Henderson Housing Authority signed an agreement to provide management services to the Morganfield Housing Authority for costs plus 10%. That agreement changed to $9,000 per month. The Authority receives annual asset management fees. The Authority allocates the appropriate expenses to these entities and recovers regular reimbursement for services rendered.

Note 11 - Noncurrent Liabilities

Description	Balance, 03/31/2022	Additions	Subtractions	Balance, 03/31/2023	Current Portion	Noncurrent Portion
Accrued compensated absences	$ 81,822	$ 167,620	$ -	$ 249,442	$ 20,388	$ 229,054
Net pension liability	3,303,050	-	440,578	2,862,472	-	2,862,472
Net OPEB liability	820,399	-	39,085	781,314	-	781,314
Totals	$ 4,205,271	$ 167,620	$ 479,663	$ 3,893,228	$ 20,388	$ 3,872,840

REQUIRED SUPPLEMENTARY INFORMATION

Housing Authority of Henderson
Schedule of Employer's Proportionate Share of Net Pension Liability
March 31, 2023

	Measurement Date				
	6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022
Proportion of the net pension liability (asset)	0.042903%	0.042423%	0.043065%	0.042863%	0.039597%
Proportionate share of the net pension liability (asset)	$ 3,374,639	$ 2,983,628	$ 3,303,050	$ 2,732,852	$ 2,862,472
Covered employee payroll	$ 1,054,846	$ 1,109,056	$ 1,156,068	$ 1,080,547	$ 1,114,237
Proportionate share of the net pension liability as a percentage of its covered employee payroll	319.92%	269.02%	285.71%	252.91%	256.90%
Plan fiduciary net position as a percentage of the total pension liability	53.32%	53.54%	50.45%	47.81%	52.42%

	Measurement Date	
	6/30/2016	6/30/2017
Proportion of the net pension liability (asset)	0.044160%	0.043647%
Proportionate share of the net pension liability (asset)	$ 2,184,277	$ 2,712,832
Covered employee payroll	$ 1,110,184	$ 1,076,043
Proportionate share of the net pension liability as a percentage of its covered employee payroll	196.75%	252.11%
Plan fiduciary net position as a percentage of the total pension liability	59.97%	55.50%

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

Housing Authority of Henderson
Schedule of Employer's Contributions - Net Pension Liability
March 31, 2023

	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023
Contractually required contribution	$ 276,446	$ 314,513	$ 212,897	$ 225,602	$ 254,418
Contributions in relation to the contractually required contribution	276,446	314,513	212,897	225,602	254,418
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
Covered employee payroll	$ 1,054,846	$ 1,109,059	$ 1,156,068	$ 1,090,754	$ 1,114,818
Contributions as a percentage of covered employee payroll	26.21%	28.36%	18.42%	20.68%	22.82%

	3/31/2016	3/31/2017	3/31/2018
Contractually required contribution	$ 232,197	$ 255,504	$ 261,687
Contributions in relation to the contractually required contribution	232,197	255,504	261,687
Contribution deficiency (excess)	$ -	$ -	$ -
Covered employee payroll	$ 1,067,128	$ 1,110,184	$ 1,076,043
Contributions as a percentage of covered employee payroll	21.76%	23.01%	24.32%

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

Housing Authority of Henderson
Schedule of Employer's Proportionate Share of Net OPEB Liability
March 31, 2023

	Measurement Date				
	6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022
Proportion of net OPEB liability (asset)	0.042903%	0.042423%	0.043065%	0.042863%	0.039590%
Proportionate share of net OPEB liability (asset)	$ 931,733	$ 761,716	$ 708,439	$ 820,399	$ 781,314
Covered employee payroll	$ 1,054,846	$ 1,109,056	$ 1,156,068	$ 1,080,547	$ 1,114,237
Proportionate share of net OPEB liability (asset) as a percentage of covered employee payroll	88.33%	68.68%	61.28%	75.92%	70.12%
Plan fiduciary net position as a percentage of the total OPEB liability	52.39%	57.62%	60.44%	51.67%	60.95%

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

Housing Authority of Henderson
Schedule of Employer's Contributions - Net OPEB Liability
March 31, 2023

	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023
Statutorily required contribution	$ 48,206	$ 54,233	$ 55,029	$ 60,143	$ 44,705
Contributions in relation to the statutorily required contribution	48,206	54,233	55,029	60,143	44,705
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
Covered employee payroll	$ 1,054,846	$ 1,109,059	$ 1,156,068	$ 1,090,754	$ 1,114,818
Contributions as a percentage of covered employee payroll	4.57%	4.89%	4.76%	5.51%	4.01%

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

County Employee Retirement System – Pension & Insurance Funds

Changes of Benefit Terms

During the **2021** legislative session, Senate Bill 169 passed during the 2021 legislative session and increased the disability benefits for certain qualifying members who become "totally and permanently disabled" in the line of duty or as a result of a duty-related disability. The total OPEB liability as of June 30, 2021 is determined using these updated benefit provisions. There were no other material plan provision changes, and it is our opinion that these procedures are reasonable and appropriate and comply with applicable requirements under GASB Statement No. 75.

During the **2020** legislative session, Senate Bill 249 passed and changed the funding period for the amortization of the unfunded liability to 30 years as of June 30, 2019. Gains and losses incurring in future years will be amortized over separate 20-year amortization bases. This change does not impact the calculation of the Total Pension Liability and only impacts the calculation of the contribution rates that would be payable starting July 1, 2020.

During the **2019** Special Legislative Session, House Bill 1 passed allowing certain employers in the KERS Nonhazardous plan to elect to cease participating in the System as of June 30, 2021 under different provisions than were previously established. Senate Bill 249 passed during the 2020 legislative session which delayed the effective date of cessation for these provisions to June 30, 2021. Since each employer's elections are unknown at this time, no adjustment to the Total Pension Liability was made to reflect this legislation.

During the **2019** legislative session, House Bill 484 was enacted, which updated the benefit provisions for active members who die in the line of duty.

- Pension – Benefits paid to the spouses of deceased members have been increased from 25% of the member's final rate of pay to 75% of the member's average pay. If the member does not have a surviving spouse, benefits paid to surviving dependent children have been increased from 10% of the member's final pay rate to 50% of average pay for one child, 65% of average pay for two children, or 75% of average pay for three children.

- Insurance – The system shall now pay 100% of the insurance premium for spouses and children of all active members who die in the line of duty.

Changes in Assumptions

The following changes were adopted by the Board of Trustees and reflected in the valuation performed as of **June 30, 2021:**

- The rate of inflation, payroll growth rate, and investment return assumptions remain the same as those adopted for the June 30, 2019 valuation.
- The salary increase assumption was increased from a range of 3.30%-11.55% to a range of 3.30% - 10.30%.
- The healthcare trend rates used were updated to the following:

  Pre-65 – Initial trend starting at 6.25% at January 01, 2021, and gradually decreasing to an ultimate trend rate of 4.05% over a period of 13 years.

  Post-65 – Initial trend starting at 5.50% at January 01, 2021, and gradually decreasing to an ultimate trend rate of 4.05% over a period of 14 years.
- The mortality tables used were updated to the following:

  System-specific mortality table based on morality experience from 2013-2018, projected with the ultimate rates from MP-2014 morality improvement scale using a base year of 2019.

The following changes were adopted by the Board of Trustees and reflected in the valuation performed as of **June 30, 2020:**

- The rate of inflation, payroll growth rate, investment rate of return, healthcare trend rate assumptions and mortality tables remain the same as those previously adopted.

The following changes were adopted by the Board of Trustees and reflected in the valuation performed as of **June 30, 2019:**

- The rate of inflation, payroll growth rate, salary increases, and investment rate of return assumptions remain the same as those adopted for the June 30, 2017 valuation.
- The salary increase assumption was increased from an average of 3.05% to a range that varies by service of 3.30% - 10.30%.

- The healthcare trend rates used were updated to the following:

  Pre-65 – Initial trend starting at 7.00% at January 01, 2020, and gradually decreasing to an ultimate trend rate of 4.05% over a period of 12 years.

  Post-65 – Initial trend starting at 5.00% at January 01, 2020, and gradually decreasing to an ultimate trend rate of 4.05% over a period of 10 years.

- The mortality tables used were updated to the following:

  Active members – PUB 2010 General Mortality table, projected with the ultimate rates from the MP-2014 mortality improvement scale using a base year of 2010.

  Healthy retired members – System specific mortality table based on mortality experience form 2013-2018, projected with the ultimate rates from the MP-2014 mortality improvement scale using a base year of 2019.

  Disabled retire members – PUB 2010 Disabled Mortality table, with a 4-year set-forward for both male and female rates, projected with the ultimate rates from the MP-2014 mortality scale using a base year of 2010.

The following changes were adopted by the Board of Trustees and reflected in the valuation performed as of **June 30, 2017:**

- The assumed investment rate of return was decreased from 7.50% to 6.25%.
- The assumed rate of inflation was reduced from 3.25% to 2.30%.
- The payroll growth rate was reduced from 4.00% to 2.00%.
- The salary increase assumption was reduced from 4.00% average to 3.05% average.

The following changes were adopted by the Board of Trustees and reflected in the valuation performed as of **June 30, 2015:**

- The assumed investment rate of return was decreased from 7.75% to 7.50%.
- The assumed rate of inflation was reduced from 3.50% to 3.25%.
- The assumed rate of wage inflation was reduced from 4.50% to 4.00%.
- The payroll growth assumption was reduced from 4.50% to 4.00%.
- The mortality table used for active members is RP-2000 Combined Mortality Table projected with Scale BB 2013 (multiplied by 50% for males and 30% for females)
- For healthy retired members and beneficiaries, the mortality table used is the RP-2000 Combined Mortality Table projected with Scale BB to 2013 (set-back one year for females). For disabled members, the RP-2000 Combined Disabled Mortality Table projected with Scale BB to 2013 (set-back four years for males) is used for the period after disability retirement. There is some margin in the current mortality tables for possible future improvement in mortality rates and that margin will be reviewed again when the next experience investigation is conducted.
- Assumed rates of retirement, withdrawal, and disability were updated to more accurately reflect experience.

SUPPLEMENTARY INFORMATION

Housing Authority of Henderson
PHA's Statement of Modernization Costs
March 31, 2023

Phase	CFP 2019	CFP 2020	CFP 2021	CFP 2022
Funds approved	$ 948,863	$ 1,017,101	$ 1,053,280	$ 1,289,521
Funds expended	673,799	594,655	539,431	116,979
Excess of funds approved	$ 275,064	$ 422,446	$ 513,849	$ 1,172,542

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

HOUSING AUTHORITY OF HENDERSON
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
for the year ended March 31, 2023

Program Title	Federal CFDA#	Federal Expenditures
U.S. Department of HUD Direct Program Public and Indian Housing	14.850	$ 1,095,212
U.S. Department of HUD Direct Program Section 8 Housing Choice Vouchers	14.871	2,957,601
U.S. Department of HUD Direct Program Public Housing Capital Fund	14.872	966,838
Total		$ 5,019,651

Notes to Schedule of Expenditures of Federal Awards

NOTE A – BASIS OF PRESENTATION
The accompanying Schedule of Expenditures of Federal Awards includes the federal award activity of the Housing Authority of Henderson (“Authority”), under programs of the federal government for the year ended March 31, 2023, 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”).*

NOTE B - SIGNIFICANT ACCOUNTING POLICIES
The accompanying schedule of expenditures of federal awards is a summary of the activity of the Authority’s federal award program and does present transactions that would be included in financial statements of the Authority presented on the accrual basis of accounting as contemplated by generally accepted accounting principles. Such expenditures are recognized following the cost principles contained in Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards*, wherein certain types of expenditures are not allowed or are limited to reimbursement.

NOTE C – INDIRECT COST RATE
The Authority elected not to use the 10% de minimis cost rate allowed under Uniform Guidance.

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

Board Members
Housing Authority of Henderson
Henderson, Kentucky

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Housing Authority of Henderson's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of Housing Authority of Henderson's major federal programs for the year ended March 31, 2023. Housing Authority of Henderson's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

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

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 Housing Authority of Henderson 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 Housing Authority of Henderson's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Housing Authority of Henderson's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of Housing Authority of Henderson's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Housing Authority of Henderson's internal control over compliance. Accordingly, no such opinion is expressed.

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

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

Report on Internal Control over Compliance

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

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

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

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

Lane & Company LLC

Mount Sterling, Kentucky

October 03, 2023

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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 Members
Housing Authority of Henderson
Henderson, Kentucky

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 of the Housing Authority of Henderson, as of and for the year ended March 31, 2023, and the related notes to the financial statements, which collectively comprise the Housing Authority of Henderson's basic financial statements, and have issued our report thereon dated October 03, 2023.

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Housing Authority of Henderson'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 communication is not suitable for any other purpose.

Lane & Company LLC

Mount Sterling, Kentucky

October 03, 2023

A. 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 deficiency(ies) identified?	_____ yes __x__ no
Noncompliance material to financial statements noted?	_____ yes __x__ no

Federal Awards

Internal control over major programs:	
Material weakness(es) identified?	_____ yes __x__ no
Significant deficiency(ies) identified?	_____ yes __x__ no
Type of auditor's report issued on compliance for major programs:	*unmodified*
Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance?	_____ yes __x__ no

Identification of Major Programs

CFDA Number(s)	Name of Federal Program
14.871	Section 8 Housing Choice Vouchers

Miscellaneous

Dollar threshold used to distinguish between Type A and Type B programs:	$750,000
Auditee qualified as low-risk auditee?	____ yes __x__ no

B. Financial Statement Findings

PRIOR YEAR FINDINGS
None

CURRENT YEAR FINDINGS
None

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Amp 1
March 31, 2023

	Total Project
111 Cash - Unrestricted	$759,954
112 Cash - Restricted - Modernization and Development	
113 Cash - Other Restricted	
114 Cash - Tenant Security Deposits	$46,399
115 Cash - Restricted for Payment of Current Liabilities	
100 Total Cash	$806,353
121 Accounts Receivable - PHA Projects	
122 Accounts Receivable - HUD Other Projects	
124 Accounts Receivable - Other Government	
125 Accounts Receivable - Miscellaneous	
126 Accounts Receivable - Tenants	$28,266
126.1 Allowance for Doubtful Accounts -Tenants	-$4,144
126.2 Allowance for Doubtful Accounts - Other	
127 Notes, Loans, & Mortgages Receivable - Current	
128 Fraud Recovery	
128.1 Allowance for Doubtful Accounts - Fraud	
129 Accrued Interest Receivable	$1,020
120 Total Receivables, Net of Allowances for Doubtful Accounts	$25,142
131 Investments - Unrestricted	
132 Investments - Restricted	
135 Investments - Restricted for Payment of Current Liability	
142 Prepaid Expenses and Other Assets	$13,284
143 Inventories	$36,557
143.1 Allowance for Obsolete Inventories	$0
144 Inter Program Due From	$17,101
145 Assets Held for Sale	
150 Total Current Assets	$898,437
161 Land	$322,112
162 Buildings	$2,453,778
163 Furniture, Equipment & Machinery - Dwellings	$117,437
164 Furniture, Equipment & Machinery - Administration	$598,974
165 Leasehold Improvements	$8,528,733
166 Accumulated Depreciation	-$10,806,061
167 Construction in Progress	$2,082,922
168 Infrastructure	$0
160 Total Capital Assets, Net of Accumulated Depreciation	$3,297,895

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Amp 1
March 31, 2023

	Total Project
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	$3,297,895
200 Deferred Outflow of Resources	$337,279
290 Total Assets and Deferred Outflow of Resources	$4,533,611
311 Bank Overdraft	
312 Accounts Payable <= 90 Days	$30,982
313 Accounts Payable >90 Days Past Due	
321 Accrued Wage/Payroll Taxes Payable	$5,886
322 Accrued Compensated Absences - Current Portion	$2,297
324 Accrued Contingency Liability	
325 Accrued Interest Payable	
331 Accounts Payable - HUD PHA Programs	
332 Account Payable - PHA Projects	
333 Accounts Payable - Other Government	$44,902
341 Tenant Security Deposits	$46,399
342 Unearned Revenue	$9,963
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	
344 Current Portion of Long-term Debt - Operating Borrowings	
345 Other Current Liabilities	
346 Accrued Liabilities - Other	$0
347 Inter Program - Due To	
348 Loan Liability - Current	
310 Total Current Liabilities	$140,429
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	
352 Long-term Debt, Net of Current - Operating Borrowings	
353 Non-current Liabilities - Other	
354 Accrued Compensated Absences - Non Current	$25,804
355 Loan Liability - Non Current	
356 FASB 5 Liabilities	
357 Accrued Pension and OPEB Liabilities	$1,246,848
350 Total Non-Current Liabilities	$1,272,652

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Amp 1
March 31, 2023

	Total Project
300 Total Liabilities	$1,413,081
400 Deferred Inflow of Resources	$326,136
508.4 Net Investment in Capital Assets	$3,318,795
511.4 Restricted Net Position	$0
512.4 Unrestricted Net Position	-$524,401
513 Total Equity - Net Assets / Position	$2,794,394
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	$4,533,611

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Amp 1
For the year ended March 31, 2023

	Low Rent	Capital Fund	Total Project
70300 Net Tenant Rental Revenue	$851,828		$851,828
70400 Tenant Revenue - Other	$62,826		$62,826
70500 Total Tenant Revenue	$914,654	$0	$914,654
70600 HUD PHA Operating Grants	$647,446	$267,903	$915,349
70610 Capital Grants		$236,927	$236,927
70710 Management Fee			
70720 Asset Management Fee			
70730 Book Keeping Fee			
70740 Front Line Service Fee			
70750 Other Fees			
70700 Total Fee Revenue			
70800 Other Government Grants			
71100 Investment Income - Unrestricted	$2,052		$2,052
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	$204,183		$204,183
71600 Gain or Loss on Sale of Capital Assets			
72000 Investment Income - Restricted			
70000 Total Revenue	$1,768,335	$504,830	$2,273,165
91100 Administrative Salaries	$52,361		$52,361
91200 Auditing Fees	$1,870		$1,870
91300 Management Fee	$157,804	$55,617	$213,421
91310 Book-keeping Fee	$18,045		$18,045
91400 Advertising and Marketing	$273		$273
91500 Employee Benefit contributions - Administrative	$25,525		$25,525
91600 Office Expenses	$248,289		$248,289
91700 Legal Expense	$6,962		$6,962
91800 Travel	$890		$890
91810 Allocated Overhead	$0		$0
91900 Other	$2,351		$2,351
91000 Total Operating - Administrative	$514,370	$55,617	$569,987
92000 Asset Management Fee	$27,000		$27,000
92100 Tenant Services - Salaries	$55,059		$55,059
92200 Relocation Costs	$0		$0

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Amp 1
For the year ended March 31, 2023

	Low Rent	Capital Fund	Total Project
92300 Employee Benefit Contributions - Tenant Services	$36,161		$36,161
92400 Tenant Services - Other	$775		$775
92500 Total Tenant Services	$91,995	$0	$91,995
93100 Water	$35,765		$35,765
93200 Electricity	$172,852		$172,852
93300 Gas	$65,862		$65,862
93400 Fuel	$0		$0
93500 Labor	$0		$0
93600 Sewer	$51,364		$51,364
93700 Employee Benefit Contributions - Utilities	$0		$0
93800 Other Utilities Expense	$1,144		$1,144
93000 Total Utilities	$326,987	$0	$326,987
94100 Ordinary Maintenance and Operations - Labor	$243,057		$243,057
94200 Ordinary Maintenance and Operations - Materials and Other	$117,738		$117,738
94300 Ordinary Maintenance and Operations Contracts	$168,697		$168,697
94500 Employee Benefit Contributions - Ordinary Maintenance	$151,024		$151,024
94000 Total Maintenance	$680,516	$0	$680,516
95100 Protective Services - Labor	$0		$0
95200 Protective Services - Other Contract Costs	$0		$0
95300 Protective Services - Other	$0		$0
95500 Employee Benefit Contributions - Protective Services	$0		$0
95000 Total Protective Services	$0	$0	$0
96110 Property Insurance	$35,347		$35,347
96120 Liability Insurance	$10,865		$10,865
96130 Workmen's Compensation	$7,157		$7,157
96140 All Other Insurance	$0		$0
96100 Total insurance Premiums	$53,369	$0	$53,369
96200 Other General Expenses	$0		$0
96210 Compensated Absences	$0		$0
96300 Payments in Lieu of Taxes	$60,704		$60,704
96400 Bad debt - Tenant Rents	$49,218		$49,218
96500 Bad debt - Mortgages	$0		$0
96600 Bad debt - Other	$0		$0
96800 Severance Expense	$0		$0
96000 Total Other General Expenses	$109,922	$0	$109,922

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Amp 1
For the year ended March 31, 2023

	Low Rent	Capital Fund	Total Project
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	$0	$0	$0
96900 Total Operating Expenses	$1,804,159	$55,617	$1,859,776
97000 Excess of Operating Revenue over Operating Expenses	-$35,824	$449,213	$413,389
97100 Extraordinary Maintenance			
97200 Casualty Losses - Non-capitalized			
97300 Housing Assistance Payments			
97350 HAP Portability-In			
97400 Depreciation Expense	$188,137		$188,137
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	$1,992,296	$55,617	$2,047,913
10010 Operating Transfer In	$212,286		$212,286
10020 Operating transfer Out		-$212,286	-$212,286
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)	$212,286	-$212,286	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-$11,675	$236,927	$225,252
11020 Required Annual Debt Principal Payments	$0	$0	$0
11030 Beginning Equity	$2,585,886	$0	$2,585,886
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	$220,183	-$236,927	-$16,744

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Amp 1
For the year ended March 31, 2023

	Low Rent	Capital Fund	Total Project
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	2700		2700
11210 Number of Unit Months Leased	2413		2413
11270 Excess Cash	$557,821		$557,821
11610 Land Purchases	$6,483	$0	$6,483
11620 Building Purchases	$0	$0	$0
11630 Furniture & Equipment - Dwelling Purchases	$0	$236,927	$236,927
11640 Furniture & Equipment - Administrative Purchases	$0	$0	$0
11650 Leasehold Improvements Purchases	$0	$0	$0
11660 Infrastructure Purchases	$0	$0	$0
13510 CFFP Debt Service Payments	$0	$0	$0
13901 Replacement Housing Factor Funds	$0	$0	$0

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Amp 2
March 31, 2023

	Total Project
111 Cash - Unrestricted	$958,560
112 Cash - Restricted - Modernization and Development	
113 Cash - Other Restricted	
114 Cash - Tenant Security Deposits	$46,517
115 Cash - Restricted for Payment of Current Liabilities	
100 Total Cash	$1,005,077
121 Accounts Receivable - PHA Projects	
122 Accounts Receivable - HUD Other Projects	
124 Accounts Receivable - Other Government	
125 Accounts Receivable - Miscellaneous	
126 Accounts Receivable - Tenants	$2,104
126.1 Allowance for Doubtful Accounts -Tenants	-$625
126.2 Allowance for Doubtful Accounts - Other	
127 Notes, Loans, & Mortgages Receivable - Current	
128 Fraud Recovery	
128.1 Allowance for Doubtful Accounts - Fraud	
129 Accrued Interest Receivable	$765
120 Total Receivables, Net of Allowances for Doubtful Accounts	$2,244
131 Investments - Unrestricted	
132 Investments - Restricted	
135 Investments - Restricted for Payment of Current Liability	
142 Prepaid Expenses and Other Assets	$12,060
143 Inventories	$34,893
143.1 Allowance for Obsolete Inventories	$0
144 Inter Program Due From	
145 Assets Held for Sale	
150 Total Current Assets	$1,054,274
161 Land	$296,656
162 Buildings	$2,669,893
163 Furniture, Equipment & Machinery - Dwellings	$108,403
164 Furniture, Equipment & Machinery - Administration	$397,846
165 Leasehold Improvements	$5,753,873
166 Accumulated Depreciation	-$8,575,389
167 Construction in Progress	$1,550,892
168 Infrastructure	$0
160 Total Capital Assets, Net of Accumulated Depreciation	$2,202,174

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Amp 2
March 31, 2023

	Total Project
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	$2,202,174
200 Deferred Outflow of Resources	$294,625
290 Total Assets and Deferred Outflow of Resources	$3,551,073
311 Bank Overdraft	
312 Accounts Payable <= 90 Days	$2,999
313 Accounts Payable >90 Days Past Due	$0
321 Accrued Wage/Payroll Taxes Payable	$3,926
322 Accrued Compensated Absences - Current Portion	$5,684
324 Accrued Contingency Liability	
325 Accrued Interest Payable	
331 Accounts Payable - HUD PHA Programs	
332 Account Payable - PHA Projects	
333 Accounts Payable - Other Government	$59,005
341 Tenant Security Deposits	$46,517
342 Unearned Revenue	$10,085
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	
344 Current Portion of Long-term Debt - Operating Borrowings	
345 Other Current Liabilities	
346 Accrued Liabilities - Other	$0
347 Inter Program - Due To	$0
348 Loan Liability - Current	
310 Total Current Liabilities	$128,216
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	
352 Long-term Debt, Net of Current - Operating Borrowings	
353 Non-current Liabilities - Other	
354 Accrued Compensated Absences - Non Current	$63,855
355 Loan Liability - Non Current	
356 FASB 5 Liabilities	
357 Accrued Pension and OPEB Liabilities	$1,053,720
350 Total Non-Current Liabilities	$1,117,575

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Amp 2
March 31, 2023

	Total Project
300 Total Liabilities	$1,245,791
400 Deferred Inflow of Resources	$282,015
508.4 Net Investment in Capital Assets	$2,202,174
511.4 Restricted Net Position	$0
512.4 Unrestricted Net Position	-$178,907
513 Total Equity - Net Assets / Position	$2,023,267
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	$3,551,073

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Amp 2
For the year ended March 31, 2023

	Low Rent	Capital Fund	Total Project
70300 Net Tenant Rental Revenue	$767,587		$767,587
70400 Tenant Revenue - Other	$17,431		$17,431
70500 Total Tenant Revenue	$785,018	$0	$785,018
70600 HUD PHA Operating Grants	$447,766	$215,262	$663,028
70610 Capital Grants		$246,746	$246,746
70710 Management Fee			
70720 Asset Management Fee			
70730 Book Keeping Fee			
70740 Front Line Service Fee			
70750 Other Fees			
70700 Total Fee Revenue			
70800 Other Government Grants			
71100 Investment Income - Unrestricted	$1,264		$1,264
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	$163,332		$163,332
71600 Gain or Loss on Sale of Capital Assets			
72000 Investment Income - Restricted			
70000 Total Revenue	$1,397,380	$462,008	$1,859,388
91100 Administrative Salaries	$142,352		$142,352
91200 Auditing Fees	$1,615		$1,615
91300 Management Fee	$156,049	$55,617	$211,666
91310 Book-keeping Fee	$17,843		$17,843
91400 Advertising and Marketing	$245		$245
91500 Employee Benefit contributions - Administrative	$57,109		$57,109
91600 Office Expenses	$194,225		$194,225
91700 Legal Expense	$1,419		$1,419
91800 Travel	$2,532		$2,532
91810 Allocated Overhead	$0		$0
91900 Other	$2,268		$2,268
91000 Total Operating - Administrative	$575,657	$55,617	$631,274
92000 Asset Management Fee	$24,600		$24,600
92100 Tenant Services - Salaries	$46,160		$46,160
92200 Relocation Costs	$0		$0

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Amp 2
For the year ended March 31, 2023

	Low Rent	Capital Fund	Total Project
92300 Employee Benefit Contributions - Tenant Services	$35,694		$35,694
92400 Tenant Services - Other	$3,851		$3,851
92500 Total Tenant Services	$85,705	$0	$85,705
93100 Water	$17,791		$17,791
93200 Electricity	$121,388		$121,388
93300 Gas	$5,523		$5,523
93400 Fuel	$0		$0
93500 Labor	$0		$0
93600 Sewer	$28,095		$28,095
93700 Employee Benefit Contributions - Utilities	$0		$0
93800 Other Utilities Expense	$381		$381
93000 Total Utilities	$173,178	$0	$173,178
94100 Ordinary Maintenance and Operations - Labor	$208,217		$208,217
94200 Ordinary Maintenance and Operations - Materials and Other	$101,701		$101,701
94300 Ordinary Maintenance and Operations Contracts	$75,652		$75,652
94500 Employee Benefit Contributions - Ordinary Maintenance	$85,664		$85,664
94000 Total Maintenance	$471,234	$0	$471,234
95100 Protective Services - Labor	$0		$0
95200 Protective Services - Other Contract Costs	$0		$0
95300 Protective Services - Other	$0		$0
95500 Employee Benefit Contributions - Protective Services	$0		$0
95000 Total Protective Services	$0	$0	$0
96110 Property Insurance	$29,129		$29,129
96120 Liability Insurance	$8,943		$8,943
96130 Workmen's Compensation	$7,171		$7,171
96140 All Other Insurance	$0		$0
96100 Total insurance Premiums	$45,243	$0	$45,243
96200 Other General Expenses	$0		$0
96210 Compensated Absences	$0		$0
96300 Payments in Lieu of Taxes	$61,630		$61,630
96400 Bad debt - Tenant Rents	$9,015		$9,015
96500 Bad debt - Mortgages	$0		$0
96600 Bad debt - Other	$0		$0
96800 Severance Expense	$0		$0
96000 Total Other General Expenses	$70,645	$0	$70,645

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Amp 2
For the year ended March 31, 2023

	Low Rent	Capital Fund	Total Project
96710 Interest of Mortgage (or Bonds) Payable	$0		$0
96720 Interest on Notes Payable (Short and Long Term)			
96730 Amortization of Bond Issue Costs	$0		$0
96700 Total Interest Expense and Amortization Cost	$0	$0	$0
96900 Total Operating Expenses	$1,446,262	$55,617	$1,501,879
97000 Excess of Operating Revenue over Operating Expenses	-$48,882	$406,391	$357,509
97100 Extraordinary Maintenance	$0		$0
97200 Casualty Losses - Non-capitalized	$0		$0
97300 Housing Assistance Payments	$0		$0
97350 HAP Portability-In	$0		$0
97400 Depreciation Expense	$109,217		$109,217
97500 Fraud Losses	$0		$0
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense	$0		$0
90000 Total Expenses	$1,555,479	$55,617	$1,611,096
10010 Operating Transfer In	$159,645		$159,645
10020 Operating transfer Out		-$159,645	-$159,645
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)	$159,645	-$159,645	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	$1,546	$246,746	$248,292
11020 Required Annual Debt Principal Payments	$0	$0	$0
11030 Beginning Equity	$1,789,139	$0	$1,789,139
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	$232,582	-$246,746	-$14,164

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Amp 2
For the year ended March 31, 2023

	Low Rent	Capital Fund	Total Project
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	2460		2460
11210 Number of Unit Months Leased	2376		2376
11270 Excess Cash	$758,584		$758,584
11610 Land Purchases	$0	$0	$0
11620 Building Purchases	$0	$0	$0
11630 Furniture & Equipment - Dwelling Purchases	$0	$246,746	$246,746
11640 Furniture & Equipment - Administrative Purchases	$0	$0	$0
11650 Leasehold Improvements Purchases	$0	$0	$0
11660 Infrastructure Purchases	$0	$0	$0
13510 CFFP Debt Service Payments	$0	$0	$0
13901 Replacement Housing Factor Funds	$0	$0	$0

Housing Authority of Henderson (KY012)
Financial Data Schedule, Audited, Single Audit
Entity Wide
March 31, 2023

	Project Total	6.2 Component Unit - Blended	14.228 Community Development Block Grants/State's Program	14.871 Housing Choice Vouchers	COCC	Total
111 Cash - Unrestricted	$1,718,514	$128,373	$250,431	$141,426	$791,614	$3,030,358
112 Cash - Restricted - Modernization and Development						$0
113 Cash - Other Restricted				$120,858		$120,858
114 Cash - Tenant Security Deposits	$92,916		$6,800		$600	$100,316
115 Cash - Restricted for Payment of Current Liabilities						$0
100 Total Cash	$1,811,430	$128,373	$257,231	$262,284	$792,214	$3,251,532
121 Accounts Receivable - PHA Projects						$0
122 Accounts Receivable - HUD Other Projects						$0
124 Accounts Receivable - Other Government						$0
125 Accounts Receivable - Miscellaneous					$1,739	$1,739
126 Accounts Receivable - Tenants	$30,370		$1,027		$0	$31,397
126.1 Allowance for Doubtful Accounts -Tenants	-$4,769		-$312		$0	-$5,081
126.2 Allowance for Doubtful Accounts - Other					$0	$0
127 Notes, Loans, & Mortgages Receivable - Current						$0
128 Fraud Recovery				$81,102		$81,102
128.1 Allowance for Doubtful Accounts - Fraud				-$81,102		-$81,102
129 Accrued Interest Receivable	$1,785				$136	$1,921
120 Total Receivables, Net of Allowances for Doubtful Accounts	$27,386	$0	$715	$0	$1,875	$29,976
131 Investments - Unrestricted						$0
132 Investments - Restricted						$0
135 Investments - Restricted for Payment of Current Liability						$0
142 Prepaid Expenses and Other Assets	$25,344		$860	$2,321	$3,324	$31,849
143 Inventories	$71,450					$71,450
143.1 Allowance for Obsolete Inventories	$0					$0
144 Inter Program Due From	$17,101					$17,101
145 Assets Held for Sale						$0
150 Total Current Assets	$1,952,711	$128,373	$258,806	$264,605	$797,413	$3,401,908
161 Land	$618,768		$158,022		$191,223	$968,013
162 Buildings	$5,123,671		$2,457,479		$232,217	$7,813,367
163 Furniture, Equipment & Machinery - Dwellings	$225,840				$0	$225,840
164 Furniture, Equipment & Machinery - Administration	$996,820			$53,273	$52,241	$1,102,334
165 Leasehold Improvements	$14,282,606		$20,201		$0	$14,302,807
166 Accumulated Depreciation	-$19,381,450		-$533,000	-$29,543	-$107,695	-$20,051,688

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	Project Total	6.2 Component Unit - Blended	14.228 Community Development Block Grants/State's Program	14.871 Housing Choice Vouchers	COCC	Total
167 Construction in Progress	$3,633,814		$0		$0	$3,633,814
168 Infrastructure	$0		$0		$0	$0
160 Total Capital Assets, Net of Accumulated Depreciation	$5,500,069	$0	$2,102,702	$23,730	$367,986	$7,994,487
171 Notes, Loans and Mortgages Receivable - Non-Current						$0
173 Grants Receivable - Non Current						$0
174 Other Assets						$0
176 Investments in Joint Ventures						$0
180 Total Non-Current Assets	$5,500,069	$0	$2,102,702	$23,730	$367,986	$7,994,487
200 Deferred Outflow of Resources	$631,904			$121,226	$241,850	$994,980
290 Total Assets and Deferred Outflow of Resources	$8,084,684	$128,373	$2,361,508	$409,561	$1,407,249	$12,391,375
311 Bank Overdraft						$0
312 Accounts Payable <= 90 Days	$33,981			$1,099	$1,384	$36,464
313 Accounts Payable >90 Days Past Due	$0					$0
321 Accrued Wage/Payroll Taxes Payable	$9,812				$12,052	$21,864
322 Accrued Compensated Absences - Current Portion	$7,981			$2,718	$9,689	$20,388
324 Accrued Contingency Liability						$0
325 Accrued Interest Payable						$0
331 Accounts Payable - HUD PHA Programs						$0
332 Account Payable - PHA Projects						$0
333 Accounts Payable - Other Government	$103,907		$14,095		$1,644	$119,646
341 Tenant Security Deposits	$92,916		$6,800		$600	$100,316
342 Unearned Revenue	$20,048	$83,678	$43			$103,769
345 Other Current Liabilities						$0
346 Accrued Liabilities - Other	$0		$221			$221
347 Inter Program - Due To	$0				$17,101	$17,101
348 Loan Liability - Current						$0
310 Total Current Liabilities	$268,645	$83,678	$21,159	$3,817	$42,470	$419,769
353 Non-current Liabilities - Other						$0
354 Accrued Compensated Absences - Non Current	$89,659			$30,541	$108,854	$229,054
355 Loan Liability - Non Current						$0
356 FASB 5 Liabilities						$0
357 Accrued Pension and OPEB Liabilities	$2,300,568			$432,287	$910,931	$3,643,786

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	Project Total	6.2 Component Unit - Blended	14.228 Community Development Block Grants/State's Program	14.871 Housing Choice Vouchers	COCC	Total
350 Total Non-Current Liabilities	$2,390,227	$0	$0	$462,828	$1,019,785	$3,872,840
300 Total Liabilities	$2,658,872	$83,678	$21,159	$466,645	$1,062,255	$4,292,609
400 Deferred Inflow of Resources	$608,151			$116,173	$235,389	$959,713
508.4 Net Investment in Capital Assets	$5,520,969	$0	$2,102,702	$23,730	$367,986	$8,015,387
511.4 Restricted Net Position	$0	$0	$0	$120,858	$0	$120,858
512.4 Unrestricted Net Position	-$703,308	$44,695	$237,647	-$317,845	-$258,381	-$997,192
513 Total Equity - Net Assets / Position	$4,817,661	$44,695	$2,340,349	-$173,257	$109,605	$7,139,053
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	$8,084,684	$128,373	$2,361,508	$409,561	$1,407,249	$12,391,375

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	Project Total	6.2 Component Unit - Blended	14.228 Community Development Block Grants/State's Program	14.871 Housing Choice Vouchers	COCC	Total
70300 Net Tenant Rental Revenue	$1,619,415		$141,684		$15,655	$1,776,754
70400 Tenant Revenue - Other	$80,257				$0	$80,257
70500 Total Tenant Revenue	$1,699,672	$0	$141,684	$0	$15,655	$1,857,011
70600 HUD PHA Operating Grants	$1,578,377			$2,957,601	$0	$4,535,978
70610 Capital Grants	$483,673				$0	$483,673
70710 Management Fee					$524,616	$0
70720 Asset Management Fee					$54,120	$0
70730 Book Keeping Fee					$37,710	$0
70740 Front Line Service Fee					$0	$0
70750 Other Fees						
70700 Total Fee Revenue					$616,446	$0
70800 Other Government Grants					$0	$0
71100 Investment Income - Unrestricted	$3,316			$29	$762	$4,107
71200 Mortgage Interest Income					$0	$0
71300 Proceeds from Disposition of Assets Held for Sale					$0	$0
71310 Cost of Sale of Assets					$0	$0
71400 Fraud Recovery				$11,729	$0	$11,729
71500 Other Revenue	$367,515	$5,597	$2,404	$2,520	$45,889	$423,925
71600 Gain or Loss on Sale of Capital Assets					$0	$0
72000 Investment Income - Restricted				$0	$0	$0
70000 Total Revenue	$4,132,553	$5,597	$144,088	$2,971,879	$678,752	$7,316,423
91100 Administrative Salaries	$194,713			$165,289	$378,022	$738,024
91200 Auditing Fees	$3,485		$57	$3,995	$765	$8,302
91300 Management Fee	$425,087		$16,985	$45,997		-$36,547
91310 Book-keeping Fee	$35,888		$1,943	$0		$121
91400 Advertising and Marketing	$518			$0	$3,802	$4,320
91500 Employee Benefit contributions - Administrative	$82,634			$99,646	$152,214	$334,494
91600 Office Expenses	$442,514		$648	$31,935	$45,363	$520,460
91700 Legal Expense	$8,381			$783	$1,386	$10,550
91800 Travel	$3,422			$833	$7,763	$12,018
91810 Allocated Overhead	$0			$0		$0
91900 Other	$4,619			$680	$0	$5,299
91000 Total Operating - Administrative	$1,201,261	$0	$19,633	$349,158	$589,315	$1,597,041

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	Project Total	6.2 Component Unit - Blended	14.228 Community Development Block Grants/State's Program	14.871 Housing Choice Vouchers	COCC	Total
92000 Asset Management Fee	$51,600		$2,680	$0		$160
92100 Tenant Services - Salaries	$101,219			$0	$0	$101,219
92200 Relocation Costs	$0			$0	$0	$0
92300 Employee Benefit Contributions - Tenant Services	$71,855			$0	$0	$71,855
92400 Tenant Services - Other	$4,626	$30,171		$0	$175	$34,972
92500 Total Tenant Services	$177,700	$30,171	$0	$0	$175	$208,046
93100 Water	$53,556		$847	$0	$5	$54,408
93200 Electricity	$294,240		$1,324	$0	$752	$296,316
93300 Gas	$71,385		$246	$0	$14	$71,645
93400 Fuel	$0			$0	$0	$0
93500 Labor	$0			$0	$0	$0
93600 Sewer	$79,459		$1,797	$0	$7	$81,263
93700 Employee Benefit Contributions - Utilities	$0			$0	$0	$0
93800 Other Utilities Expense	$1,525			$0	$0	$1,525
93000 Total Utilities	$500,165	$0	$4,214	$0	$778	$505,157
94100 Ordinary Maintenance and Operations - Labor	$451,274		$8,472	$0	$18	$459,764
94200 Ordinary Maintenance and Operations - Materials and Other	$219,439		$38,776	$0	$14,966	$273,181
94300 Ordinary Maintenance and Operations Contracts	$244,349		$16,653	$1,197	$44,340	$306,539
94500 Employee Benefit Contributions - Ordinary Maintenance	$236,688		$4,079	$0	$0	$240,767
94000 Total Maintenance	$1,151,750	$0	$67,980	$1,197	$59,324	$1,280,251
95100 Protective Services - Labor	$0			$0	$0	$0
95200 Protective Services - Other Contract Costs	$0			$0	$0	$0
95300 Protective Services - Other	$0			$0	$0	$0
95500 Employee Benefit Contributions - Protective Services	$0			$0	$0	$0
95000 Total Protective Services	$0	$0	$0	$0	$0	$0
96110 Property Insurance	$64,476		$2,436	$0	$378	$67,290
96120 Liability Insurance	$19,808		$147	$5,114	$6,980	$32,049
96130 Workmen's Compensation	$14,328			$1,850	$5,093	$21,271
96140 All Other Insurance	$0			$0	$0	$0
96100 Total insurance Premiums	$98,612	$0	$2,583	$6,964	$12,451	$120,610

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	Project Total	6.2 Component Unit - Blended	14.228 Community Development Block Grants/State's Program	14.871 Housing Choice Vouchers	COCC	Total
96200 Other General Expenses	$0			$0	$1,195	$1,195
96210 Compensated Absences	$0			$0	$0	$0
96300 Payments in Lieu of Taxes	$122,334		$14,134	$0	$1,645	$138,113
96400 Bad debt - Tenant Rents	$58,233		$32	$0	$0	$58,265
96500 Bad debt - Mortgages	$0			$0	$0	$0
96600 Bad debt - Other	$0			$0	$0	$0
96800 Severance Expense	$0			$0	$0	$0
96000 Total Other General Expenses	$180,567	$0	$14,166	$0	$2,840	$197,573
96710 Interest of Mortgage (or Bonds) Payable	$0			$0	$0	$0
96720 Interest on Notes Payable (Short and Long Term)				$0	$0	$0
96730 Amortization of Bond Issue Costs	$0			$0	$0	$0
96700 Total Interest Expense and Amortization Cost	$0	$0	$0	$0	$0	$0
96900 Total Operating Expenses	$3,361,655	$30,171	$111,256	$357,319	$664,883	$3,908,838
97000 Excess of Operating Revenue over Operating Expenses	$770,898	-$24,574	$32,832	$2,614,560	$13,869	$3,407,585
97100 Extraordinary Maintenance	$0			$0	$0	$0
97200 Casualty Losses - Non-capitalized	$0			$0	$0	$0
97300 Housing Assistance Payments	$0			$2,552,089	$0	$2,552,089
97350 HAP Portability-In	$0			-$1,125	$0	-$1,125
97400 Depreciation Expense	$297,354		$61,943	$6,397	$8,344	$374,038
97500 Fraud Losses	$0			$0	$0	$0
97600 Capital Outlays - Governmental Funds						
97700 Debt Principal Payment - Governmental Funds						
97800 Dwelling Units Rent Expense	$0			$0	$0	$0
90000 Total Expenses	$3,659,009	$30,171	$173,199	$2,914,680	$673,227	$6,833,840
10010 Operating Transfer In	$371,931			$0	$0	$371,931
10020 Operating transfer Out	-$371,931			$0	$0	-$371,931
10030 Operating Transfers from/to Primary Government				$0	$0	$0
10040 Operating Transfers from/to Component Unit				$0	$0	$0
10050 Proceeds from Notes, Loans and Bonds						
10060 Proceeds from Property Sales						
10070 Extraordinary Items, Net Gain/Loss				$0	$0	$0

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	Project Total	6.2 Component Unit - Blended	14.228 Community Development Block Grants/State's Program	14.871 Housing Choice Vouchers	COCC	Total
10080 Special Items (Net Gain/Loss)				$0	$0	$0
10091 Inter Project Excess Cash Transfer In						
10092 Inter Project Excess Cash Transfer Out						
10093 Transfers between Program and Project - In				$0	$0	$0
10094 Transfers between Project and Program - Out				$0	$0	$0
10100 Total Other financing Sources (Uses)	$0	$0	$0	$0	$0	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	$473,544	-$24,574	-$29,111	$57,199	$5,525	$482,583
11020 Required Annual Debt Principal Payments	$0	$0	$0	$0	$0	$0
11030 Beginning Equity	$4,375,025	$69,269	$2,369,460	-$222,924	$116,036	$6,706,866
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-$30,908			-$7,532	-$11,956	-$50,396
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						
11100 Changes in Allowance for Doubtful Accounts - Other						
11170 Administrative Fee Equity				-$289,640		-$289,640
11180 Housing Assistance Payments Equity				$116,383		$116,383
11190 Unit Months Available	5160		252	8856	24	14292
11210 Number of Unit Months Leased	4789		244	6133	24	11190
11270 Excess Cash	$1,316,405					$1,316,405
11610 Land Purchases	$6,483				$0	$6,483
11620 Building Purchases	$0				$0	$0
11630 Furniture & Equipment - Dwelling Purchases	$483,673				$0	$483,673
11640 Furniture & Equipment - Administrative Purchases	$0				$0	$0
11650 Leasehold Improvements Purchases	$0				$0	$0
11660 Infrastructure Purchases	$0				$0	$0
13510 CFFP Debt Service Payments	$0				$0	$0
13901 Replacement Housing Factor Funds	$0				$0	$0