DENVER HOUSING AUTHORITY

Annual Comprehensive Financial Report and Single Audit Report

Year Ended December 31, 2023

Denver, Colorado

Prepared by:
Denver Housing Authority
Finance and Administration Division

Housing Authority of the City and County of Denver

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June 12, 2024

Charles Gilford III, Chairperson of the Board of Commissioners
Members of the Board of Commissioners of the Housing Authority

We are pleased to present the Annual Comprehensive Financial Report (ACFR) for the Housing Authority of the City and County of Denver (DHA) for the fiscal year ended December 31, 2023. The U.S. Department of Housing and Urban Development (HUD) requires that all public housing authorities publish within nine months after the fiscal year-end, financial statements presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP) and audited accordance with auditing standards generally accepted in the United States of America. DHA's financial statements presented here have been audited by Plante & Moran, PLLC, a firm of licensed independent certified public accountants. Plante & Moran, PLLC issued an unmodified opinion on DHA's financial statements for the fiscal year ended December 31, 2023. The purpose of the independent audit is to provide reasonable assurance that the audited financial statements taken as a whole, are free of material misstatement. The data presented in this report is the responsibility of the management of DHA. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material aspects. GAAP requires that management provide a narrative introduction, overview and analysis to complement the basic financial statements in the form of Management's Discussion and Analysis (MD&A). DHA's MD&A can be found immediately following the report of the independent auditors. This transmittal letter is designed to complement the MD&A and should be read in conjunction with it.

As DHA's federal expenditures exceed $750,000, DHA is required to undergo an annual single audit in conformity with the provisions of the Single Audit Act Amendments of 1996 and U.S. Office of Management and Budget 2 CFR 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. DHA's policy requires the accounting firm to be independent certified public accountants with specific experience in auditing governmental entities. Information related to this single audit, including the 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*. The independent auditor's report on compliance with specific program requirements as set forth by the Code of Federal Regulations (CFR) for each major program and on internal control over compliance is performed in accordance with 2 CFR 200. The Schedule of Expenditures of Federal Awards; and the Schedule of Findings and Questioned Costs are included in the single audit section of this report.

Government Overview

DHA was created in 1938 as per the Housing Act of 1937 to provide safe, decent, and sanitary housing for low-income families of Denver in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development and other federal agencies. This report considers all DHA's programs and all its component units. Component units are legally separate entities for which a government is financially accountable. DHA was established as a quasi-municipal corporation by the City of Denver (the City). Although it maintains close ties with the

City in several respects, DHA is not a component unit of the City as defined by the pronouncements of the Governmental Accounting Standards Board. The governing body of the Authority is its Board of Commissioners (Board) comprises nine members appointed by the Mayor of the City. The Board appoints a Chief Executive Officer to administer the affairs of DHA. The City is not financially accountable for the operations of DHA, has no responsibility to fund deficits or receive surpluses, and has not guaranteed DHA's debt.

DHA is the largest Public Housing Authority in the Rocky Mountain Region. DHA's goals are accomplished through a variety of housing programs and activities. These activities include several programs developed by HUD such as the Public Housing Program, the Housing Choice Voucher Programs, and the Project Based Section 8 Program. In addition to these federal programs, DHA has established various instrumentalities to explore and develop innovative techniques for providing alternative housing possibilities for the low to moderate-income residents of Denver. These programs have allowed DHA the flexibility to develop several private/public partnerships providing a variety of housing opportunities for Denver residents. In 2023, DHA provided affordable housing to approximately 29,000 low- and moderate-income residents of Denver between our various affordable housing programs. As of December 31, 2023, DHA owned and operated 5,890 units, of which 2,982 are Public Housing units. In addition, DHA administered 8,180 Housing Choice Vouchers.

Economic Condition and Outlook

DHA's finances are affected more by Congressional housing legislation and the federal budget than by local economic factors. DHA's primary source of funding is HUD. As with most housing authorities, most of DHA's operating and capital funding comes from federal dollars in the form of operating subsidies, capital grant funds and housing assistance payments. In FY 2023, HUD and other governmental agencies provided 82.5% of DHA's primary government's total operating revenues. For the Public Housing program, housing authorities receive operating subsidies in accordance with an operating subsidy funding formula. In general, the calculated subsidy amount is the difference between an estimate of operating costs minus an estimate of income from rents. Operating subsidies are subject to annual appropriation by Congress. In 2023, the Public Housing program was funded at 93.02% of eligibility. Funding for the Housing Choice Voucher program was prorated at 97.167% of eligibility for administrative fees.

The federal fiscal year 2024 began on October 1, 2023, however, the 2024 omnibus appropriations bill was not signed into law until March 23, 2024. The bill provided an increase of 13.5% for HUD funding.

The proration levels used in the DHA 2023 budget were approximately 95%, 100% and 85% of eligibility for the Public Housing operating fund, Housing Assistance Payments and Housing Choice Voucher administrative fees, respectively.

Major Initiatives

It is DHA's mission to develop and provide high-quality affordable housing with responsive services, enabling people and communities to thrive. Beginning in the early 1990's, DHA began planning for the redevelopment of its distressed housing developments into newly constructed mixed-income communities. In December 2016, DHA was awarded a Choice Neighborhood

Initiative (CNI) Implementation grant in the amount of $30 million. As of December 31, 2023, approximately $29.8 million of the grant was expended. This grant will be used along with more than $358 million of leveraged resources to fund the comprehensive redevelopment of the Sun Valley Homes public housing community. In 2019, DHA received an additional CNI supplemental grant for $4 million. As of December 31, 2023, the grant was fully expended.

DHA received a 9% LIHTC award for Joli Housing Partners LLLP. This project is new construction of a 133-unit family apartment building. The project includes both Tax Credit and market rate units. Construction began at the end of 2022 and is scheduled to be completed in the Fall of 2024.

DHA received a 4% LIHTC award for Sol Housing Partners LLLP. This project is new construction of two apartment buildings with a total of 169 units. The project includes both Tax Credit and market rate units. Construction began in the Spring of 2023 and is scheduled to be completed in 2025.

DHA received a 4% LIHTC/State award for Flo Housing Partners LLLP. This project is new construction of a 212-unit senior and disabled apartment building. The project includes both Tax Credit and Project Based Section 8 Voucher units. Construction began in the Summer of 2023 and is scheduled to be completed in 2025.

Financial Information

DHA management is responsible for establishing and maintaining an internal control structure designed to ensure that the Authority's assets are protected from loss, theft, or misuse and that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with GAAP. DHA has designed its internal control structure to provide reasonable, but not absolute, assurances that these objectives are met. The concept of reasonable assurance recognizes that: (1) the costs of a control should not exceed the benefits likely to be derived and (2) the valuation of costs and benefits requires estimates and judgment by management.

Single Audit

As a recipient of federal awards, DHA is responsible for ensuring that adequate internal controls are in place to provide compliance with applicable laws, regulations, contracts and grants related to those programs. These internal controls are subject to periodic evaluation by management, and their independent auditors. As part of DHA's single audit, the adequacy of internal controls is tested, including that portion related to federal award programs, as well as DHA’s compliance with applicable laws, regulations, contracts and grants. DHA's single audit for the year ended December 31, 2023, found no instances of material weakness in the internal controls. Reports were prepared for this purpose and are included in this ACFR in the Single Audit Section.

Budgetary Controls

DHA exercises budgetary controls over all programs through a variety of internal control mechanisms. Automated systems allow checking for purchase orders against expenditure budgets and accounts. Second budgetary control is maintained by the encumbrance of estimated purchase amounts and contracts prior to releasing payments on the purchase orders. Third is an automated inquiry system which allows the user to look up account information to check budgets and detailed charges against budgets. Budget to actual reports are presented to the DHA Board and DHA Management for all DHA programs on a monthly basis.

Debt Administration

DHA's debt policy requires that debt will not be used to finance current operations. A summary of DHA's outstanding debt is provided under the MD&A following this report and in Note 7 to the basic financial statements.

Financial Policy Oversight

DHA's Board has appointed an Audit, Finance, and Pension (AFP) Committee composed of DHA board members. This committee meets regularly and also acts as DHA's Audit Committee. The responsibilities of the committee include review and approval of DHA's operating budgets, review of DHA's financial statements and audit findings, recommend the appointment of external auditors, oversee the financial operations of DHA, conduct entrance and exit meetings with DHA's independent auditors, oversee DHA Employees' Pension Plan, monitor internal controls, and oversee DHA's Investment portfolio. DHA's financial policy changes are reviewed and approved by the AFP Committee. In addition, DHA's Board has a Development and Operations Committee that reviews DHA's procurement, real estate development and financing activities.

Other Information

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to DHA for its Annual Comprehensive Financial Report for the year ended December 31, 2022. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports.

To be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized annual comprehensive financial report whose contents conform to program standards. The ACFR must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year. DHA has received a Certificate of Achievement since 1988. We believe our current report continues to conform to the Certificate of Achievement program requirements, and we are submitting it to GFOA.

DHA also received the GFOA's Distinguished Budget Presentation Award for its 2024 Comprehensive Budget. DHA has received this award since 1988.

Acknowledgments

Preparation of the Annual Comprehensive Financial Report on a timely basis was accomplished through the dedicated service of the entire staff of the Accounting Department. Each member of the Finance Division has our sincere appreciation for the contributions made in the preparation of this report.

In closing, without the leadership and support of the members of the Board of Commissioners and in particular, the DHA Audit Committee, preparation of this report would not have been possible.

Respectfully submitted,

Joaquín Cintrón Vega
Chief Executive Officer

Nichole Ford
Chief Financial Officer

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Denver Housing Authority
Colorado

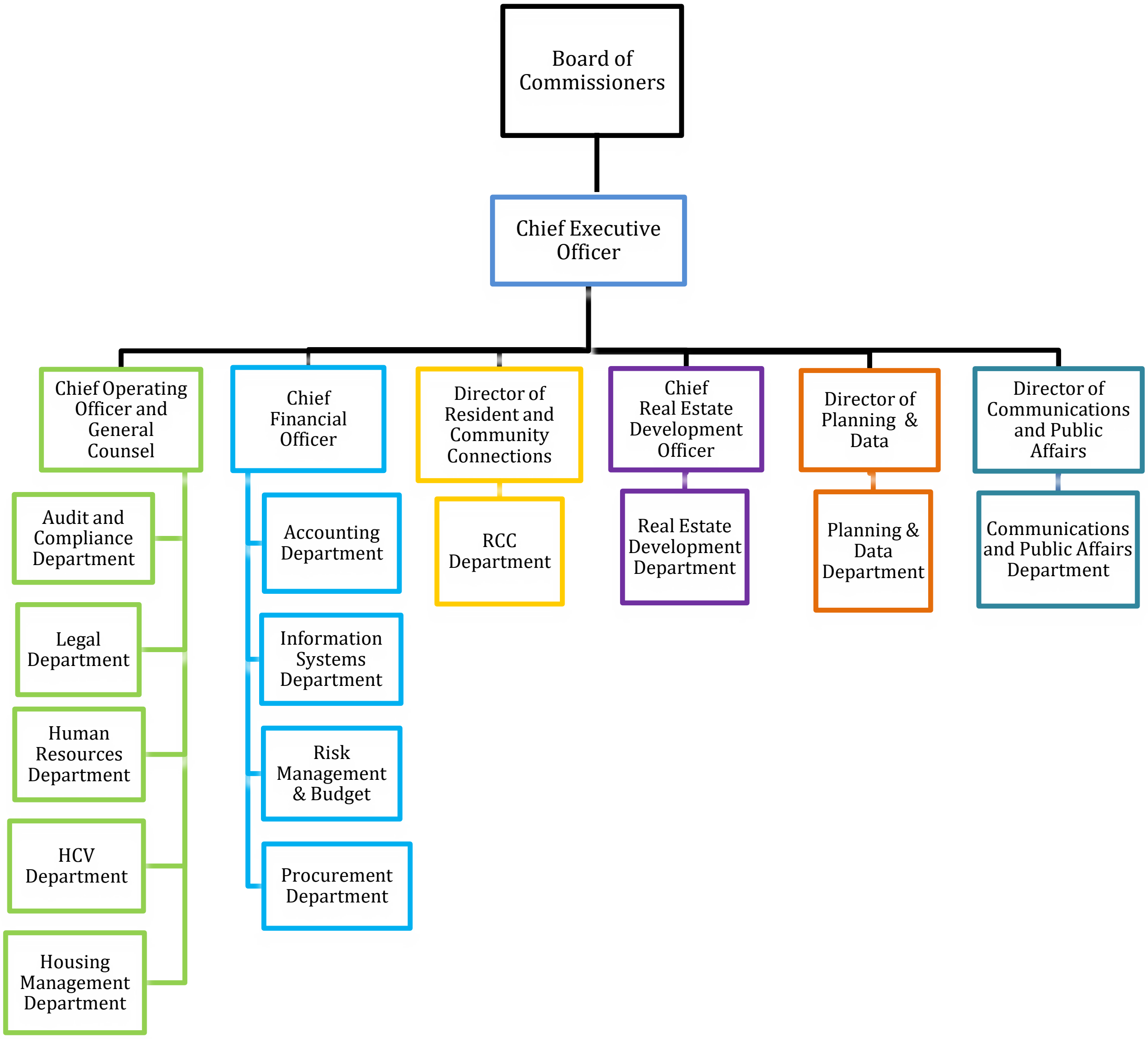
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2022

Christopher P. Morrill

Executive Director/CEO

Housing Authority of the City and County of Denver
Organizational Chart
December 31, 2023



Note: Commissioners are appointed by the Mayor of the City and County of Denver.

Housing Authority of the City and County of Denver

List of Principal Officials

December 31, 2023

Board of Commissioners

Grace Buckley	Chairperson
Fernando Sergio Ferrufino	Vice Chairperson
Melinda Pollack	Treasurer
Bruce Alexander	Commissioner
Craig Allen	Commissioner
Maria Sepulveda	Commissioner
Charles Gilford III	Commissioner
Judge Federico Alvarez	Commissioner
Vacant	Commissioner

Executive Leadership

Joaquín Cintrón Vega	Chief Executive Officer (as of April 1, 2024)
Joshua Crawley	Interim Chief Executive Officer (until March 31, 2024), Chief Operating Officer and General Counsel
Nichole Ford	Chief Financial Officer
Erin Clark	Chief Real Estate Investment Officer

Senior Staff

Angela Fletcher	Director of Housing Management
Loretta Owens	Director of Housing Choice Voucher Program
Annie Hancock	Director of Resident & Community Connections
Renee Martinez-Stone	Director of Planning & Data
Anthony Perez	Deputy Director of Housing Management
Irene Wehrwein	Deputy Director of Resident & Community Connections

FINANCIAL SECTION

Independent Auditor's Report

Management's Discussion and Analysis

Basic Financial Statements

Combining Financial Schedule

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Independent Auditor's Report

To the Board of Commissioners
Housing Authority of the City and County of Denver

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities and the aggregate discretely presented component units of the Housing Authority of the City and County of Denver (DHA) as of and for the year ended December 31, 2023 and the related notes to the financial statements, which collectively comprise DHA's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of DHA as of December 31, 2023 and the respective changes in its financial position and, where applicable, its cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of DHA and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. The financial statements of the discretely presented component units, with the exception of CSG Redevelopment Partners, LLLP, were not audited under *Government Auditing Standards*

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 DHA's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor’s Responsibilities for the Audit of the Financial Statements

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

To the Board of Commissioners
Housing Authority of the City and County of Denver

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of DHA'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 DHA's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which 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.

Other Supplementary Information

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

Other Information

Management is responsible for the other information included in the Annual Comprehensive Financial Report. The other information comprises the introductory section, the statistical section, and the HUD funded capital programs open and close out activity schedules but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

To the Board of Commissioners
Housing Authority of the City and County of Denver

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 whether the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 12, 2024 on our consideration of DHA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of DHA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering DHA's internal control over financial reporting and compliance.

Plante & Moran, PLLC

June 12, 2024

This narrative overview and analysis of the Housing Authority of the City and County of Denver's (DHA) performance through December 31, 2023, is provided as a supplement to DHA's year-end financial statements. Please read it in conjunction with the transmittal letter at the beginning of this report, the basic financial statements following this section, and the notes to the basic financial statements. The management's discussion and analysis is presented in conformance with the Government Accounting Standards Board (GASB) financial reporting model as set forth in GASB Statement No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*, as amended by GASB Statement No. 37, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments: Omnibus*.

As required under U.S. generally accepted accounting principles, DHA uses the accrual basis of accounting to prepare its basic financial statements. Under this basis of accounting, revenues are recognized in the period in which they are earned and expenses, including depreciation, are recognized in the period in which they are incurred. All assets and liabilities associated with the operation of DHA are included in the statements of net position.

Financial Highlights

- The assets and deferred outflows of resources of DHA exceeded liabilities and deferred inflows of resources at December 31, 2023, by $477.2 million (net position). Of this amount, $305.2 million (unrestricted net position) may be used to meet ongoing obligations, $128.8 million is the net investment in capital assets, and $43.2 million is restricted to meet defined obligations.

- Total net position increased by $24.4 million (5.4%) from the prior year, which is 31.8% lower than the 2022 increase in net position of $35.8 million. In the discussion below of the revenues, expenses and changes in net position, these changes will be addressed in detail.

- Deferred outflows decreased $0.4 million (5.4%) from the prior year due to the amortization of balances related to the acquisition of Thomas Bean Towers in 2021.

- Total liabilities increased by $107.7 million (24.8%) from the prior year largely due to draws on our lines of credit for $18.1 for Sun Valley infrastructure, bond issuance of $75.1 million for the Flo housing development, and a loan for $16.1 million to purchase the Best Western hotel.

- Deferred inflows decreased by $0.9 million (2.6%) from the prior year, which represents the recognition of lease revenue for leases in which DHA is a lessor in accordance with GASB No. 87, Leases. The deferred inflows of resources are being recognized as revenue over the life of the underlying lease terms.

- The DHA's current ratio reflects the relationship between current assets and current liabilities and is a measure of DHA's ability to pay short-term obligations. On December 31, 2023 and 2022, DHA's current ratio is 1.3:1 and 3.2:1, respectively.

Financial Analysis

Net Position

The Statement of Net Position presents information on DHA's assets plus deferred outflows of resources, and liabilities plus deferred inflows of resources with the difference between the two reported as net position. Items are presented in the order of liquidity and are classified as "current" (convertible to cash within one year) and "noncurrent". Over time, increases or decreases in net position may serve as useful indicators as to whether the DHA's financial health is improving or deteriorating.

Net position is summarized in the table below:

		2023	2022
Current assets	$	177,681,572	106,727,552
Other noncurrent assets		553,925,835	539,407,498
Capital assets, net		315,128,213	267,070,146
Total assets	$	1,046,735,620	913,205,196
Deferred Outflows	$	7,386,808	7,808,911
Current liabilities	$	131,738,918	31,965,445
Current liabilities payable from restricted assets		1,531,222	1,526,706
Noncurrent liabilities		408,315,236	400,350,277
Total liabilities		541,585,376	433,842,428
Deferred Inflows	$	35,336,128	34,437,943
Net investment in capital assets	$	128,816,686	113,794,413
Restricted		43,132,673	41,306,701
Unrestricted		305,251,565	297,632,622
Total net position	$	477,200,924	452,733,736

Current assets include cash, investments, receivables, current portion of notes receivable and lease receivable, inventories, prepaid items, and restricted assets. Current assets are $70.9 million (66.5%) higher at December 31, 2023, than December 31, 2022. This was primarily due to the following changes: current notes receivable increased $51.9 million related to the pass-through debt for DPCUs for GreenHaus, Thrive and Broadway, and restricted cash increased $11.2 million due to disbursement accounts for Flo ($1.7M) and Joli ($9.7M). Due from DPCU increased $5.1 million of which primarily due to short-term developer and general partner advances.

Other Noncurrent assets include notes receivable, receivables from DPCUs, other (investments in partnerships and leasehold improvements), lease receivables and cash. Other noncurrent assets are $14.5 million (2.7%) higher at December 31, 2023 than December 31, 2022. Noncurrent notes receivable decreased $20.4 million. Proceeds of $31.9 million were used to fund construction of the following properties: Joli, GreenHaus, Thrive, Blake and Broadway, Flo, and Sol. Notes for GreenHaus, Thrive, and Broadway in the amount of $51.9 million are now reflected in the current portion of notes receivable. Developer fees were earned and deferred based on certain milestones for the following partnerships: GreenHaus, Thrive, Blake and Broadway, Joli, Flo, and Sol.

Total liabilities of DHA, which are segregated between current and noncurrent portions, amounted to \$541.6 million and \$433.8 million at December 31, 2023, and 2022, respectively.

Current liabilities include accounts payable, compensated absences payable, accrued liabilities, unearned revenue, intergovernmental payables, lease liabilities, accrued interest payable, current portions of the notes and bonds payable, due to other funds, escrows, and tenant security deposits. A liability is considered to be current if it is due within one year. Current liabilities increased \$99.8 million (312.1%) from 2022 to 2023. This increase is primarily due to the bonds and notes for several construction projects coming due in 2023. In addition to the \$51.9 million for GreenHaus, Thrive, and Broadway described above, there are also two New Market Tax Credit properties coming to the end of their 7-year compliance period. The first is 1035 Osage which has \$11.2 million in debt that will be refinanced and \$11.1 million that will be forgiven in the unwinding of the NMTC deal. The second is Vida Commercial Partners which has \$5.7 million that will also be refinanced before the end of the year. Lastly, DHA had purchased a Best Western hotel in collaboration with the City and County of Denver for the DHA Delivers for Denver (D3) Permanent Supportive Housing (PSH) program. DHA received an American Rescue Plan Act grant in the amount of \$15.7 million to pay off most of this loan (see Note 16 – Subsequent Events).

Noncurrent liabilities increased \$8.0 million (2.0%) and is primarily in bonds and notes payable (\$8.0 million). Bonds were issued for Flo (\$75.1 million) and a loan was taken out to purchase the Best Western hotel (\$16.1 million). Draws were made on the line-credit totaling \$18.1 million to continue work on the Sun Valley infrastructure. Scheduled principal payments of \$10.9 million were made including \$5.0 million for the D3 Program bonds. The remaining decrease in noncurrent notes and bonds payable is due to reclassing the amount due within one year to current notes and bonds payable.

Net position represents the equity of DHA after liabilities are subtracted from assets. Net position is divided into three major categories. The first category, net investment in capital assets, shows DHA's equity in land, buildings and improvement, construction in progress, and machinery and equipment. The second category, restricted net position, has external limitations on the way in which these assets can be used. The last category, unrestricted net position, is available to be used for any lawful and prudent DHA purpose.

The total net position of DHA increased \$24.4 million during the year ended December 31, 2023. Net investment in capital assets increased \$15 million (13.2%) over the prior year due to the initiatives in developing new and renovated housing described above. Unrestricted net position increased \$7.6 million (2.6%), during the year from \$297.6 million to \$305.2 million.

Revenues, Expenses, and Changes in Net Position

The Statement of Revenues, Expenses, and Changes in Net Position presents information showing how DHA's net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Therefore, revenues and expenses are reported for some items that will only result in cash flows in future years.

Changes are summarized in the table below:

		2023	2022
Operating revenues:			
Rental revenues	$	16,386,113	14,367,294
Intergovernmental		164,482,084	154,689,592
Other revenues		18,483,960	14,487,872
Total operating revenues		199,352,157	183,544,758
Operating expenses:			
Administrative		25,938,569	22,576,857
Utilities		6,221,727	5,859,526
Ordinary and nonroutine maintenance		15,867,848	19,483,813
General		4,224,465	3,453,389
Depreciation		9,514,115	7,830,861
Housing assistance payments		112,381,459	97,418,414
Other operating expenses		13,951,778	13,663,963
Total operating expenses		188,099,961	170,286,823
Operating gain		11,252,196	13,257,935
Nonoperating revenues (expenses):			
Nonfederal intergovernmental		7,453,949	7,472,376
Interest revenue		15,211,749	8,915,827
Net increase (decrease) in the fair value of investments		491,582	(455,482)
Interest expense		(16,168,678)	(12,005,932)
Financing expense		(308,688)	(225,355)
Amortization expense		(1,056,900)	(833,866)
Disposition of assets, net gain (loss)		(21,006)	5,194,456
Nonoperating revenues, net		5,602,008	8,062,024
Gain before capital grants and contributions		16,854,204	21,319,959
Capital and other grants		7,612,984	14,514,408
Change in net position		24,467,188	35,834,367
Net position, January 1		452,733,736	416,899,369
Net position, December 31	$	477,200,924	452,733,736

Operating revenues increased approximately $15.8 million (8.6%) in comparison to the prior year. The majority of which is from a $9.8 million increase in intergovernmental revenues. The increase is due to increased Housing Assistance Payments (HAP) revenue in the Housing Choice Voucher (HCV) program of $14.9 million. The Budget Authority for HCV HAP was increased by an inflation factor of approximately 9.9%. In the Public Housing program, the operating subsidy proration decrease from 104.93% in 2022 to 93.02% in 2023 resulting in decreased funding of $4.4 million.

Operating expenses increased approximately $17.7 million (10.4%) in comparison to the prior year due to increases in administrative expenses and HAP payments. Administrative expenses increased $3.4 million over the prior year primarily due to increased staffing. HAP expenses increased $15.0 million over the prior year due to both an increase in the number of units leased as well as an increase in the per unit cost of each unit leased.

Non-operating revenues, net of non-operating expenses, decreased approximately $5.2 million (100.4%) in comparison to the prior year. Interest expense increased $4.1 million due to the increase in notes and bonds payable of $103.3 million. Interest revenue increased $6.2 million due to $4.3 million in bond interest for Flo and D3 and increased interest rates. Disposition of assets, net of gain (loss) decreased $5.2 million (100.4%) as the 2023 sale of Weir Gulch resulted in a small loss of $21,006 while the 2022 sale of property at 17th and Pennsylvania had a gain of $5.2 million gain.

Revenue from capital grants decreased $6.9 million (47.5%) in 2023. These grants are reimbursement based and are received as expenditures are made. The decrease in revenue is primarily due to the use of $10.5 million in funds in 2022 for the development of Thrive, GreenHaus, and Joli while the use of funding in 2023 was much lower ($3.6 million) as the grant is getting closer to its end date. Capital fund spending was intentionally lower in 2022 in anticipation of spending more of the multi-year grant in 2023 for the renovation of Thomas Bean Towers. This resulted in an increase of spending in 2023 of $1.2 million as planned.

Capital Assets and Debt Administration

DHA's capital assets are summarized in the table below:

		2023	2022
Land	$	96,455,775	90,208,395
Buildings		318,087,620	273,103,752
Improvements		35,812,027	34,105,851
Machinery and equipment		13,286,849	11,556,142
Construction in process		55,967,308	53,827,643
Right to use		1,463,824	1,463,824
Total capital assets		521,073,403	464,265,607
Less accumulated depreciation		(205,945,190)	(197,195,461)
Net capital assets	$	315,128,213	267,070,146

Capital assets increased by $48.1 million (18.0%) in 2023. Larger additions include: Sun Valley infrastructure ($14.3 million), SV JHP Condo 46 ($7.0 million), Joli Commercial Partners Inc. ($4.9 million), SV SHP Condo 37 ($4.4 million), public housing capital fund ($1.2 million), and the acquisition of the Best Western hotel ($19.0 million). Depreciation in 2023 was $9.5 million.

DHA's outstanding long-term debt is summarized in the table below:

		2023	2022
DHP Note – Lincoln Park	$	450,000	450,000
DHP Lincoln Park – First Bank Loan		430,304	576,698
DHA Bonds - CSG		11,855,000	11,970,000
DHA Bonds - Mariposa 7		2,065,593	2,097,164
KeyBank Line of Credit		15,100,000	8,977,025
First Bank Line of Credit		25,000,000	13,025,000
Low Rent EPC III – Banc of America Public Capital		6,717,717	8,051,596
DHC EPC - Banc of America Public Capital		2,961,657	3,993,254
Three Towers – CFFP Revenue Bonds		2,150,000	2,620,000
1035 Osage - Northern Trust		11,235,493	11,451,156
1035 Osage - NMTC QLICI		29,698,000	29,698,000
YEA - NMTC QLICI		1,862,000	1,862,000
Vida - Wells Fargo		5,666,385	5,780,248
Vida - Citywide Bank Line of Credit		2,034,949	3,507,125
VCP - NTMC QLICI		11,550,000	11,550,000
DHA Bonds - Vida II		6,861,196	6,925,020
DHA Bonds - Platte Valley		1,469,284	1,491,443
DHA Bonds - Gateway North		12,542,303	12,690,357
DAE - Great Western		1,951,924	2,092,671
DMS - Enterprise Community Loan Fund		1,742,863	1,881,461
Enfinity - CHFA		3,485,000	3,840,000
DHP - D3 Bonds		110,905,000	115,890,000
DHA Bonds - Greenhaus		37,890,000	37,890,000
Globeville ANB		3,467,249	3,500,000
DHA Bonds - Thrive		49,355,000	49,355,000
DHA Bonds - Blake and Broadway		26,000,000	24,522,548
Joli Market Rate - First Bank Construction		3,281,692	117,050
Joli - NMTC QLICI		15,485,000	15,485,000
Joli - Enterprise Loan		6,500,000	6,500,000
Park Ave 1B - CHFA 1st Mortgage		4,323,859	4,435,234
Sol Pacific West Construction Note		421,634	-
Flo Tax Exempt DHA Revenue Bonds		48,765,000	-
Flo Taxable DHA Revenue Bonds		26,300,000	-
Best Western - Northern Trust		16,050,000	-
	$	505,574,102	402,225,050

All debt service payments were made in 2023 as scheduled. Additional information on DHA's long-term debt can be found in Note 7 to the basic financial statements.

Economic Factors Affecting DHA's Future

Most of DHA's funding is from federal agencies in the form of public housing operating subsidies, capital fund grants, HCV housing assistance payments, and other smaller grants. For many years, Congress and the federal government cut federal subsidies due to federal budget priorities. The reduced funding had a large impact on DHA's economic position because federal housing dollars make up the largest source of revenue for DHA. Fortunately, the funding in recent years has been higher than expected though not yet at full eligibility. During 2023, DHA expended $164.3 million in federal dollars for its operating and capital programs.

On March 23, 2024, the 2024 omnibus appropriations bill was signed into law and included an increase of 13.5% for HUD funding. It is anticipated that housing assistance payments for the HCV program, which is DHA's largest housing program serving over 8,000 families, will be fully funded. The administrative fee for HCV is anticipated to be prorated at 88% and the Public Housing subsidies proration is estimated to be 95%.

The local economy is strong and Denver has a low unemployment of 4.4%. Vacancy rates are higher than the previous year but are relatively low at 6.1%. Rents for residential properties have not been impacted by the increase and are comparable to the prior year.

Requests for Information

This financial report is designed to provide the reader with a general overview of DHA's finances and to demonstrate DHA's financial accountability over its resources. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Nichole Ford
Chief Financial Officer
The Housing Authority of the City and County of Denver
P. O. Box 40305
Denver, Colorado 80204
(DHA Web site is at: www.denverhousing.org)

Housing Authority of the City and County of Denver
Statement of Net Position
December 31, 2023

Assets & Deferred Outflow of Resources		Primary Government	Discretely Presented Component Units
Current assets:			
Cash and cash equivalents	$	13,038,246	2,159,445
Investments		56,042,348	12,117,946
Receivables, net		5,891,988	1,645,884
Current portion of notes receivable		53,047,412	-
Current portion of lease receivable		893,650	-
Due from DPCU		11,363,650	-
Due from DPCU - Leases		64,010	-
Due from DHA		-	1,743,600
Inventories		53,467	-
Prepaid items		575,725	183,640
Restricted:			
Cash		30,844,855	14,731,471
Investments		5,866,221	633,754
Total current assets		177,681,572	33,215,740
Noncurrent assets:			
Noncurrent portion of notes receivable		390,798,752	-
Due from DPCU		24,825,011	-
Due from DHA		-	696,447
Due from DPCU - Leases		2,846,409	-
Lease receivable - long term		16,974,404	-
Other		5,430,764	5,874,800
Restricted:			
Cash		113,050,495	-
Capital assets, net:			
Land		96,455,775	1,730,000
Buildings		143,306,065	479,190,913
Improvements		10,211,495	18,086,195
Machinery and equipment		8,406,610	2,024,035
Construction in progress		55,967,308	66,617,835
Right to use		780,960	33,358,146
Total capital assets		315,128,213	601,007,124
Total noncurrent assets		869,054,048	607,578,371
Total assets		1,046,735,620	640,794,111
Deferred outflow of resources:			
Total deferred outflow of resources		7,386,808	-
Total assets and deferred outflow of resources	$	1,054,122,428	640,794,111

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Statement of Net Position
December 31, 2023

Liabilities, Deferred Inflow of Resources & Net Position		Primary Government	Discretely Presented Component Units
Current liabilities:			
Accounts payable	$	8,134,101	16,030,829
Compensated absences payable		1,032,508	-
Accrued liabilities		4,390,806	4,337,385
Unearned revenue		6,462,553	457,511
Intergovernmental payables		69,596	-
Lease liability - current portion		204,773	-
Accrued interest payable		5,088,423	733,233
Current portion of notes payable		104,612,558	53,819,543
Due to DPCU		1,743,600	-
Due to DHA		-	11,363,650
Due to DHA - leases		-	138,389
		131,738,918	86,880,540
Current liabilities payable from restricted assets:			
Current portion of bonds payable		572,942	-
Family Self Sufficiency escrow		425,194	250
Tenant security deposits		533,086	716,949
Current liabilities payable from restricted assets		1,531,222	717,199
Total current liabilities		133,270,140	87,597,739
Noncurrent liabilities:			
Compensated absences payable		140,797	-
Due to DHA		-	24,825,011
Due to DPCU		696,447	-
Due to DHA - leases		-	17,950,880
Accrued Liabilities		4,839,285	51,676,601
Unearned revenue		1,008,955	-
Lease liability		585,832	-
Notes and bonds payable, net of current portion		400,388,602	393,366,507
Family Self Sufficiency escrow		655,318	46,355
Total noncurrent liabilities		408,315,236	487,865,354
Total liabilities		541,585,376	575,463,093
Deferred inflow of resources		35,336,128	-
Net position:			
Investment in capital assets		128,816,686	135,731,805
Restricted:			
Housing Assistance Payments - Section 8		149,648	-
Operating Reserve Fund		1,677,242	5,376,668
ACC Reserve		3,859,962	1,247,901
Bond Project Fund		408	
Master Payment Fund		146	-
Replacement Reserve Fund		4,334,508	6,642,314
Debt Service Reserve Fund		420,954	124,000
Escrow Fund		453,741	1,001,261
Disposition Proceeds		23,135,939	-
Redemption Bond Fund		29,113	-
Other		9,071,012	209,527
Unrestricted		305,251,565	(85,002,458)
Total net position		477,200,924	65,331,018
Total liabilities, deferred inflow of resources and net position	$	1,054,122,428	640,794,111

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Statements of Revenues, Expenses, and Changes in Net Position
Period Ended December 31, 2023

		Primary Government	Discretely Presented Component Units
Operating revenues:			
Rental revenues	$	14,184,474	19,668,219
Nondwelling revenue		2,201,639	135,677
Intergovernmental		164,482,084	9,020,231
Property Management fee revenue		1,968,660	-
Developer fee revenue		5,840,691	-
Renewable Energy Credit revenue		545,479	-
HAP Revenue from outside source		-	844,268
Other revenues		9,233,131	557,406
Charges for services		895,999	-
Total operating revenues		199,352,157	30,225,801
Operating expenses:			
Administrative		25,938,569	3,342,086
Management fees		641,390	2,334,691
Tenant services		4,914,132	77,964
Utilities		6,221,727	3,894,623
Ordinary maintenance		10,546,611	8,434,061
General		4,224,465	3,818,216
Nonroutine maintenance		5,321,237	603,942
Depreciation		9,514,115	19,180,670
Housing assistance payments		112,381,459	-
Cost of sales and services		2,908,488	-
Other operating expenses		5,487,768	-
Total operating expenses		188,099,961	41,686,253
Operating income (loss)		11,252,196	(11,460,452)
Nonoperating revenues (expenses):			
Nonfederal Intergovernmental		7,453,949	-
Interest revenue - leases		666,357	-
Interest revenue - other		14,545,392	453,270
Net increase (decrease) in the fair value of investments		491,582	83,069
Interest expense - leases		(41,030)	(370,729)
Interest expense - other		(16,127,648)	(12,977,435)
Financing expense		(308,688)	-
Amortization expense - leases		(541,522)	(150,811)
Amortization expense - other		(515,378)	(130,523)
Mortgage insurance expense		-	(23,381)
Gain (loss) on disposition of assets		(21,006)	-
Nonoperating revenues (expenses), net		5,602,008	(13,116,540)
Income (loss) before other revenues, expenses, gains, losses, and transfers		16,854,204	(24,576,992)
Capital grants - Capital Fund		3,983,984	-
Capital grants - other than Capital Fund		3,629,000	-
Capital contributions from general and limited partners		-	1,651,782
Changes in net position		24,467,188	(22,925,210)
Net position, Beginning of Period		452,733,736	88,256,228
Net position, End of Period	$	477,200,924	65,331,018

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Statements of Cash Flows
For the Fiscal Year Ended December 31, 2023

	Primary Government
Cash flows from operating activities:	
Receipts from HUD	$ 162,534,627
Receipts from tenants and others	43,403,433
Payments to employees	(26,472,455)
Payments to vendors and suppliers	(169,874,993)
Net cash provided by operating activities	9,590,612
Cash flows from noncapital financing activities:	
Intergovernmental nonoperating subsidy and grants	7,453,949
Net cash provided by noncapital financing activities	7,453,949
Cash flows from capital and related financing activities:	
Issuance of note payable	114,276,699
Principal payments on debt	(10,927,653)
Lease receipts	4,135,123
Lease payments	(347,596)
Interest payments	(13,773,737)
Other financing and project development costs	(9,125)
Capital grants	7,612,984
Acquisition and construction of capital assets	(55,661,113)
Proceeds from sale of assets	2,452,694
Net cash provided by capital and related financing activities	47,758,276
Cash flows from investing activities:	
Issuance of notes receivable	(31,816,189)
Receipt of payment on notes receivable	405,093
Proceeds from sales and maturities of investments	25,209,679
Purchase of investments	(26,952,216)
Investment in partnership	(50,021)
Interest received	14,272,431
Net cash used in investing activities	(18,931,223)
Net increase in cash and cash equivalents	45,871,614
Cash and cash equivalents, January 1	111,061,982
Cash and cash equivalents, December 31 (includes $143,895,350 in restricted cash)	$ 156,933,596

Continued on next page

Housing Authority of the City and County of Denver
Statements of Cash Flows
For the Fiscal Year Ended December 31, 2023

		Primary Government
Reconciliation of operating income to net cash provided by operating activities:		
Operating income (loss)	$	11,252,196
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation		9,514,115
Amortization of deferred inflows – leases		(1,800,537)
Changes in operating assets and liabilities:		
Accounts Receivables		
Tenants		(102,338)
Intergovernmental		1,392,524
Other		1,018,847
Due from DCU		(9,086,287)
Inventories		(9,615)
Prepaid items		(8,554)
Accounts payable		(802,388)
Compensated absences payable		37,273
Accrued liabilities		(86,100)
Unearned revenue		(1,987,459)
Intergovernmental payable		3,578
Due to DCU		158,440
Family Self Sufficiency escrow		73,026
Tenant security deposits		23,891
Net cash provided by operating activities	$	9,590,612

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Balance Sheet
Discretely Presented Component Units
December 31, 2023

Assets & Deferred Outflow of Resources		Park Avenue Redevelopment Block 3B	Park Avenue Redevelopment Block 4B	Park Avenue Redevelopment Block 5B	Three Towers Partners LLLP	Westwood Homes LLLP
Current assets:						
Cash and cash equivalents	$	202,131	141,840	742,271	250	-
Investments		23,618	313	323	5,000	-
Receivables:						
Tenants		37,926	39,345	42,018	11,765	43,142
Interest		-	-	-	-	-
Intergovernmental		-	-	-	-	-
HAP from outside source		-	-	-	-	-
Other		-	-	-	375,751	12,582
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Assets held for sale		-	-	-	-	-
Prepaid items		2,284	2,321	-	2,747	3,221
Restricted:						
Cash		637,223	785,113	966,046	2,944,522	1,175,790
Investments		-	-	-	19,955	52,268
Total current assets		903,182	968,932	1,750,658	3,359,990	1,287,003
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DHA		-	-	-	-	-
Due from DHA - leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	-
Other		6,121	14,533	22,264	-	30,515
Restricted:						
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Capital assets:		-	-	-	-	-
Land		-	-	-	-	-
Buildings		20,161,311	19,185,391	17,314,345	53,445,529	27,187,653
Accumulated depreciation – buildings		(10,882,341)	(9,717,619)	(5,356,319)	(29,449,971)	(8,470,083)
Improvements		1,325,800	653,292	930,272	761,020	878,696
Accumulated depreciation – improvements		(1,322,652)	(609,024)	(766,306)	(714,688)	(516,257)
Machinery and equipment		204,485	235,254	315,786	542,894	313,005
Accumulated depreciation – machinery and equipment		(204,485)	(235,254)	(309,645)	(489,309)	(307,666)
		-	-	-	-	-
Construction in progress		-	-	-	13,580	-
Right to use, net of amortization		3,226,208	-	3,281,046	-	-
Total capital assets		12,508,326	9,512,040	15,409,179	24,109,055	19,085,348
Total noncurrent assets		12,514,447	9,526,573	15,431,443	24,109,055	19,115,863
Total assets		13,417,629	10,495,505	17,182,101	27,469,045	20,402,866
Deferred Outflow of Resources						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	13,417,629	10,495,505	17,182,101	27,469,045	20,402,866

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Balance Sheet (continued)
Discretely Presented Component Units
December 31, 2023

Assets & Deferred Outflow of Resources		1099 Osage LLLP	Mariposa Partners II LLLP	Mariposa Partners III LLLP	Mariposa Partners IV LLLP	Mariposa Partners VI LLLP
Current assets:						
Cash and cash equivalents	$	200	247,673	169,976	60,317	187,612
Investments		147,134	30	233	66,445	216
Receivables:						
Tenants		6,353	78,934	69,456	54,133	86,300
Interest		-	-	-	-	-
Intergovernmental		-	-	-	-	-
HAP from outside source		-	-	-	-	-
Other		-	15,810	-	50,128	15,980
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Assets held for sale		-	-	-	-	-
Prepaid items		965	12,500	12,500	-	-
Restricted:						
Cash		619,523	714,344	594,023	431,028	490,286
Investments		6,660	-	-	-	-
Total current assets		780,835	1,069,291	846,188	662,051	780,394
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DHA		-	197,561	212,463	112,235	174,188
Due from DHA - leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	-
Other		31,675	117,774	126,837	39,728	64,035
Restricted:						
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Capital assets:		-	-	-	-	-
Land		-	-	-	-	-
Buildings		20,232,871	19,020,385	20,459,998	17,603,030	21,652,913
Accumulated depreciation – buildings		(7,232,633)	(4,684,552)	(5,073,879)	(3,943,123)	(4,090,074)
Improvements		829,464	2,381,619	1,304,058	1,389,838	1,040,122
Accumulated depreciation – improvements		(490,223)	(1,021,487)	(379,771)	(472,416)	(231,471)
Machinery and equipment		148,530	289,004	410,179	237,358	286,078
Accumulated depreciation – machinery		(146,912)	(275,225)	(410,178)	(237,358)	(286,078)
and equipment		-	-	-	-	-
Construction in progress		-	-	-	-	-
Right to use, net of amortization		-	-	-	-	-
Total capital assets		13,341,097	15,709,744	16,310,407	14,577,329	18,371,490
Total noncurrent assets		13,372,772	16,025,079	16,649,707	14,729,292	18,609,713
Total assets		14,153,607	17,094,370	17,495,895	15,391,343	19,390,107
Deferred Outflow of Resources						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	14,153,607	17,094,370	17,495,895	15,391,343	19,390,107

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Balance Sheet (continued)
Discretely Presented Component Units
December 31, 2023

Assets & Deferred Outflow of Resources		Mariposa Partners VII LLLP	Mariposa Partners VIII LLLP	CSG Redevelopment Partners LLLP	Mountain View Redevelopment LLLP	South Lowell Redevelopment LLLP
Current assets:						
Cash and cash equivalents	$	-	266,229	82,388	53,145	-
Investments		155,907	735	3,555,079	1,921,165	147,385
Receivables:						
Tenants		9,561	44,420	17,551	8,950	17,770
Interest		-	-	-	-	-
Intergovernmental		-	-	-	-	-
HAP from outside source		-	-	-	-	-
Other		600	-	35,314	12,780	326
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	1,723,635	-	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Assets held for sale		-	-	-	-	-
Prepaid items		5,681	-	3,701	1,593	419
Restricted:						
Cash		336,245	174,496	-	1,648,546	564,352
Investments		4,075	-	68,759	61,066	20,120
Total current assets		512,069	485,880	5,486,427	3,707,245	750,372
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DHA		-	-	-	-	-
Due from DHA - leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	-
Other		24,536	36,957	74,902	44,068	28,519
Restricted:						
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Capital assets:		-	-	-	-	-
Land		-	-	-	-	-
Buildings		14,020,293	7,051,999	35,571,496	24,282,268	16,686,255
Accumulated depreciation – buildings		(2,913,911)	(1,221,928)	(8,188,746)	(9,357,821)	(4,253,824)
Improvements		514,868	571,454	1,186,999	849,804	1,327,486
Accumulated depreciation – improvements		(111,238)	(129,425)	(504,634)	(571,259)	(670,006)
Machinery and equipment		68,874	70,588	468,492	208,240	278,791
Accumulated depreciation – machinery		(51,116)	(54,489)	(454,413)	(188,270)	(256,226)
and equipment		-	-	-	-	-
Construction in progress		-	-	-	-	-
Right to use, net of amortization		990	990	948,397	3,106,464	1,406,718
Total capital assets		11,528,760	6,289,189	29,027,591	18,329,426	14,519,194
Total noncurrent assets		11,553,296	6,326,146	29,102,493	18,373,494	14,547,713
Total assets		12,065,365	6,812,026	34,588,920	22,080,739	15,298,085
Deferred Outflow of Resources						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	12,065,365	6,812,026	34,588,920	22,080,739	15,298,085

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Balance Sheet (continued)
Discretely Presented Component Units
December 31, 2023

Assets & Deferred Outflow of Resources		Blake & Broadway LLLP	Vida Housing Partners I LLLP	Vida Housing Partners II LLLP	Platte Valley Homes LLLP	Shoshone Housing Partners LLLP
Current assets:						
Cash and cash equivalents	$	-	-	5,413	-	-
Investments		4,726	182,235	3,044,098	5,000	198,751
Receivables:						
Tenants		20,055	3,814	17,506	16,258	43,595
Interest		-	-	-	-	-
Intergovernmental		-	-	-	-	-
HAP from outside source		-	-	-	-	-
Other		73,081	3,000	-	3,196	-
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Assets held for sale		-	-	-	-	-
Prepaid items		7,476	14,993	26,418	837	31,771
Restricted:						
Cash		42,977	190,475	506,359	320,284	293,917
Investments		37,085	3,500	51,260	10,346	34,059
Total current assets		185,400	398,017	3,651,054	355,921	602,093
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DHA		-	-	-	-	-
Due from DHA - leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	-
Other		167,430	1,398,800	2,484,225	84,819	113,611
Restricted:						
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Capital assets:		-	-	-	-	-
Land		1,730,000	-	-	-	-
Buildings		48,044,950	16,114,605	29,308,013	24,468,104	20,698,751
Accumulated depreciation – buildings		(822,075)	(2,149,003)	(2,687,161)	(3,175,444)	(1,701,267)
Improvements		539,501	332,044	582,670	1,435,628	1,552,815
Accumulated depreciation – improvements		(13,671)	(25,519)	(44,668)	(370,306)	(248,491)
Machinery and equipment		557,488	96,487	170,275	203,735	212,610
Accumulated depreciation – machinery		(73,064)	(70,810)	(124,962)	(156,926)	(104,849)
and equipment		-	-	-	-	-
Construction in progress		-	-	-	-	-
Right to use, net of amortization		8,016,071	-	-	204,110	4,407,154
Total capital assets		57,979,200	14,297,804	27,204,167	22,608,901	24,816,723
Total noncurrent assets		58,146,630	15,696,604	29,688,392	22,693,720	24,930,334
Total assets		58,332,030	16,094,621	33,339,446	23,049,641	25,532,427
Deferred Outflow of Resources						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	58,332,030	16,094,621	33,339,446	23,049,641	25,532,427

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Balance Sheet (continued)
Discretely Presented Component Units
December 31, 2023

Assets & Deferred Outflow of Resources		Gateway North Housing Partners LLLP	Gateway South Housing Partners LLLP	GreenHaus Housing Partners LLLP	Thrive Housing Partners LLLP	Joli Housing Partners LLLP
Current assets:						
Cash and cash equivalents	$	-	-	-	-	-
Investments		156,778	1,952,240	423,051	127,484	-
Receivables:						
Tenants		110,992	61,406	58,993	117,168	-
Interest		-	-	-	-	-
Intergovernmental		-	-	-	-	-
HAP from outside source		-	-	-	-	-
Other		26,325	600	-	-	-
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	19,965	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Assets held for sale		-	-	-	-	-
Prepaid items		19,227	34,986	-	-	-
Restricted:						
Cash		813,146	482,776	-	-	-
Investments		75,231	79,435	39,675	70,260	-
Total current assets		1,201,699	2,631,408	521,719	314,912	-
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DHA		-	-	-	-	-
Due from DHA - leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	-
Other		58,636	124,760	144,000	239,275	119,325
Restricted:						
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Capital assets:		-	-	-	-	-
Land		-	-	-	-	-
Buildings		35,476,335	27,978,469	33,552,682	43,055,139	-
Accumulated depreciation – buildings		(3,398,600)	(2,350,878)	(943,765)	(1,316,855)	-
Improvements		2,004,656	1,338,623	2,499,594	1,868,091	-
Accumulated depreciation – improvements		(384,088)	(169,253)	(140,616)	(104,750)	-
Machinery and equipment		380,220	354,576	350,190	513,030	-
Accumulated depreciation – machinery		(218,548)	(90,949)	(59,101)	(86,301)	-
and equipment		-	-	-	-	-
Construction in progress		-	-	-	-	23,633,041
Right to use, net of amortization		745,013	488,865	2,185,171	2,357,509	556,024
Total capital assets		34,604,988	27,549,453	37,444,155	46,285,863	24,189,065
Total noncurrent assets		34,663,624	27,674,213	37,588,155	46,525,138	24,308,390
Total assets		35,865,323	30,305,621	38,109,874	46,840,050	24,308,390
Deferred Outflow of Resources						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	35,865,323	30,305,621	38,109,874	46,840,050	24,308,390

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Balance Sheet (continued)
Discretely Presented Component Units
December 31, 2023

Assets & Deferred Outflow of Resources		Sol Housing Partners LLLP	Flo Housing Partners LLLP	Total
Current assets:				
Cash and cash equivalents	$	-	-	2,159,445
Investments		-	-	12,117,946
Receivables:				
Tenants		-	-	1,017,411
Interest		-	-	-
Intergovernmental		-	-	-
HAP from outside source		-	-	-
Other		-	3,000	628,473
Current portion of notes receivable		-	-	-
Current portion of lease receivable		-	-	-
Due from other funds		-	-	-
Due from DPCU		-	-	1,743,600
Due from DPCU - Leases		-	-	-
Inventories		-	-	-
Assets held for sale		-	-	-
Prepaid items		-	-	183,640
Restricted:				
Cash		-	-	14,731,471
Investments		-	-	633,754
Total current assets		-	3,000	33,215,740
Noncurrent assets:				
Noncurrent portion of notes receivable		-	-	-
Due from other funds		-	-	-
Due from DHA		-	-	696,447
Due from DHA - leases		-	-	-
Deferred amount on financing		-	-	-
Lease receivable - long term		-	-	-
Other		118,308	159,147	5,874,800
Restricted:				
Cash		-	-	-
Investments		-	-	-
Capital assets:		-	-	
Land		-	-	1,730,000
Buildings		-	-	612,572,785
Accumulated depreciation – buildings		-	-	(133,381,872)
Improvements		-	-	28,098,414
Accumulated depreciation – improvements		-	-	(10,012,219)
Machinery and equipment		-	-	6,916,169
Accumulated depreciation – machinery		-	-	(4,892,134)
and equipment		-	-	-
Construction in progress		23,191,204	19,780,010	66,617,835
Right to use, net of amortization		1,549,812	877,604	33,358,146
Total capital assets		24,741,016	20,657,614	601,007,124
Total noncurrent assets		24,859,324	20,816,761	607,578,371
Total assets		24,859,324	20,819,761	640,794,111
Deferred Outflow of Resources				
Total deferred outflow of resources		-	-	-
Total assets and deferred outflow of resources	$	24,859,324	20,819,761	640,794,111

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Balance Sheet
Discretely Presented Component Units
December 31, 2023

Liabilities, Deferred Inflow of Resources & Net Position		Park Avenue Redevelopment Block 3B	Park Avenue Redevelopment Block 4B	Park Avenue Redevelopment Block 5B	Three Towers Partners LLLP	Westwood Homes LLLP
Current liabilities:						
Accounts payable	$	37,261	18,907	43,847	99,901	61,767
Current portion of compensated absences payable		-	-	-	-	-
Accrued liabilities		15,895	21,539	19,670	55,653	42,936
Unearned revenue		42,042	14,946	58,251	17,656	14,744
Accrued interest payable		23,688	19,159	12,598	-	-
Current portion of long-term debt		66,182	53,278	66,483	-	-
Due to DHA		35,236	50,929	23,376	835,419	-
Due to DHA - leases		19,041	-	17,906	-	-
		239,345	178,758	242,131	1,008,629	119,447
Current liabilities payable from restricted assets:						
Family Self Sufficiency escrow		-	-	-	-	250
Tenant security deposits		23,736	19,847	20,510	19,955	16,909
Current liabilities payable from restricted assets		23,736	19,847	20,510	19,955	17,159
Total current liabilities		263,081	198,605	262,641	1,028,584	136,606
Noncurrent liabilities:						
Due to DHA		-	-	-	-	-
Due to DHA - leases		3,207,167	-	3,263,140	-	-
Accrued liabilities		7,658,905	2,870,847	1,200,989	20,730,005	316
Unearned Revenue		-	-	-	-	-
Notes and bonds payable		9,936,297	8,593,188	8,234,202	36,208,671	20,736,113
Family Self Sufficiency escrow		-	-	-	-	35,109
Total noncurrent liabilities		20,802,369	11,464,035	12,698,331	56,938,676	20,771,538
Total liabilities		21,065,450	11,662,640	12,960,972	57,967,260	20,908,144
Deferred inflow of resources		-	-	-	-	-
Net position:						
Investment in capital assets		(720,361)	865,574	3,827,448	(12,099,616)	(1,650,765)
Restricted:						
Housing Assistance Payments - Section 8		-	-	-	-	-
Operating Reserve Fund		200,760	271,989	340,197	474,619	400,652
ACC Reserve		109,740	-	185,487	878,476	-
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		201,525	414,231	399,552	1,591,427	775,138
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		78,312	59,199	-	-	-
Other		23,150	19,847	20,300	-	-
Unrestricted		(7,540,947)	(2,797,975)	(551,855)	(21,343,121)	(30,303)
Total net position		(7,647,821)	(1,167,135)	4,221,129	(30,498,215)	(505,278)
Total liabilities, deferred inflow of resources and net position	$	13,417,629	10,495,505	17,182,101	27,469,045	20,402,866

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Balance Sheet (continued)
Discretely Presented Component Units
December 31, 2023

Liabilities, Deferred Inflow of Resources & Net Position		1099 Osage LLLP	Mariposa Partners II LLLP	Mariposa Partners III LLLP	Mariposa Partners IV LLLP	Mariposa Partners VI LLLP
Current liabilities:						
Accounts payable	$	32,986	74,802	111,190	175,703	114,040
Current portion of compensated absences payable		-	-	-	-	-
Accrued liabilities		13,328	20,524	21,553	19,893	20,553
Unearned revenue		1,475	23,819	17,075	38,476	76,868
Accrued interest payable		-	17,300	14,128	13,727	21,907
Current portion of long-term debt		-	50,988	43,759	35,112	59,868
Due to DHA		-	42,286	5,690	170,789	155,337
Due to DHA - leases		-	-	-	-	-
		47,789	229,719	213,395	453,700	448,573
Current liabilities payable from restricted assets:						
Family Self Sufficiency escrow		-	-	-	-	-
Tenant security deposits		6,660	27,642	23,410	22,995	22,521
Current liabilities payable from restricted assets		6,660	27,642	23,410	22,995	22,521
Total current liabilities		54,449	257,361	236,805	476,695	471,094
Noncurrent liabilities:						
Due to DHA		-	-	-	577,292	701,161
Due to DHA - leases		-	-	-	-	-
Accrued liabilities		407	1,002,781	721,144	2,343,482	2,012,698
Unearned Revenue		-	-	-	-	-
Notes and bonds payable		12,735,294	10,744,594	9,754,783	7,263,651	9,983,756
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		12,735,701	11,747,375	10,475,927	10,184,425	12,697,615
Total liabilities		12,790,150	12,004,736	10,712,732	10,661,120	13,168,709
Deferred inflow of resources		-	-	-	-	-
Net position:						
Investment in capital assets		605,803	4,914,162	6,511,865	7,278,566	8,327,866
Restricted:						
Housing Assistance Payments - Section 8		-	-	-	-	-
Operating Reserve Fund		229,755	208,386	190,055	178,427	245,955
ACC Reserve		-	-	-	-	-
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		389,768	352,733	274,492	132,766	120,882
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		-	97,925	82,056	74,263	77,718
Other		-	27,658	24,010	22,577	23,210
Unrestricted		138,131	(511,230)	(299,315)	(2,956,376)	(2,574,233)
Total net position		1,363,457	5,089,634	6,783,163	4,730,223	6,221,398
Total liabilities, deferred inflow of resources and net position	$	14,153,607	17,094,370	17,495,895	15,391,343	19,390,107

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Balance Sheet (continued)
Discretely Presented Component Units
December 31, 2023

Liabilities, Deferred Inflow of Resources & Net Position		Mariposa Partners VII LLLP	Mariposa Partners VIII LLLP	CSG Redevelopment Partners LLLP	Mountain View Redevelopment LLLP	South Lowell Redevelopment LLLP
Current liabilities:						
Accounts payable	$	14,467	15,637	134,495	61,899	77,117
Current portion of compensated absences payable		-	-	-	-	-
Accrued liabilities		18,051	14,247	72,680	63,762	16,167
Unearned revenue		6,497	7,081	18,473	8,747	6,217
Accrued interest payable		7,882	7,991	60,065	41,569	-
Current portion of long-term debt		33,029	21,751	125,000	156,421	-
Due to DHA		304,917	45,695	-	-	-
Due to DHA - leases		-	-	-	50,981	22,812
		384,843	112,402	410,713	383,379	122,313
Current liabilities payable from restricted assets:						
Family Self Sufficiency escrow		-	-	-	-	-
Tenant security deposits		4,075	8,800	68,759	61,066	12,825
Current liabilities payable from restricted assets		4,075	8,800	68,759	61,066	12,825
Total current liabilities		388,918	121,202	479,472	444,445	135,138
Noncurrent liabilities:						
Due to DHA		191,897	-	-	-	-
Due to DHA - leases		-	-	-	2,412,622	1,079,529
Accrued liabilities		855,228	49,589	528,890	-	3,417,467
Unearned Revenue		-	-	-	-	-
Notes and bonds payable		8,086,122	1,917,732	24,724,240	15,970,796	13,407,502
Family Self Sufficiency escrow		-	-	-	-	7,295
Total noncurrent liabilities		9,133,247	1,967,321	25,253,130	18,383,418	17,911,793
Total liabilities		9,522,165	2,088,523	25,732,602	18,827,863	18,046,931
Deferred inflow of resources		-	-	-	-	-
Net position:						
Investment in capital assets		3,409,609	4,349,706	4,178,351	(261,394)	9,351
Restricted:						
Housing Assistance Payments - Section 8		-	-	-	-	-
Operating Reserve Fund		132,885	77,117	-	629,053	202,242
ACC Reserve		74,198	-	-	-	-
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		78,985	42,575	-	900,343	362,110
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		50,177	37,204	-	119,150	-
Other		-	8,800	-	-	-
Unrestricted		(1,202,654)	208,101	4,677,967	1,865,724	(3,322,549)
Total net position		2,543,200	4,723,503	8,856,318	3,252,876	(2,748,846)
Total liabilities, deferred inflow of resources and net position	$	12,065,365	6,812,026	34,588,920	22,080,739	15,298,085

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Balance Sheet (continued)
Discretely Presented Component Units
December 31, 2023

Liabilities, Deferred Inflow of Resources & Net Position		Blake & Broadway LLLP	Vida Housing Partners I LLLP	Vida Housing Partners II LLLP	Platte Valley Homes LLLP	Shoshone Housing Partners LLLP
Current liabilities:						
Accounts payable	$	611,975	1,300	1,597	34,935	13,065
Current portion of compensated absences payable		-	-	-	-	-
Accrued liabilities		1,249,280	25,869	24,746	21,122	70,443
Unearned revenue		4,361	1,529	18,588	6,058	8,799
Accrued interest payable		-	-	27,559	236,621	39,842
Current portion of long-term debt		27,065,541	-	93,664	22,918	72,120
Due to DHA		2,716,897	93,713	265,163	60,284	51,354
Due to DHA - leases		27,649	-	-	-	-
		31,675,703	122,411	431,317	381,938	255,623
Current liabilities payable from restricted assets:						
Family Self Sufficiency escrow		-	-	-	-	-
Tenant security deposits		37,085	3,500	11,600	6,395	34,058
Current liabilities payable from restricted assets		37,085	3,500	11,600	6,395	34,058
Total current liabilities		31,712,788	125,911	442,917	388,333	289,681
Noncurrent liabilities:						
Due to DHA		3,894,677	-	1,774,215	1,162,067	1,027,079
Due to DHA - leases		7,988,422	-	-	-	-
Accrued liabilities		1,576,564	171,595	1,261,116	938,374	679,086
Unearned Revenue		-	-	-	-	-
Notes and bonds payable		12,642,000	3,710,986	16,844,782	12,735,595	15,568,002
Family Self Sufficiency escrow		-	-	-	3,951	-
Total noncurrent liabilities		26,101,663	3,882,581	19,880,113	14,839,987	17,274,167
Total liabilities		57,814,451	4,008,492	20,323,030	15,228,320	17,563,848
Deferred inflow of resources		-	-	-	-	-
Net position:						
Investment in capital assets		10,255,588	10,586,818	10,265,721	9,850,388	9,176,601
Restricted:						
Housing Assistance Payments - Section 8		-	-	-	-	-
Operating Reserve Fund		-	110,187	365,439	234,423	254,089
ACC Reserve		-	-	-	-	-
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		27,612	80,288	140,920	85,861	39,829
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		15,365	-	-	-	-
Other		-	-	39,660	-	-
Unrestricted		(9,780,986)	1,308,836	2,204,676	(2,349,351)	(1,501,940)
Total net position		517,579	12,086,129	13,016,416	7,821,321	7,968,579
Total liabilities, deferred inflow of resources and net position	$	58,332,030	16,094,621	33,339,446	23,049,641	25,532,427

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Balance Sheet (continued)
Discretely Presented Component Units
December 31, 2023

Liabilities, Deferred Inflow of Resources & Net Position		Gateway North Housing Partners LLLP	Gateway South Housing Partners LLLP	GreenHaus Housing Partners LLLP	Thrive Housing Partners LLLP	Joli Housing Partners LLLP
Current liabilities:						
Accounts payable	$	13,238	17,919	1,203	14,296	4,808,796
Current portion of compensated absences payable		-	-	-	-	-
Accrued liabilities		90,905	74,483	32,363	115,271	834,089
Unearned revenue		16,409	9,332	21,905	18,163	-
Accrued interest payable		-	26,562	27,214	-	135,421
Current portion of long-term debt		155,257	54,203	11,263,602	14,380,367	-
Due to DHA		124,374	720,290	35,093	2,442,613	549,722
Due to DHA - leases		-	-	-	-	-
		400,183	902,789	11,381,380	16,970,710	6,328,028
Current liabilities payable from restricted assets:						
Family Self Sufficiency escrow		-	-	-	-	-
Tenant security deposits		75,231	79,435	39,675	70,260	-
Current liabilities payable from restricted assets		75,231	79,435	39,675	70,260	-
Total current liabilities		475,414	982,224	11,421,055	17,040,970	6,328,028
Noncurrent liabilities:						
Due to DHA		3,864,724	1,286,821	2,697,713	4,141,685	1,161,519
Due to DHA - leases		-	-	-	-	-
Accrued liabilities		748,212	1,071,713	1,021,843	567,925	96,750
Unearned Revenue		-	-	-	-	-
Notes and bonds payable		21,169,051	16,825,215	24,931,426	27,787,621	14,757,743
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		25,781,987	19,183,749	28,650,982	32,497,231	16,016,012
Total liabilities		26,257,401	20,165,973	40,072,037	49,538,201	22,344,040
Deferred inflow of resources		-	-	-	-	-
Net position:						
Investment in capital assets		13,280,680	10,670,035	1,249,127	4,117,875	9,431,322
Restricted:						
Housing Assistance Payments - Section 8		-	-	-	-	-
Operating Reserve Fund		449,438	181,000	-	-	-
ACC Reserve		-	-	-	-	-
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		115,593	115,684	-	-	-
Debt Service Reserve Fund		-	124,000	-	-	-
Escrow Fund		247,800	62,092	-	-	-
Other		315	-	-	-	-
Unrestricted		(4,485,904)	(1,013,163)	(3,211,290)	(6,816,026)	(7,466,972)
Total net position		9,607,922	10,139,648	(1,962,163)	(2,698,151)	1,964,350
Total liabilities, deferred inflow of resources and net position	$	35,865,323	30,305,621	38,109,874	46,840,050	24,308,390

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Balance Sheet (continued)
Discretely Presented Component Units
December 31, 2023

Liabilities, Deferred Inflow of Resources & Net Position		Sol Housing Partners LLLP	Flo Housing Partners LLLP	Total
Current liabilities:				
Accounts payable	$	5,554,153	3,884,333	16,030,829
Current portion of compensated absences payable		-	-	-
Accrued liabilities		896,298	466,065	4,337,385
Unearned revenue		-	-	457,511
Accrued interest payable		-	-	733,233
Current portion of long-term debt		-	-	53,819,543
Due to DHA		324,649	2,309,824	11,363,650
Due to DHA - leases		-	-	138,389
		6,775,100	6,660,222	86,880,540
Current liabilities payable from restricted assets:				
Family Self Sufficiency escrow		-	-	250
Tenant security deposits		-	-	716,949
Current liabilities payable from restricted assets		-	-	717,199
Total current liabilities		6,775,100	6,660,222	87,597,739
Noncurrent liabilities:				
Due to DHA		1,016,866	1,327,295	24,825,011
Due to DHA - leases		-	-	17,950,880
Accrued liabilities		27,842	122,833	51,676,601
Unearned Revenue		-	-	-
Notes and bonds payable		15,437,835	12,659,310	393,366,507
Family Self Sufficiency escrow		-	-	46,355
Total noncurrent liabilities		16,482,543	14,109,438	487,865,354
Total liabilities		23,257,643	20,769,660	575,463,093
Deferred inflow of resources		-	-	-
Net position:				
Investment in capital assets		9,303,181	7,998,304	135,731,805
Restricted:				
Housing Assistance Payments - Section 8		-	-	-
Operating Reserve Fund		-	-	5,376,668
ACC Reserve		-	-	1,247,901
Master Payment Fund		-	-	-
Replacement Reserve Fund		-	-	6,642,314
Debt Service Reserve Fund		-	-	124,000
Escrow Fund		-	-	1,001,261
Other		-	-	209,527
Unrestricted		(7,701,500)	(7,948,203)	(85,002,458)
Total net position		1,601,681	50,101	65,331,018
Total liabilities, deferred inflow of				-
resources and net position	$	24,859,324	20,819,761	640,794,111

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Statement of Revenues, Expenses, and Changes in Net Position
Discretely Presented Component Units
For the Fiscal Year Ended December 31, 2023

		Park Avenue Redevelopment Block 3B	Park Avenue Redevelopment Block 4B	Park Avenue Redevelopment Block 5B	Three Towers Partners LLLP	Westwood Homes LLLP
Operating revenues:						
Rental revenues	$	1,111,443	1,109,568	1,102,338	1,283,789	967,992
Vacancy Loss		(48,861)	(66,095)	(65,881)	(79,968)	(53,687)
Nondwelling revenue		60,000	-	-	7,920	17,167
Intergovernmental		90,148	108,395	81,692	1,376,445	1,055,662
Property Management fee revenue		-	-	-	-	-
Developer fee revenue		-	-	-	-	-
Renewable Energy credit revenue		-	-	-	-	-
Intergovernmental agreements		-	-	-	-	-
HAP Revenue from outside source		-	-	-	-	-
Other revenues		22,166	14,691	17,840	74,798	27,655
Charges for services		-	-	-	-	-
Total operating revenues		1,234,896	1,166,559	1,135,989	2,662,984	2,014,789
Operating expenses:						
Administrative		176,780	147,816	135,494	331,285	228,416
Management fees		89,474	68,221	79,156	333,251	123,248
Tenant services		-	-	-	2,996	-
Utilities		131,556	149,487	122,237	420,479	402,138
Ordinary maintenance		387,170	402,235	379,205	1,311,394	831,990
General		129,427	131,600	111,813	261,700	148,897
Nonroutine maintenance		-	-	-	62,286	49,014
Depreciation		822,452	741,135	496,161	1,979,872	724,264
Housing assistance payments		-	-	-	-	-
Cost of sales and services		-	-	-	-	-
Other operating expenses		-	-	-	-	-
Total operating expenses		1,736,859	1,640,494	1,324,066	4,703,263	2,507,967
Operating income (loss)		(501,963)	(473,935)	(188,077)	(2,040,279)	(493,178)
Nonoperating revenues (expenses):						
Intergovernmental		-	-	-	-	-
Interest revenue - leases		-	-	-	-	-
Interest revenue - other		3,324	3,543	120	6,218	12,309
Net increase (decrease) in the fair value of investments		260	(126)	(1)	2,249	1,564
Interest expense - leases		(66,345)	-	(67,456)	-	-
Interest expense - other		(900,085)	(553,260)	(160,679)	(1,821,729)	(180)
Financing expense		-	-	-	-	-
Amortization expense - leases		(18,655)	-	(17,544)	-	-
Amortization expense - other		(6,123)	(4,845)	(5,565)	-	(7,629)
Mortgage insurance expense		-	-	-	-	-
Extraordinary items, net gain/loss		-	-	-	-	-
Loss on assets held for sale		-	-	-	-	-
Acquisition of entity gain (loss)		-	-	-	-	-
Gain (loss) on disposition of assets		-	-	-	-	-
Nonoperating revenues (expenses), net		(987,624)	(554,688)	(251,125)	(1,813,262)	6,064
Income (loss) before other revenues, expenses, gains, losses, and transfers		(1,489,587)	(1,028,623)	(439,202)	(3,853,541)	(487,114)
Transfers in (out)		-	-	-	-	-
Capital grants - Capital Fund		-	-	-	-	-
Capital grants - other than Capital Fund		-	-	-	-	-
Capital contributions from general and limited partners		-	-	-	-	-
Changes in net position		(1,489,587)	(1,028,623)	(439,202)	(3,853,541)	(487,114)
Net position, January 1		(6,158,234)	(138,512)	4,660,331	(26,644,674)	(18,164)
Net position, End of Period	$	(7,647,821)	(1,167,135)	4,221,129	(30,498,215)	(505,278)

See accompanying notes to basic financial statements.

	1099 Osage LLLP	Mariposa Partners II LLLP	Mariposa Partners III LLLP	Mariposa Partners IV LLLP	Mariposa Partners VI LLLP
Operating revenues:					
Rental revenues	$ 452,016	1,184,050	865,727	828,019	963,311
Vacancy Loss	(41,796)	(63,714)	(33,931)	(37,077)	(72,263)
Nondwelling revenue	-	10,332	6,267	14,052	1,537
Intergovernmental	323,427	132,176	162,686	84,867	236,301
Property Management fee revenue	-	-	-	-	-
Developer fee revenue	-	-	-	-	-
Renewable Energy credit revenue	-	-	-	-	-
Intergovernmental agreements	-	-	-	-	-
HAP Revenue from outside source	-	78,043	232,733	177,302	135,075
Other revenues	12,890	6,070	9,862	5,171	7,067
Charges for services	-	-	-	-	-
Total operating revenues	746,537	1,346,957	1,243,344	1,072,334	1,271,028
Operating expenses:					
Administrative	57,877	178,055	194,981	133,096	162,169
Management fees	46,855	76,591	71,088	70,398	68,021
Tenant services	5,087	-	-	-	-
Utilities	117,516	241,932	189,645	164,195	223,595
Ordinary maintenance	386,663	348,457	368,030	315,019	275,418
General	74,046	223,048	197,329	122,576	201,678
Nonroutine maintenance	31,102	-	-	11,664	-
Depreciation	506,307	503,944	550,544	492,231	571,983
Housing assistance payments	-	-	-	-	-
Cost of sales and services	-	-	-	-	-
Other operating expenses	-	-	-	-	-
Total operating expenses	1,225,453	1,572,027	1,571,617	1,309,179	1,502,864
Operating income (loss)	(478,916)	(225,070)	(328,273)	(236,845)	(231,836)
Nonoperating revenues (expenses):					
Intergovernmental	-	-	-	-	-
Interest revenue - leases	-	-	-	-	-
Interest revenue - other	8,664	1,480	1,285	431	-
Net increase (decrease) in the fair value of investments	475	1,404	1,114	222	194
Interest expense - leases	-	-	-	-	-
Interest expense - other	(894)	(363,988)	(314,716)	(437,547)	(524,045)
Financing expense	-	-	-	-	-
Amortization expense - leases	-	-	-	-	-
Amortization expense - other	(6,212)	(6,382)	(5,620)	(4,957)	(7,115)
Mortgage insurance expense	-	-	-	-	-
Extraordinary items, net gain/loss	-	-	-	-	-
Loss on assets held for sale	-	-	-	-	-
Acquisition of entity gain (loss)	-	-	-	-	-
Gain (loss) on disposition of assets	-	-	-	-	-
Nonoperating revenues (expenses), net	2,033	(367,486)	(317,937)	(441,851)	(530,966)
Income (loss) before other revenues, expenses, gains, losses, and transfers	(476,883)	(592,556)	(646,210)	(678,696)	(762,802)
Transfers in (out)	-	-	-	-	-
Capital grants - Capital Fund	-	-	-	-	-
Capital grants - other than Capital Fund	-	-	-	-	-
Capital contributions from general and limited partners	-	-	-	-	-
Changes in net position	(476,883)	(592,556)	(646,210)	(678,696)	(762,802)
Net position, January 1	1,840,340	5,682,190	7,429,373	5,408,919	6,984,200
Net position, End of Period	$ 1,363,457	5,089,634	6,783,163	4,730,223	6,221,398

See accompanying notes to basic financial statements.

		Mariposa Partners VII LLLP	Mariposa Partners VIII LLLP	CSG Redevelopment Partners LLLP	Mountain View Redevelopment LLLP	South Lowell Redevelopment LLLP
Operating revenues:						
Rental revenues	$	594,128	226,928	1,160,126	1,123,511	501,522
Vacancy Loss		(41,237)	(26,613)	(226,905)	(240,595)	(27,962)
Nondwelling revenue		2,181	-	16,221	-	-
Intergovernmental		-	-	2,444,784	1,700,837	576,791
Property Management fee revenue		-	-	-	-	-
Developer fee revenue		-	-	-	-	-
Renewable Energy credit revenue		-	-	-	-	-
Intergovernmental agreements		-	-	-	-	-
HAP Revenue from outside source		-	221,115	-	-	-
Other revenues		5,971	4,431	22,384	26,228	24,295
Charges for services		-	-	-	-	-
Total operating revenues		561,043	425,861	3,416,610	2,609,981	1,074,646
Operating expenses:						
Administrative		57,449	50,883	265,440	188,925	103,221
Management fees		37,950	28,219	227,814	184,022	86,599
Tenant services		-	338	2,481	2,404	1,416
Utilities		74,445	55,528	273,891	344,904	184,661
Ordinary maintenance		150,825	91,290	714,609	657,531	485,113
General		51,144	66,587	178,638	152,663	75,844
Nonroutine maintenance		25,721	-	95,212	48,534	18,459
Depreciation		460,918	202,678	958,080	954,083	492,767
Housing assistance payments		-	-	-	-	-
Cost of sales and services		-	-	-	-	-
Other operating expenses		-	-	-	-	-
Total operating expenses		858,452	495,523	2,716,165	2,533,066	1,448,080
Operating income (loss)		(297,409)	(69,662)	700,445	76,915	(373,434)
Nonoperating revenues (expenses):						
Intergovernmental		-	-	-	-	-
Interest revenue - leases		-	-	-	-	-
Interest revenue - other		5,326	-	120,906	74,821	1,821
Net increase (decrease) in the fair value of investments		1,145	854	22,674	11,886	(2,829)
Interest expense - leases		-	-	-	(49,948)	(22,349)
Interest expense - other		(230,466)	(111,015)	(866,937)	(510,395)	(388,676)
Financing expense		-	-	-	-	-
Amortization expense - leases		-	-	-	(60,288)	(27,235)
Amortization expense - other		(2,454)	(3,910)	(10,702)	(8,814)	(4,159)
Mortgage insurance expense		-	-	-	(23,381)	-
Extraordinary items, net gain/loss		-	-	-	-	-
Loss on assets held for sale		-	-	-	-	-
Acquisition of entity gain (loss)		-	-	-	-	-
Gain (loss) on disposition of assets		-	-	-	-	-
Nonoperating revenues (expenses), net		(226,449)	(114,071)	(734,059)	(566,119)	(443,427)
Income (loss) before other revenues, expenses, gains, losses, and transfers		(523,858)	(183,733)	(33,614)	(489,204)	(816,861)
Transfers in (out)		-	-	-	-	-
Capital grants - Capital Fund		-	-	-	-	-
Capital grants - other than Capital Fund		-	-	-	-	-
Capital contributions from general and limited partners		-	-	-	-	-
Changes in net position		(523,858)	(183,733)	(33,614)	(489,204)	(816,861)
Net position, January 1		3,067,058	4,907,236	8,889,932	3,742,080	(1,931,985)
Net position, End of Period	$	2,543,200	4,723,503	8,856,318	3,252,876	(2,748,846)

See accompanying notes to basic financial statements.

		Blake & Broadway LLLP	Vida Housing Partners I LLLP	Vida Housing Partners II LLLP	Platte Valley Homes LLLP	Shoshone Housing Partners LLLP
Operating revenues:						
Rental revenues	$	477,689	255,281	1,608,127	482,615	926,856
Vacancy Loss		(30,926)	(6,007)	(59,410)	(15,240)	(111,031)
Nondwelling revenue		-	-	-	-	-
Intergovernmental		2,079	207,024	-	309,658	-
Property Management fee revenue		-	-	-	-	-
Developer fee revenue		-	-	-	-	-
Renewable Energy credit revenue		-	-	-	-	-
Intergovernmental agreements		-	-	-	-	-
HAP Revenue from outside source		-	-	-	-	-
Other revenues		82,848	(5,071)	12,747	9,931	8,079
Charges for services		-	-	-	-	-
Total operating revenues		531,690	451,227	1,561,464	786,964	823,904
Operating expenses:						
Administrative		78,226	89,037	107,965	154,960	64,776
Management fees		71,983	45,596	142,183	49,796	80,293
Tenant services		248	9,511	49,791	510	398
Utilities		126,343	-	96	148,882	74,058
Ordinary maintenance		162,433	79,434	79,150	167,329	149,194
General		92,819	202,721	333,576	119,636	186,437
Nonroutine maintenance		65,532	14,092	24,825	104,884	28,295
Depreciation		466,349	612,070	778,731	952,036	834,305
Housing assistance payments		-	-	-	-	-
Cost of sales and services		-	-	-	-	-
Other operating expenses		-	-	-	-	-
Total operating expenses		1,063,933	1,052,461	1,516,317	1,698,033	1,417,756
Operating income (loss)		(532,243)	(601,234)	45,147	(911,069)	(593,852)
Nonoperating revenues (expenses):						
Intergovernmental		-	-	-	-	-
Interest revenue - leases		-	-	-	-	-
Interest revenue - other		167	6,082	106,095	-	11,654
Net increase (decrease) in the fair value of investments		82	1,523	20,038	992	715
Interest expense - leases		(164,631)	-	-	-	-
Interest expense - other		(457,744)	(37,625)	(633,881)	(310,891)	(551,815)
Financing expense		-	-	-	-	-
Amortization expense - leases		(27,089)	-	-	-	-
Amortization expense - other		(3,134)	(3,166)	(7,346)	(7,711)	(9,036)
Mortgage insurance expense		-	-	-	-	-
Extraordinary items, net gain/loss		-	-	-	-	-
Loss on assets held for sale		-	-	-	-	-
Acquisition of entity gain (loss)		-	-	-	-	-
Gain (loss) on disposition of assets		-	-	-	-	-
Nonoperating revenues (expenses), net		(652,349)	(33,186)	(515,094)	(317,610)	(548,482)
Income (loss) before other revenues, expenses, gains, losses, and transfers		(1,184,592)	(634,420)	(469,947)	(1,228,679)	(1,142,334)
Transfers in (out)		-	-	-	-	-
Capital grants - Capital Fund		-	-	-	-	-
Capital grants - other than Capital Fund		-	-	-	-	-
Capital contributions from general and limited partners		-	-	-	-	-
Changes in net position		(1,184,592)	(634,420)	(469,947)	(1,228,679)	(1,142,334)
Net position, January 1		1,702,171	12,720,549	13,486,363	9,050,000	9,110,913
Net position, End of Period	$	517,579	12,086,129	13,016,416	7,821,321	7,968,579

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Statement of Revenues, Expenses, and Changes in Net Position (continued)
Discretely Presented Component Units
For the Fiscal Year Ended December 31, 2023

		Gateway North Housing Partners LLLP	Gateway South Housing Partners LLLP	GreenHaus Housing Partners LLLP	Thrive Housing Partners LLLP	Joli Housing Partners LLLP
Operating revenues:						
Rental revenues	$	1,681,028	1,101,649	544,869	562,297	-
Vacancy Loss		(39,432)	(58,029)	-	-	-
Nondwelling revenue		-	-	-	-	-
Intergovernmental		-	127,259	-	-	-
Property Management fee revenue		-	-	-	-	-
Developer fee revenue		-	-	-	-	-
Renewable Energy credit revenue		-	-	-	-	-
Intergovernmental agreements		-	-	-	-	-
HAP Revenue from outside source		-	-	-	-	-
Other revenues		27,319	13,475	72,151	54,408	-
Charges for services		-	-	-	-	-
Total operating revenues		1,668,915	1,184,354	617,020	616,705	-
Operating expenses:						
Administrative		134,922	123,291	115,470	61,552	-
Management fees		129,298	92,608	77,025	55,002	-
Tenant services		713	690	593	788	-
Utilities		193,079	188,506	39,987	27,463	-
Ordinary maintenance		407,686	257,408	13,963	12,515	-
General		193,070	102,774	204,497	255,696	-
Nonroutine maintenance		9,128	2,787	-	12,407	-
Depreciation		1,392,232	1,036,140	1,143,482	1,507,906	-
Housing assistance payments		-	-	-	-	-
Cost of sales and services		-	-	-	-	-
Other operating expenses		-	-	-	-	-
Total operating expenses		2,460,128	1,804,204	1,595,017	1,933,329	-
Operating income (loss)		(791,213)	(619,850)	(977,997)	(1,316,624)	-
Nonoperating revenues (expenses):						
Intergovernmental		-	-	-	-	-
Interest revenue - leases		-	-	-	-	-
Interest revenue - other		15,656	73,368	-	-	-
Net increase (decrease) in the fair value of investments		3,940	15,639	(692)	(253)	-
Interest expense - leases		-	-	-	-	-
Interest expense - other		(822,025)	(603,041)	(987,026)	(1,388,775)	-
Financing expense		-	-	-	-	-
Amortization expense - leases		-	-	-	-	-
Amortization expense - other		(5,389)	(10,254)	-	-	-
Mortgage insurance expense		-	-	-	-	-
Extraordinary items, net gain/loss		-	-	-	-	-
Loss on assets held for sale		-	-	-	-	-
Acquisition of entity gain (loss)		-	-	-	-	-
Gain (loss) on disposition of assets		-	-	-	-	-
Nonoperating revenues (expenses), net		(807,818)	(524,288)	(987,718)	(1,389,028)	-
Income (loss) before other revenues, expenses, gains, losses, and transfers		(1,599,031)	(1,144,138)	(1,965,715)	(2,705,652)	-
Transfers in (out)		-	-	-	-	-
Capital grants - Capital Fund		-	-	-	-	-
Capital grants - other than Capital Fund		-	-	-	-	-
Capital contributions from general and limited partners		-	-	-	-	-
Changes in net position		(1,599,031)	(1,144,138)	(1,965,715)	(2,705,652)	-
Net position, January 1		11,206,953	11,283,786	3,552	7,501	1,964,350
Net position, End of Period	$	9,607,922	10,139,648	(1,962,163)	(2,698,151)	1,964,350

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Combining Statement of Revenues, Expenses, and Changes in Net Position (continued)
Discretely Presented Component Units
For the Fiscal Year Ended December 31, 2023

	Sol Housing Partners LLLP	Flo Housing Partners LLLP	Total
Operating revenues:			
Rental revenues	$ -	-	21,114,879
Vacancy Loss	-	-	(1,446,660)
Nondwelling revenue	-	-	135,677
Intergovernmental	-	-	9,020,231
Property Management fee revenue	-	-	-
Developer fee revenue	-	-	-
Renewable Energy credit revenue	-	-	-
Intergovernmental agreements	-	-	-
HAP Revenue from outside source	-	-	844,268
Other revenues	-	-	557,406
Charges for services	-	-	-
Total operating revenues	-	-	30,225,801
Operating expenses:			
Administrative	-	-	3,342,086
Management fees	-	-	2,334,691
Tenant services	-	-	77,964
Utilities	-	-	3,894,623
Ordinary maintenance	-	-	8,434,061
General	-	-	3,818,216
Nonroutine maintenance	-	-	603,942
Depreciation	-	-	19,180,670
Housing assistance payments	-	-	-
Cost of sales and services	-	-	-
Other operating expenses	-	-	-
Total operating expenses	-	-	41,686,253
Operating income (loss)	-	-	(11,460,452)
Nonoperating revenues (expenses):			
Intergovernmental	-	-	-
Interest revenue - leases	-	-	-
Interest revenue - other	-	-	453,270
Net increase (decrease) in the fair value of investments	-	-	83,069
Interest expense - leases	-	-	(370,729)
Interest expense - other	-	-	(12,977,435)
Financing expense	-	-	-
Amortization expense - leases	-	-	(150,811)
Amortization expense - other	-	-	(130,523)
Mortgage insurance expense	-	-	(23,381)
Extraordinary items, net gain/loss	-	-	-
Loss on assets held for sale	-	-	-
Acquisition of entity gain (loss)	-	-	-
Gain (loss) on disposition of assets	-	-	-
Nonoperating revenues (expenses), net	-	-	(13,116,540)
Income (loss) before other revenues, expenses, gains, losses, and transfers	-	-	(24,576,992)
Transfers in (out)	-	-	-
Capital grants - Capital Fund	-	-	-
Capital grants - other than Capital Fund	-	-	-
Capital contributions from general and limited partners	1,601,681	50,101	1,651,782
Changes in net position	1,601,681	50,101	(22,925,210)
Net position, January 1	-	-	88,256,228
Net position, End of Period	$ 1,601,681	50,101	65,331,018

See accompanying notes to basic financial statements.

(1) Summary of Significant Accounting Policies

The Housing Authority of the City and County of Denver (hereinafter referred to as DHA) is a corporate body created in 1938 to provide safe, decent, and sanitary housing for low-and moderate-income residents of the City and County of Denver, Colorado (the City).

The basic financial statements of DHA have been prepared in conformity with U.S. generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements. Following is a summary of the more significant accounting policies of DHA.

(a) Reporting Entity

DHA is a quasi-municipal corporation. DHA's nine-member Board of Commissioners is appointed by the Mayor of the City. DHA is a legally separate agency with many sources of income. The City does not have the ability to affect the operations of DHA, nor does DHA provide a financial benefit to, or impose a financial burden on, the City. DHA administers the following U.S. Department of Housing and Urban Development (HUD) programs: Public Housing, Section 8 Housing Choice Vouchers, and various other HUD programs.

In determining how to define the reporting entity, management has considered all potential component units. The accompanying financial statements present DHA and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of DHA’s operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as part of the primary government. The discretely presented component units are reported in a separate column in the financial statements to emphasize that they are legally separate from the government.

Blended Component Units

The blended component units of DHA include entities that were created to act as general partners in various housing development limited partnerships; entities created to facilitate, develop, and operate affordable housing; entities created to develop, manage, and operate commercial developments; entities created to develop and operate solar energy initiatives; and nonprofit corporations created to further support DHA’s mission.

Blended Component Unit	Year Created
Denver Housing LLC (DHC)	1978
DLIHDC (DLIHDC)	1993
DLIHDC Development Corporation (DLIHDC DC)	1994
Curtis Park Housing Inc.	2000
Denver Housing Development Partners Inc. (DHCP)	2004
Arrowhead Housing Inc.	2004
Thomas Bean Towers LP	2004
Arrowhead Housing II Inc.	2005
Arrowhead Housing III Inc.	2005
Park Avenue Redevelopment (Block 1B) LLLP	2005

Blended Component Unit	**Year Created**
DHA Limited Partners LLC	2006
Three Towers Housing Inc.	2007
Arrowhead Housing IV Inc.	2008
Arrowhead Housing V Inc.	2010
Osage Housing Inc.	2010
Westwood Housing Inc.	2010
Denver Community Ventures (DCV) dba Friends of DHA - 501(c)(3)	2011
MVEC Housing Inc.	2012
SLR Housing Inc.	2012
SLP Housing II Inc.	2012
SLP Housing III Inc.	2012
Curtis Park Horse Barn Inc.	2012
Youth Employment Academy (YEA) - 501(c)(3)	2012
Osage Café LLC	2012
SLP Housing IV Inc.	2013
SLP Housing VI Inc.	2013
CSG Housing Inc.	2013
DHA Park Hill LLC	2013
SLP Housing VII Inc.	2014
SLP Housing VIII Inc.	2015
DHA Chestnut Housing LLC	2015
Sun Valley Eco District Inc. (SVED) - 501(c)(3)	2015
1035 Osage Inc. - 501(c)(3)	2017
DHA Energy LLC	2017
Denver Affordable Energy LLC (DAE)	2017
DHA Vida LLC	2017
DHA Vida Housing I LLC	2017
DHA Vida Housing II LLC	2017
Vida Commercial Partners Inc. (VCP) - 501(c)(3)	2017
Vida at Sloans Owners Association	2017
PVH Housing LLC	2018
SVH 2 North LLC	2018
SVH 2 South LLC	2018
Kaleidoscope Collaborative Center (KCC) LLC	2019
Kaleidoscope Management 1035 LLC	2019
Shoshone D3 Housing LLC	2019
SVH GreenHaus LLC	2020
SVH THP Condo 30 LLC	2020
Decatur Fresh LLC	2020
SV GHP Condo 50 LLC	2020

Blended Component Unit	Year Created
DHA SV GreenHaus Land 1 LLC	2020
Blake and Broadway Housing LLC	2020
DHA SV Thrive Land 3 LLC	2020
GreenHaus Owners Association	2020
Thrive Owners Association	2020
SVH Thrive LLC	2020
SV Thrive OZ Fund LLC	2021
Sun Valley Zuni LLC	2021
SVH Joli LLC	2022
SV JHP Condo 46 LLC	2022
Joli Commercial Partners Inc. (JCP) - 501(c)(3)	2022
SV Block 3 Owners Association	2022
SV SHP Condo 37 LLC	2023
DHC SV Block 1 Land LLC	2023
DHC SV Block 3 Land LLC	2023
SVH Sol LLC	2023
SV Block 1 Sol Owners Association	2023
SVH Flo LLC	2023

The above entities are included in the accompanying basic financial statements as blended component units in accordance with GASB Statement No. 14, The Financial Reporting Entity, as amended, based on the following factors:

- These entities are separate legal entities that are wholly owned by DHA.
- DHA appoints the voting majority of the boards for these entities.
- These entities are fiscally dependent upon DHA because DHA approves the respective annual budgets.
- DHA is able to impose its will on these entities because DHA can significantly influence the programs, projects, and activities.
- The governing bodies are substantively the same as the governing body of DHA. As such, management of DHA has operational responsibility for these entities.

Discretely Presented Component Units

DHA's discretely presented component units include the limited partnerships below, that were created for the purpose of acquiring, constructing, developing, and operating low-income housing developments. These entities follow all applicable FASB standards. Since they do not follow governmental accounting, for presentation purposes, certain transactions may be reflected differently in these financial statements than in the separately issued component unit financial statements in order for them to conform to the presentation of the primary government.

Under GASB No. 14, The Financial Reporting Entity, as amended, these limited partnerships are considered discretely presented component units of DHA based on the following factors:

- DHA does not have majority ownership. Several of the blended component units discussed above serve as the general partners in these limited partnerships with ownership interests of 0.01 percent or less. As such, DHA does not have a voting majority in these entities.
- The limited partnerships meet the fiscal dependency and financial benefit or burden criteria.
- The limited partnerships do not meet any of the blending criteria.

Discretely Presented Component Unit	General Partner	Limited Partner	Property Manager	# of units
Park Avenue Redevelopment Block 3B LLLP	Arrowhead Housing III Inc.	Wincopin Circle LLLP	Ross Management	91
Park Avenue Redevelopment Block 4B LLLP	Arrowhead Housing IV Inc.	US Bancorp CDC	Ross Management	89
Park Avenue Redevelopment Block 5B LLLP	Arrowhead Housing V Inc.	Enterprise Neighborhood Partners Fund III LLLP	Ross Management	89
Three Towers Partners LLLP	Three Towers Housing Inc.	Boston Capital Partners Inc.	DHA	359
Westwood Homes LLLP	Westwood Housing Inc.	Richman Group Capital Corporation	DHA	184
1099 Osage LLLP	Osage Housing Inc.	U.S.A. Institutional South Lincoln LLC	DHA	100
Mountain View Redevelopment LLLP	MVEC Housing Inc.	RBC Tax Credit Equity LLC	DHA	254
South Lowell Redevelopment LLLP	SLR Housing Inc.	RBC Tax Credit Equity LLC	DHA	96
Mariposa Partners II LLLP	SLP Housing II Inc.	Enterprise Neighborhood Partners Fund IV LLLP	Ross Management	93
Mariposa Partners III LLLP	SLP Housing III Inc.	Enterprise Neighborhood Partners Fund IV LLLP	Ross Management	87
Mariposa Partners IV LLLP	SLP Housing IV Inc.	Enterprise Neighborhood Partners Fund IV LLLP	Ross Management	77
Mariposa Partners VI LLLP	SLP Housing VI Inc.	Enterprise Neighborhood Partners Fund VI LLLP	Ross Management	94
Mariposa Partners VII LLLP	SLP Housing VII Inc.	Enterprise Neighborhood Partners Fund VII LLLP	DHA	45
Mariposa Partners VIII LLLP	SLP Housing VIII Inc.	Enterprise Neighborhood Partners Fund VII LLLP	Ross Management	21
CSG Redevelopment Partners LLLP	CSG Housing Inc.	American Express West Equity Fund Limited Partnership	DHA	222
Vida Housing Partners I LLLP	DHA Vida Housing I LLC	Wells Fargo Affordable Housing Community Development Corporation	DHA	112
Vida Housing Partners II LLLP	DHA Vida Housing II LLC	Wells Fargo Affordable Housing Community Development Corporation	DHA	64
Platte Valley Homes LLLP	PVH Housing LLC	Riverside Manager LLC	DHA	68
Gateway North Housing Partners LLLP	SVH 2 North LLC	Wells Fargo Affordable Housing Community Development Corporation	DHA	95
Gateway South Housing Partners LLLP	SVH 2 South LLC	Wells Fargo Affordable Housing Community Development Corporation	DHA	92
Shoshone Housing Partners LLLP	Shoshone D3 Housing LLC	Wincopin Circle LLLP	DHA	53
GreenHaus Housing Partners LLLP	GreenHaus LLC	Wincopin Circle LLLP	DHA	79

Discretely Presented Component Unit	General Partner	Limited Partner	Property Manager	# of units
Thrive Housing Partners LLLP	SVH Thrive LLC	Richman Group Capital Corporation	DHA	135
Blake and Broadway Housing Partners LLLP	Blake and Broadway LLC	Wincopin Circle LLLP	DHA	143
Joli Housing Partners LLLP	SVH Joli LLC	Wincopin Circle LLLP	DHA	80
Sol Housing Partners LLLP	SVH Sol LLC	Richman - USA Institutional Sol LLC	DHA	131
Flo Housing Partners LLLP	SVH Flo LLC	Richman Group Capital Corporation	DHA	212

Separately audited financial statements for the partnerships are available by contacting DHA at 720-932-3077.

(b) Basis of Presentation

The accounts of DHA are reported as an enterprise fund. Enterprise funds are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. Revenue is recognized when earned and expenses are recorded at the time liabilities are incurred. All assets and liabilities associated with the operations of DHA are included on the statement of net position.

(c) Cash

Cash is defined as cash on hand and demand deposits.

(d) Receivables

Receivables represent amounts due from HUD for current year program operating and housing assistance subsidies earned but not received at year-end and amounts due from parties other than HUD. Receivable balances are reviewed to determine whether they are collectible. Allowance account estimates are established for receivable amounts when collection is questionable.

(e) Revenue and Expenses

DHA's statement of revenues, expenses, and changes in net position distinguish between operating and non-operating revenues and expenses. Operating revenue results from exchange transactions associated with providing housing and related services, and federal operating subsidies and housing assistance payments that are directly related to DHA's mission. Non-operating revenue includes capital and noncapital federal grants, interest revenue, and other revenues not meeting the definition of operating. Operating expenses consist of all expenses incurred to provide housing services. Non-operating expenses include interest expense and other expenses not meeting the definition of operating.

(f) Revenue Recognition

Revenue from rental of housing units and other revenue are recognized as revenue in the period earned.

Grant revenue is recognized as eligibility criteria are met.

Interest income on notes receivable is recognized pursuant to the terms of the respective loan agreements. Collectability is evaluated annually based on payments received and cash flow of each individual entity. If amounts are deemed to be uncollectible, DHA establishes an allowance for doubtful accounts.

(g) Investments

Federal statutes authorize investment of excess federal funds in instruments issued by or guaranteed by the Federal government. DHA has adopted this policy for all invested funds, whether or not they are federal funds. Investments are carried at fair value based on the most recent market quotations.

(h) Inventories

Inventories are stated at the lower of average cost or market. Inventories are expensed when used.

(i) Prepaid Items

Payments made to vendors for services that will benefit periods beyond year-end are recorded as prepaid items.

(j) Notes Receivable

Notes receivable consists of loans made to cooperative and redevelopment partnerships, the proceeds of which were used to construct and rehabilitate affordable housing units. Notes receivable also consists of second mortgages to low-income homebuyers. These mortgages require no payments and earn no interest for eight years, and then bear an interest rate of 3%. Additional information can be found in Note 4 to the basic financial statements.

(k) Capital Assets and Depreciation

All land, buildings and building improvements are capitalized. Capital assets are stated at historical cost. The monetary threshold for capitalization for machinery and equipment is an initial cost of $5,000 or more. Maintenance and repairs are charged to current period operating expenses and improvements are capitalized. Upon retirement or other disposition of property and equipment, the cost and related accumulated depreciation are removed from the respective accounts, and any gains or losses are included in non-operating revenues and expenses.

Depreciation of capital assets is computed using the straight-line method over the estimated useful lives of the assets, which are as follows for DHA except 1035 Osage Inc. and the Youth Employment Academy for the Mercado, which have the lives stated in the entity's agreements:

Buildings/Improvements:	
New construction	40 Years
Rehabilitation/acquisition	20 Years
Machinery and equipment	5 Years

(l) Compensated Absences

Regular, full-time employees receive compensation for vacations, holidays, illness, and certain other qualifying absences. The number of days compensated in the various categories of absence is based generally on length of service. Compensated absences which have been earned but not paid, have been accrued in the accompanying basic financial statements.

(m) Restricted Assets

Certain proceeds of revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets and liabilities payable from restricted assets on the statement of net position because their use is limited by applicable bond covenants. In addition to assets restricted for compliance with bond covenants, restricted assets are also maintained to account for resources required to repay tenant security deposits, insurance deposits, amounts held for others, and amounts held in the Family Self Sufficiency program. In accordance with GASB Statement No. 62, cash that is restricted as to withdrawal or use in the acquisition or construction of noncurrent assets or that is segregated for the liquidation of long-term debts has been presented as noncurrent.

The balances of the restricted asset accounts for the primary government are as follows:

Restricted Investments- Program Income	$ 3,302,426
Restricted Investments- Other	189,576
Family Self Sufficiency	1,080,513
Tenant Security Deposits	377,362
Commercial Security Deposits	122,969
Non-DHA Managed Security Deposits	32,067
Restricted Cash- Other	213,895
Interest Reserve Fund	75,531
Escrow Fund	126,489
Debt Service Reserve Fund	11,805,641
Operating Reserve Fund	1,556,411
Replacement Reserve Fund	4,334,507
Redemption Reserve Fund	29,113
Master Payment Fund	12,195,728
Restricted Investments- HAP	793,377
Operating Reserves- US Bank	349,261
Operating Reserves- Key Bank	355,264
Operating Reserves- Other	6,950,421
ACC Reserve	3,859,961
Pledged Accounts	2,651,446
Section 18 Disposition Escrow	23,135,939
Solar Revenue Fund	17,330
Bond Fund - Solar	2,933,309
Bond Funds - Other	72,872,613
Insurance Escrow	74,473
Surplus Fund	73,171
Escrow Held by Others	252,778
Total restricted assets	$ 149,761,571

The balances of the restricted asset accounts for the discretely presented component units are as follows:

Family Self Sufficiency	$	46,605
Tenant Security Deposits		545,489
Commercial Security Deposits		2,000
Non-DHA Managed Security Deposits		169,552
Insurance Escrow		985,894
Replacement Reserve Fund		6,642,312
Debt Service Reserve Fund		124,000
Operating Reserves- US Bank		3,503,156
Operating Reserves- Key Bank		1,105,026
Operating Reserves- Other		937,950
ACC Reserve		1,247,901
Escrow Held by Others		15,365
Restricted Investments- Program Income		39,660
Pledged Accounts		315
Total restricted assets	$	15,365,225

(n) *Deferred Outflows and Inflows of Resources*

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to a future period and will not be recognized as an outflow of resources (expense) until then. For DHA, deferred outflows of resources are reported for excess consideration paid for acquisition of a component unit.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to a future period and will not be recognized as an inflow until that time. For DHA, deferred inflows of resources are reported for leases, as explained further in Note 6.

(o) *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 amount of assets and liabilities and disclosures of contingent assets and liabilities at the date of the statement of net position and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

(p) *Impairment of Capital Assets*

GASB Statement No. 42, Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries, establishes accounting and financial reporting standards for impairment of capital assets. A capital asset is considered impaired when its service utility has declined significantly and unexpectedly. DHA is required to evaluate prominent events or changes in circumstances affecting capital assets to determine whether impairment of a capital asset has occurred. No such events or circumstances were encountered as of December 31, 2023.

(q) Net Position Flow Assumption

DHA will sometimes fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the financial statements (as applicable), a flow assumption must be made about the order in which the resources are considered to be applied. It is the DHA's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

(r) Leases

DHA is both a lessee and lessor.

Lessee:

DHA is a lessee for noncancelable leases of vehicles and a ground lease. DHA recognizes a lease liability and an intangible right of use lease asset (lease asset) in the government-wide financial statements.

At the commencement of a lease, DHA initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how DHA determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments are as follows:

(1) DHA uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, DHA generally uses its estimated incremental borrowing rate as the discount rate for leases.

(2) The lease term includes the noncancelable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that DHA is reasonably certain to exercise.

(3) DHA monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lessor:

DHA is a lessor for noncancelable leases of commercial property and ground leases. DHA recognizes a lease receivable and a deferred inflow of resources in the government-wide and fund financial statements.

At the commencement of a lease, DHA initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how DHA determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

(1) DHA uses its estimated incremental borrowing rate as the discount rate for leases.

(2) The lease term includes the noncancelable period of the lease.

(3) Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

DHA monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

(s) New Accounting Standards Adopted

During the fiscal year ending December 31, 2023, DHA adopted the following new accounting standards issued by the GASB:

In March 2020, the GASB issued Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Agreements*. The requirements of this Statement establishes definitions of public-private and public-public partnership agreements (PPPs) and availability payment arrangements (APAs) and provides uniform guidance on accounting and financial reporting for transactions that meet those definitions. The adoption of this statement had no impact on DHA's financial statements and related disclosures.

In May 2020, the GASB issued Statement No. 96, *Subscription-Based Information Technology Arrangements*. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users. Descriptive information about its SBITAs, other than short-term SBITAs, must be disclosed. The Statement establishes a definition for SBITAs and provides uniform guidance for accounting and financial reporting for transactions that meet that definition. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, Leases, as amended. The adoption of this statement had no impact on DHA's financial statements and related disclosures.

(t) Upcoming Accounting Pronouncements

DHA is currently evaluating the impact on the financial statements for the following GASB Statements:

In April 2022, the GASB issued Statement No. 99, *Omnibus 2022*. This Statement addresses a variety of topics including, among other things, Leases, PPPs, and SBITAs, extension of use of LIBOR, accounting for SNAP distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, financial guarantees, and classification and reporting of derivative instruments. The requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for the Agency's year ending June 30, 2024. The requirements of this statement are effective for DHA’s financial statements for the year ending December 31, 2024.

In June 2022, the GASB issued Statement No. 100, *Accounting Changes and Error Corrections - an amendment of GASB Statement No. 62*. This Statement establishes standards to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this statement are effective for DHA’s financial statements for the year ending December 31, 2024.

In June 2022, the GASB issued Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of the financial statement users by updating the recognition and measurement guidance for compensated absences. DHA is currently evaluating the impact this standard will have on the financial statements when adopted. The provisions of this statement are effective for DHA’s financial statements for the year ending December 31, 2024.

In December 2023, the Government Accounting Standards Board issued Statement No. 102, Certain Risk Disclosures, which requires governments to assess whether a concentration or constraint makes the primary government or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. It also requires governments to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date of the financial statements are issued. If certain criteria are met for a concentration or constraint, disclosures are required in the notes to the financial statements. The provisions of this statement are effective for the DHA's financial statements for the year ending December 31, 2025.

In April 2024, the Government Accounting Standards Board issued Statement No. 103, Financial Reporting Model Improvements, which establishes new accounting and financial reporting requirements, or modifies existing requirements, related to the following: management’s discussion and analysis; unusual or infrequent items; presentation of the proprietary fund statement of revenues, expenses, and changes in fund net position; information about major component units in basic financial statements; budgetary comparison information; and financial trends information in the statistical section. The provisions of this statement are effective for the DHA's financial statements for the year ending December 31, 2026.

(2) Deposits and Investments

(a) Deposits

Deposits, including those in restricted assets, are defined as cash on deposit with financial institutions. At December 31, 2023, the carrying amount of DHA's deposits was $156,923,445, and the bank balance was $158,624,164. The bank deposits are held with financial institutions and are entirely insured or uninsured and collateralized. Of the total bank balance, $9,855,446 was covered by federal depository insurance, and $148,768,718 was uninsured and collateralized with securities held by banks in their trust departments not in DHA's name.

At December 31, 2023, the carrying amount of the discretely presented component unit deposits was $16,890,314 and the bank balance was $16,127,885. The bank deposits are held with financial institutions and are entirely insured or uninsured and collateralized. Of the total bank balance, $8,168,550 was covered by federal depository insurance, and $7,959,335 was uninsured and collateralized with securities held by banks in their trust departments not in the name of the discretely presented component units.

The State of Colorado's (the State) Public Deposit Protection Act (PDPA) precludes DHA from requiring banks to hold securities in DHA's name. DHA deposits are subject to and in accordance with the PDPA. Under this act, all uninsured deposits are fully collateralized. The eligible collateral pledged is held in custody by any Federal Reserve Bank, or branch thereof, or held in escrow by some other bank in a manner prescribed by rule and regulation or is segregated from other trust department securities. All collateral so held must be clearly identified as being securities maintained or pledged for the aggregate amount of public deposits accepted and held on deposit by the eligible public depository. The depository has the right at any time to make substitutions of eligible collateral maintained or pledged and must at all times be entitled to collect and retain all income derived from those investments without restriction.

For the primary government, cash consists of the following at December 31, 2023:

Cash - unrestricted	$	13,038,246
Cash - current restricted		30,844,855
Cash - noncurrent restricted		113,050,495
Total cash		156,933,596
Less: Cash on hand		(10,150)
Total deposits	$	156,923,446

For the discretely presented component units, cash consists of the following at December 31, 2023:

Cash - unrestricted	$	2,159,445
Cash - current restricted		14,731,471
Cash - noncurrent restricted		-
Total cash		16,890,916
Less: Cash on hand		(600)
Total deposits	$	16,890,316

(b) Investments

DHA's investment policies require that all investments be made in accordance with the stated objectives of capital preservation, optimum liquidity, and return while conforming to all applicable statutes and regulations. DHA has established a maximum maturity of three years and a maximum weighted average maturity of one and a half years.

DHA intends to adhere fully to its investment policy, which expressly prohibits the making of speculative or leveraged investments and requires that all investments be made prudently and with due care to ensure compliance with all statutes and regulations.

DHA restricts its investments to direct obligations of the U.S. government, fully insured or collateralized investments at commercial banks and savings and loan associations, collateralized repurchase agreements, state-approved investment pools, or money market funds consisting entirely of U.S. government securities.

DHA categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments that are measured at fair value using the net asset value per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy below.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. DHA's assessment of the significance of inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

Investments held by DHA are as follows at December 31, 2023:

		Primary Government	Discretely Presented Component Units	Combined
U.S. Treasury & Agency	$	30,192,562	7,809,242	38,001,804
Investment Pool - COLOTRUST		31,716,007	4,942,458	36,658,465
	$	61,908,569	12,751,700	74,660,269

U.S Government Treasury and Agency investments are classified in Level 1 are valued using prices quoted in active markets for those securities.

The fair value of Investment Pool – COLOTRUST was determined based on level 2 inputs. DHA estimates the fair value of these investments using interest rates at commonly quoted intervals and yield curves as input.

There were no investments categorized with Level 3 inputs as of December 31, 2023.

Custodial Credit Risk

Custodial credit risk for investments is the risk that in the event of failure of the counterparty to a transaction, DHA will not be able to recover the value of the investments. As of December 31, 2023, none of the investments were exposed to custodial credit risk.

Concentration of Credit Risk, Credit Risk, and Interest Rate Risk

Concentration of credit risk is the risk of loss that may occur due to the amount of investments in a single issuer (not including investments issued or guaranteed by the U.S. government). Since DHA's investments are primarily in investments issued or guaranteed by the U.S. government, there is no concentration of credit risk.

Credit risk of investments is the risk that the issuer or other counterparty will not meet its obligations. This credit risk is measured by the credit quality rating of investments in debt securities as rated by a nationally recognized rating agency. DHA's investment policy recognizes this risk by restricting the type of securities that may be purchased.

The following table summarizes the credit quality and credit risk as a percentage of total investments:

	Credit Quality	
Federal Home Loan Bank notes	AA+	5%
Federal Farm Credit Bank notes	AA+	5%
U.S. Treasury Notes	AA+	41%
COLOTRUST	AAA	49%
		100%

DHA invests a portion of its funds with the Colorado Local Government Liquid Asset Trust (COLOTRUST), which invests solely in federal government securities. COLOTRUST operates in a manner consistent with the Security and Exchange Commission's Rule 2a-7 of the Investment Company Act of 1940 and is registered with the Securities Commissioner of the State of Colorado. The trust maintains a constant net asset value of $1 per share. Therefore, the fair value position of DHA's shares is equivalent to the value of the pool shares. DHA is invested in COLOTRUST PLUS+, which holds an AAA rating from Standard & Poor's.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. DHA selects investments of varied maturities to mitigate this risk.

The following table summarizes the maturities of the combination of DHA and its discretely presented component units' investments in U.S. government agency securities and other investments backed by U.S. government agency securities:

		Maturities (in years)	
	Fair Value	Less than 1	1-2
Federal Home Loan Bank Notes	3,472,709	2,234,779	1,237,930
Federal Farm Credit Bank Notes	3,977,355	1,967,360	2,009,995
U.S. Treasury Notes	30,551,740	17,540,195	13,011,545
Total	$ 38,001,804	21,742,334	16,259,470

(3) Receivables

Receivables for the primary government at December 31, 2023 consist of the following:

		Receivable	Less: Allowance for doubtful accounts	Net receivable
Tenants	$	755,542	(186,048)	569,494
Interest		10,507,728	(9,802,199)	705,529
Intergovernmental		2,639,004	-	2,639,004
Discretely presented component units		59,907,095	(48,543,445)	11,363,650
Other		2,032,192	(54,231)	1,977,961
Total receivables	$	75,841,561	(58,585,923)	17,255,638

Receivables for the discretely presented component units at December 31, 2023 consist of the following:

		Receivable	Less: Allowance for doubtful accounts	Net receivable
Tenants	$	1,829,585	(812,174)	1,017,411
Due from DHA		1,743,600	-	1,743,600
Other		655,386	(26,913)	628,473
Total receivables	$	4,228,571	(839,087)	3,389,484

(4) Notes Receivable

Changes in notes receivable from discretely presented component units during 2023 were as follows: Detailed narratives for each of these notes is included in Long-Term Debt (Note 7).

		December 31, 2022	Additions	Reductions	December 31, 2023
Three Towers, Revolving LOC	$	5,060,926	-	-	5,060,926
Three Towers, Capital Fund		14,600,000	-	-	14,600,000
Three Towers, Program Fund		16,547,746	-	-	16,547,746
Park Avenue Redevelopment Block 3B, 2nd		2,472,000	-	-	2,472,000
Park Avenue Redevelopment Block 3B, 3rd		1,688,910	-	-	1,688,910
Park Avenue Redevelopment Block 3B, 4th		980,000	-	-	980,000
Park Avenue Redevelopment Block 4B, 2nd		1,750,000	-	-	1,750,000
Park Avenue Redevelopment Block 4B, 3rd		1,150,000	-	-	1,150,000
Park Avenue Redevelopment Block 4B, 4th		1,254,500	-	-	1,254,500
Park Avenue Redevelopment Block 4B, 5th		1,000,000	-	-	1,000,000
Park Avenue Redevelopment Block 5B, 3rd		4,559,512	-	-	4,559,512
Park Avenue Redevelopment Block 5B, 4th		1,475,000	-	-	1,475,000

(continued)

	December 31, 2022	Additions	Reductions	December 31, 2023
Mariposa II, 2nd	$ 4,840,972	-	-	4,840,972
Mariposa II, 3rd	660,000	-	-	660,000
Mariposa II, 4th	2,000,000	-	-	2,000,000
Mariposa III, 2nd	4,900,000	-	-	4,900,000
Mariposa III, 3rd	714,950	-	-	714,950
Mariposa III, 4th	580,000	-	-	580,000
Mariposa III, 5th	800,000	-	-	800,000
Mariposa IV, 2nd	2,055,239	-	-	2,055,239
Mariposa IV, 3rd	710,093	-	-	710,093
Mariposa IV, 4th	654,623	-	-	654,623
Mariposa IV, 5th	530,000	-	-	530,000
Mariposa IV, 6th	800,000	-	-	800,000
Mariposa VI, 2nd	4,932,300	-	-	4,932,300
Mariposa VI, 3rd	489,907	-	-	489,907
Mariposa VI, 4th	250,000	-	-	250,000
Mariposa VII, 1st	2,097,163	-	31,571	2,065,592
Mariposa VII, 2nd	673,005	-	-	673,005
Mariposa VII, 3rd	785,295	-	-	785,295
Mariposa VII, 4th	3,552,650	-	-	3,552,650
Mariposa VII, 5th	450,000	-	-	450,000
Mariposa VII, 6th	620,000	-	-	620,000
Mariposa VIII, 2nd	300,000	-	-	300,000
Mountain View, Program Funds	7,165,699	-	-	7,165,699
South Lowell, 2nd	5,250,000	-	-	5,250,000
South Lowell, 3rd	5,170,749	-	-	5,170,749
South Lowell, 4th	3,000,000	-	-	3,000,000
Westwood, 1st	10,533,494	-	-	10,533,494
Westwood, 2nd	10,209,995	-	-	10,209,995
1099 Osage, 2nd	1,272,614	-	-	1,272,614
1099 Osage, 3rd	9,500,000	-	-	9,500,000
1099 Osage, 4th	1,000,000	-	-	1,000,000
1099 Osage, 5th	1,000,000	-	-	1,000,000
CSG, 1st	11,970,000	-	115,000	11,855,000
CSG, 5th	12,508,046	-	-	12,508,046
CSG, 6th	863,474	-	-	863,474
Vida Housing Partners I, 2nd	2,939,757	-	-	2,939,757
Vida Housing Partners I, 3rd	771,229	-	-	771,229
Vida Housing Partners II, 1st	6,925,019	-	63,823	6,861,196
Vida Housing Partners II, 3rd	6,250,000	-	-	6,250,000
Vida Housing Partners II, 4th	800,000	-	-	800,000
Vida Housing Partners II, 5th	2,400,000	-	-	2,400,000
Platte Valley Homes, 1st	1,491,443	-	22,159	1,469,284
Platte Valley Homes, 2nd	5,600,000	-	-	5,600,000

(continued)

	December 31, 2022	Additions	Reductions	December 31, 2023
Platte Valley Homes, 3rd	750,000	-	-	750,000
Platte Valley Homes, 5th	680,000	-	-	680,000
Platte Valley Homes, 6th	1,020,000	-	-	1,020,000
Platte Valley Homes, Program Funds	3,285,000	-	-	3,285,000
Shoshone Housing Partners, 2nd	4,035,000	-	-	4,035,000
Shoshone Housing Partners, 3rd	2,650,000	-	-	2,650,000
Shoshone Housing Partners, Program Funds	2,050,000	-	-	2,050,000
Gateway North, 1st	12,690,357	-	148,054	12,542,303
Gateway North, CNI Note	2,500,000	-	-	2,500,000
Gateway North, HPF Note	950,000	-	-	950,000
Gateway North, City Funds	2,375,000	-	-	2,375,000
Gateway North, LR Program	1,875,000	-	-	1,875,000
Gateway North, 6th	1,600,000	-	-	1,600,000
Gateway South, CGB Notes	1,700,000	-	-	1,700,000
Gateway South, CNI Note	2,684,000	-	-	2,684,000
Gateway South, LR Program Funds	5,400,000	-	-	5,400,000
Gateway South, CDOH Note	580,000	-	-	580,000
Gateway South, DHA OED Note	580,000	-	-	580,000
Greenhaus Housing Partners, CNI Note	5,489,000	-	-	5,489,000
Greenhaus Housing Partners, Revenue Bonds	22,549,704	4,750,295	-	27,299,999
Greenhaus Housing Partners, D3	2,815,000	-	-	2,815,000
Greenhaus Housing Partners, DHP Bridge	-	700,000	-	700,000
Blake and Broadway Housing Partners, 1st	24,522,548	1,477,452	-	26,000,000
Blake and Broadway Housing Partners, D3	13,000,000	-	-	13,000,000
Blake and Broadway Housing Partners, DHP Bridge	868,555	131,445	-	1,000,000
Thrive Housing Partners, CNI Note	3,100,000	-	-	3,100,000
Thrive Housing Partners, Revenue Bonds	34,884,053	4,496,314	-	39,380,367
Joli Housing Partners , CNI	650,000	1,479,000	-	2,129,000
Joli Housing Partners, DHA D3 Bonds	3,220,630	1,435,324	-	4,655,954
Sol Housing Partners, D3	-	1,500,000	-	1,500,000
Sol Housing Partners, CNI	-	2,150,000	-	2,150,000
Flo Housing Partners, 1st Mortgage	-	5,338,859	-	5,338,859
Flo Housing Partners, D3	-	2,945,000	-	2,945,000
Flo Housing Partners, CNI	-	5,412,500	-	5,412,500
Total	$ 351,064,201	31,816,189	380,607	382,499,785
Less amount due within one year	1,186,286			53,047,412
Noncurrent portion	$ 349,877,915			329,452,373

Changes in notes receivable from other entities during 2023 were as follows:

	December 31, 2022	Additions	Reductions	December 31, 2023
Curtis Park I, 2nd	4,045,210	-	-	4,045,210
Curtis Park I, 3rd	1,300,000	-	-	1,300,000
Curtis Park II, 2nd	4,385,979	-	-	4,385,979
Curtis Park III, 1st	2,173,000	-	-	2,173,000
Curtis Park III, 2nd	200,000	-	-	200,000
Hope VI Homeownership	187,959	-	24,486	163,473
Ashley Union Station	2,430,988	-	-	2,430,988
TNT-DHA NMTC Fund LLC	20,987,925	-	-	20,987,925
Lowry Family Housing	1,800,000	-	-	1,800,000
Vida Health Investment Fund	7,881,600	-	-	7,881,600
Fusion Studios	3,098,450	-	-	3,098,450
Warren Residences	575,000	-	-	575,000
Cleo Parker Robinson Dance	1,800,000	-	-	1,800,000
Joli NMTC Leverage Loan	10,508,800	-	-	10,508,800
Total	61,374,911	-	24,486	61,350,425
Less amount due within one year	-			-
Noncurrent portion	61,374,911			61,350,425

(a) Curtis Park Redevelopment Partnership Phase I, Promissory Notes

DHA loaned this partnership $4,045,210 (2nd Mortgage Note), which is the balance outstanding as of December 31, 2023, for the new construction of 155 rental housing units. The note matures on March 31, 2041, and carries an interest rate of 5.43%, which is payable monthly only in the event the partnership has "surplus cash" as defined in the Note Agreement.

DHA loaned this partnership $1,300,000 (3rd Mortgage Note), which is the balance outstanding as of December 31, 2023, for the new construction of 155 rental housing units. The note matures on April 18, 2043, and carries an interest rate of 0.5%, which is payable monthly only in the event the partnership has "surplus cash" as defined in the Note Agreement.

(b) Curtis Park Redevelopment Partnership Phase II, Promissory Note

DHA loaned this partnership $4,397,500. This note was for the new construction of 125 rental housing units. The note matures on April 2, 2042, and carries an interest rate of 5.62%, which is payable monthly only in the event the partnership has "surplus cash" as defined in the Note Agreement. The outstanding balance of this note as of December 31, 2023, is $4,385,979.

(c) Curtis Park Redevelopment Partnership Phase III, Promissory Notes

DHA loaned this partnership $2,173,000 (1st Mortgage Note), which is the balance outstanding as of December 31, 2023, for the new construction of 43 rental housing units. The note matures on March 31, 2053, and carries an interest rate of 4.9%, which is payable monthly only in the event the partnership has "surplus cash" as defined in the Note Agreement.

DHA loaned this partnership $200,000 (2nd Mortgage Note) which is the balance outstanding as of December 31, 2023, for the new construction of 43 rental housing units. The note matures on March 31, 2055, and carries an interest rate of 4.8%, which is payable monthly only in the event the partnership has "surplus cash" as defined in the Note Agreement.

(d) HOPE VI Redevelopment Homeownership, Mortgage Loans

These are loans made to individual low-income homebuyers. The loan amounts range from $877 to $25,000. The latest maturity is in 2040. The interest rates are 0% or 3%. Payment terms vary based on the terms defined in the promissory notes. The outstanding balance as of December 31, 2023, is $163,473.

(e) Ashley Union Station, Promissory Note

DHA loaned this partnership $2,450,000 to partially finance the construction of 107 rental housing units. The note matures in December 2055 and carries an interest rate of 3.75%. Annual payments of $110,000 are due by April 30th and are payable from cash flow as defined in the Loan agreement. The outstanding balance as of December 31, 2023, is $2,430,988.

(f) TNT-DHA NMTC Fund LLC, Promissory Note

DHA loaned this entity $20,987,925 which is the balance outstanding as of December 31, 2023, for the new construction at 1035 Osage. The note matures on August 16, 2043, and carries an interest rate of 1.5034%. Interest only payments are due annually in December during the 7-year compliance period through 2025.

(g) Lowry Family Housing, Promissory Note

DHA loaned this entity $1,800,000 for the new construction of 72 rental housing units, which is the balance outstanding as of December 31, 2023. The note matures on June 29, 2052, and carries an interest rate of 5%, which is payable annually only in the event the partnership has "surplus cash" as defined in the Note Agreement.

(h) Vida Health Investment Fund LLC, Promissory Note

DHA loaned this entity $7,881,600, which is the balance outstanding as of December 31, 2023. The purpose of the note was to use the proceeds to make an investment in a Sub-CDE for the Vida Commercial Partners project. The note matures on December 31, 2042 and carries an interest rate of 1.461%. The fund is required to make payments when payments are received from the Sub-CDE. All interest and principal are due at maturity.

(i) Fusion Studios, Promissory Note

DHA loaned this entity $3,098,450 for the new construction of permanent supportive housing units, which is the balance outstanding as of December 31, 2023. The note matures in February 2060 and carries an interest rate of 0%. No payments of principal or interest are due during the term of the loan, unless an event of default or other acceleration of the maturity date defined in loan agreement. If the terms of the agreement are met, the note will be forgiven at maturity.

(j) Warren Residences, Promissory Note

DHA loaned this entity $575,000 for the new construction of permanent supportive housing units, which is the balance outstanding as of December 31, 2023. The note matures in December 2060 and carries an interest rate of 0%. No payments of principal or interest are due during the term of the loan unless an event of default or other acceleration of the maturity date defined in loan agreement. If the terms of the agreement are met, the note will be forgiven at maturity.

(k) Cleo Parker Robinson Dance, Promissory Note

DHA loaned this entity $1,800,000, which is the balance outstanding as of December 31, 2023. This is a carryback note for the building sold to this entity in 2021. The note matures on December 21, 2041, and carries an interest rate of 0%. No payments of principal or interest are due during the term of the loan unless an event of default or other acceleration of the maturity date defined in loan agreement.

(l) Joli NMTC Leverage Loan

DHA loaned this entity $10,508,800, in aggregate, referred to as the “Leverage” loan which is the balance outstanding as of December 31, 2023. The purpose of the loan is financing partial construction of seven Joli live-work residential units and Joli commercial restaurant incubator. Interest on this loan accrues at a rate of 1.043%. Quarterly payments of interest only will occur from January 2023 until 2029. Quarterly payments of principal and interest will begin in 2030 through the maturity date of December 31, 2056.

(5) Capital Assets

Changes in capital assets for the primary government during 2023 were as follows:

		December 31, 2022	Additions	Retirements	December 31, 2023
Land	$	90,208,395	7,792,812	1,545,432	96,455,775
Construction in progress		53,827,643	34,373,709	32,234,044	55,967,308
Total capital assets not depreciated		- 144,036,038	42,166,521	33,779,476	152,423,083
		-			
Buildings		273,103,752	46,091,627	1,107,759	318,087,620
Improvements		34,105,851	1,912,176	206,000	35,812,027
Machinery and equipment		11,556,142	2,382,075	651,368	13,286,849
Right to Use		1,484,098	-	-	1,484,098
Total capital assets being depreciated		- 320,249,843	50,385,878	1,965,127	368,670,594
		-			
Buildings		167,716,850	7,247,676	182,971	174,781,555
Improvements		24,625,238	1,177,813	202,519	25,600,532
Machinery and equipment		4,477,085	1,054,524	651,370	4,880,239
Right to Use		396,562	306,576	-	703,138
Total accumulated depreciation		- 197,215,735	9,786,589	1,036,860	205,965,464
Total capital assets	$	267,070,146	82,765,810	34,707,743	315,128,213

Changes in capital assets for the discretely presented component units during 2023 were as follows:

		December 31, 2022	Additions	Retirements	December 31, 2023
Land	$	1,730,000	-	-	1,730,000
Construction in progress		120,904,125	61,174,668	115,460,958	66,617,835
Total capital assets		-			
not depreciated		122,634,125	61,174,668	115,460,958	68,347,835
		-			
Buildings		495,740,221	116,845,770	13,206	612,572,785
Improvements		23,135,577	4,962,837	-	28,098,414
Machinery and equipment		6,524,200	412,061	20,092	6,916,169
Right to Use		31,903,632	2,427,416	-	34,331,048
Total capital assets		-			
being depreciated		557,303,630	124,648,084	33,298	681,918,416
		-			
Buildings		116,150,080	17,231,792	-	133,381,872
Improvements		8,594,677	1,417,542	-	10,012,219
Machinery and equipment		4,380,895	531,331	20,092	4,892,134
Right to Use		428,139	544,763	-	972,902
Total accumulated		-			
depreciation		129,553,791	19,725,428	20,092	149,259,127
Total capital assets	$	550,383,964	166,097,324	115,474,164	601,007,124

Construction in Progress

Capital improvements made on DHA's Low Rent Housing units are financed by HUD under the capital grant program. The funds provided through this program are used to rehabilitate the housing units, which extends the useful life for an additional 20 years. Capital grants are awarded annually based on a 5-year comprehensive modernization plan submitted by DHA. When modernization projects are completed, HUD issues a modernization cost certificate for each grant, at which time construction in progress for that grant is placed in service and transferred to the buildings or improvements categories. Construction in progress comprises new construction and rehabilitation projects.

The following schedule shows the components of DHA's construction in progress at December 31, 2023:

Type of Funds		
Modernization funds - Capital grants	$	8,198,412
Denver Housing Program		8,904,716
Denver Housing LLC		19,740,700
SVH Sol LLC		62,716
SV SHP Condo 37 LLC		4,432,663
Sun Valley Zuni LLC		141,421
SV JHP Condo 46 LLC		7,907,813
Joli Commercial Partners Inc		6,578,867
Total	$	55,967,308

Construction contract commitments at December 31, 2023, totaled $42,874,185 for DHA.

The following schedule shows the breakout of construction in progress at December 21, 2023 for the discretely presented component units:

Type of Funds		
Three Towers Partners LLLP	$	13,580
Flo Housing Partners LLLP		19,780,010
Sol Housing Partners LLLP		23,191,204
Joli Housing Partners LLLP		23,633,041
Total	$	66,617,835

Construction contract commitments at December 31, 2023, totaled $128,783,127 for the discretely presented component units.

(6) Leases

Primary Government – Lessee

DHA leases vehicles from a third party. Payments are fixed monthly and lease terms range from 60 to 84 months.

DHA, through one of its blended component units, has also entered into a ground lease with a third party. The term of the lease, including options to extend that are reasonably certain to be exercised, is 30 years and requires fixed monthly payments. The blended component unit has a separate reporting requirement under FASB, as such the entity adopted FASB issued Accounting Standards Update (ASU) No. 2016-02, *Leases* (Topic 842) during the year ended December 31, 2022. Since it does not follow governmental accounting, for presentation purposes, lease activity may be reflected differently in these financial statements than in the separately issued component unit financial statements in order to conform to the presentation of the primary government.

The total net book value of DHA’s leased assets of the primary government was $780,960 at December 31, 2023. The activity associated with these assets is reflected within the capital asset disclosure at Note 5.

The lease liability associated with the leases described above totaled $790,605 at December 31, 2023.

Future principal and interest payment requirements related to DHA's lease liability is as follows:

	Principal	Interest	Total
2024	204,773	32,478	237,251
2025	135,030	26,491	161,521
2026	50,963	23,036	73,999
2027	26,675	21,325	48,000
2028	28,179	19,821	48,000
2029-2033	166,610	73,390	240,000
2034-2038	178,375	21,625	200,000
Total	**$ 790,605**	**$ 218,166**	**$1,008,771**

Primary Government – Lessor

DHA leases certain assets to various component units and third parties. These leases consist of ground leases, which include the related building and improvements consisting of the underlying real property, and commercial leases. Payment terms generally follow one of the following:

Ground Leases

- Ground leases with terms ranging from of 65 to 99 years. An upfront commencement date payment is required to be made by the lessee at commencement of the lease. These payments are made fully in cash. No additional payments are required to be made by the lessee throughout the remaining course of the lease term.

- Ground leases with terms ranging from 55 to 65 years. An upfront commencement date payment is required to be made by the lessee at commencement of the lease. These payments are made fully in cash. Beginning on the 21st anniversary of the lease agreement, fixed annual rent payments are due and payable throughout the remaining term of the lease to the extent the lessee has available net revenues, as defined by the respective agreements.

- Ground leases with terms ranging from 90 to 98 years. No upfront commencement date payment is required to be made by the lessee. Fixed annual lease payments are due and payable by the lessee throughout the course of the lease term based on available cashflows, as defined by the respective agreements. Due to the contingent nature of the lease payments by the lessee, these leases do not constitute an exchange like transaction.

- Ground leases with terms ranging from 90 to 99 years. No upfront commencement date payment is required to be made by the lessee. Fixed annual lease payments of $10 per year are due and payable by the lessee throughout the course of the lease term. Due to the nominal annual rents, these leases do not constitute an exchange like transaction.

Commercial Leases

- Commercial leases with terms, including options to extend that are reasonably certain to be exercised, ranging from 2 to 41 years. Fixed monthly rent payments are required to be made by the lessee throughout the course of the lease term. These payments typically escalate throughout the term of the respective agreements.

During the year ended December 31, 2023, DHA recognized the following related to its lessor agreements:

Lease revenue	**2023**
Commercial	$ 1,547,628
Ground	$ 255,790
Total lease revenue	$ 1,803,418

Interest revenue	**2023**
Commercial	$ 577,068
Ground	$ 89,289
Total interest revenue	$ 666,357

DHA reported receivables related to leases totaling $20,714,464 at December 31, 2023, of which $2,846,409 represents lease receivables from discretely presented component units. Deferred inflows from leases totaled $35,336,128 at December 31, 2023.

Discretely Presented Component Units – Lessee

Each of the discretely presented component units have entered into lease agreements with DHA. These lease agreements consist of ground leases, which include the related building and improvements consisting of the underlying real property. Payment terms follow one of the following:

- Ground leases with terms ranging from of 65 to 99 years. An upfront commencement date payment is required to be made to DHA at commencement of the lease. These payments are made fully in cash. No additional payments are required to be made to DHA throughout the remaining course of the lease term.

- Ground leases with terms ranging from 55 to 65 years. An upfront commencement date payment is required to be made to DHA at commencement of the lease. These payments are made fully in cash. Beginning on the 21st anniversary of the lease agreement, fixed annual rent payments are due and payable to DHA throughout the remaining term of the lease to the extent the discretely presented component unit has available net revenues, as defined by the respective agreements.

- Ground leases with terms ranging from 90 to 98 years. No upfront commencement date payment is required to be made to DHA. Fixed annual lease payments are due and payable to DHA throughout the course of the lease term based on available cashflows, as defined by the respective agreements.

- Ground leases with terms ranging from 90 to 99 years. No upfront commencement date payment is required to be made to DHA. Fixed annual lease payments of $10 per year are due and payable to DHA throughout the course of the lease term.

All ground leases entered into with DHA are considered operating leases under FASB guidance. Since they do not follow governmental accounting, for presentation purposes, certain transactions may be reflected differently in these financial statements than in the separately issued component unit financial statements in order to conform to the presentation of the primary government.

Amounts due to DHA recognized by the discretely presented component units and amounts due from discretely presented component units to DHA relating to leases may not agree due to the differences in accounting standards between FASB and GASB, respectively. The difference as of December 31, 2023, is $15,178,850.

Due to DHA - Leases		**FASB**
Lease Liability - Long Term	$	17,950,880
Lease Liability - Short Term	$	138,389
Total Lease Liability	$	18,089,269
Due from DPCU - Leases		**GASB**
Lease Receivable - Long Term	$	2,846,409
Lease Receivable - Short Term	$	64,010
Total Lease Receivable	$	2,910,419
Difference in FASB vs. GASB	$	15,178,850

The total net book value of leased assets of the discretely presented component units was $33,358,146 at December 31, 2023.

Under ASC 842, a lessee recognizes a single lease expense calculated so that the remaining cost of the lease is allocated over the remaining lease term on a straight-line basis. Lease expense for the discretely presented component units for the year-ended December 31, 2023 was $163,566.

Lease expense to be recognized throughout the remaining lease terms is as follows:

Years Ending December 31	Total
2024	$ 552,539
2025	552,539
2026	552,539
2027	552,539
2028	552,539
2029-2033	2,850,972
2034-2038	3,645,447
2039-2043	3,645,447
2044-2048	3,645,447
2049-2053	3,645,447
2054-2058	3,645,447
2059-2063	3,645,447
2064-2068	3,404,409
2069-2073	2,762,697
2074-2078	2,762,697
2079-2083	2,677,981
2084-2088	2,270,256
2089-2093	2,195,732
2094-2098	2,068,232
2099-2103	1,473,232
2104-2108	1,345,732
2109-2113	1,345,732
2114-2118	1,345,732
2119-2122	138,347
Total	$ 51,277,128

(7) Long-Term Debt

DHA's debt comprises revenue bonds, leases, notes payable, bank loans, and secured lines of credit. All debt, except for lines of credit, is secured by the related property. In addition, the debt obligations are all direct borrowings except those noted otherwise. None of the debt was in default during 2023.

Housing Authority of the City and County of Denver

Notes to Basic Financial Statements

December 31, 2023

A summary of changes in DHA's long-term debt for the year ended December 31, 2023, is presented below:

		Balance at December 31, 2022	Additions	Reductions	Balance at December 31, 2023	Due Within One Year
DHP Lincoln Park - City of Denver1	$	450,000	-	-	450,000	-
DHP Lincoln Park - First Bank Loan		576,698	-	146,394	430,304	151,349
DHA Bonds - CSG		11,970,000	-	115,000	11,855,000	125,000
DHA Bonds - Mariposa 7		2,097,164	-	31,571	2,065,593	33,029
Line of credit - Key Bank		8,977,025	6,122,975	-	15,100,000	-
Line of credit - First Bank		13,025,000	11,975,000	-	25,000,000	-
EPC III - Banc of America		8,051,596	-	1,333,879	6,717,717	1,397,418
DHC EPC - Banc of America		3,993,254	-	1,031,597	2,961,657	1,055,470
Three Towers - CFP Revenue Bonds		2,620,000	-	470,000	2,150,000	495,000
1035 Osage - Northern Trust		11,451,156	-	215,663	11,235,493	11,235,493
1035 Osage - QLICI A1 ENMP 75 LP		6,691,650	-	-	6,691,650	3,539,050
1035 Osage - QLICI A1 Northern CDE-2		3,943,800	-	-	3,943,800	2,085,780
1035 Osage - QLICI A1 Rose Urban Green VI		5,488,455	-	-	5,488,455	3,563,206
1035 Osage - QLICI A1 UACD		3,615,150	-	-	3,615,150	1,911,964
1035 Osage - QLICI B1 ENMP 75 LP		3,493,350	-	-	3,493,350	-
1035 Osage - QLICI B1 Northern CDE-2		1,996,200	-	-	1,996,200	-
1035 Osage - QLICI B1 Rose Urban Green VI		2,694,545	-	-	2,694,545	41,750
1035 Osage - QLICI B1 UACD		1,774,850	-	-	1,774,850	-
YEA - QLICI A2 Rose Urban Green VI		1,248,870	-	-	1,248,870	-
YEA - QLICI B2 Rose Urban Green VI		613,130	-	-	613,130	9,500
Vida - Wells Fargo Loan		5,780,248	-	113,863	5,666,385	5,666,385
Vida - Citywide Bank TIF		3,507,125	-	1,472,176	2,034,949	423,076
VCP NMTC - QLICI A - Catalyst CDE-10		7,881,600	-	-	7,881,600	-
VCP NMTC - QLICI B - Catalyst CDE-10		3,668,400	-	-	3,668,400	-
DHA Bonds - Vida II		6,925,020	-	63,823	6,861,197	67,237
DHA Bonds - Platte Valley		1,491,443	-	22,159	1,469,284	22,159
DHA Bonds - Gateway North		12,690,357	-	148,054	12,542,303	155,258
DAE - Great Western		2,092,671	-	140,747	1,951,924	147,741
DMS - Enterprise Community Loan Fund		1,881,461	-	138,598	1,742,863	146,256
Enfinity Bonds - CHFA		3,840,000	-	355,000	3,485,000	360,000
DHP - D3 Bonds		115,890,000	-	4,985,000	110,905,000	5,335,000
DHA Bonds - Greenhaus LITHC		27,300,000	-	-	27,300,000	10,563,602
DHA Bonds - Greenhaus Market		10,590,000	-	-	10,590,000	71,398
Globeville ANB		3,500,000	-	32,751	3,467,249	34,413
DHA Bonds - Thrive LITHC Series A		25,800,000	-	-	25,800,000	800,000
DHA Bonds - Thrive LITHC Series B		16,230,000	-	-	16,230,000	13,580,367
DHA Bonds - Thrive Market Series B		7,325,000	-	-	7,325,000	-
Blake and Broadway		24,522,548	1,477,452	-	26,000,000	26,000,000
Joli Market Rate - First Bank Construction		117,050	3,164,642	-	3,281,692	-
Joli NMTC - QLICI A ENMP		4,597,600	-	-	4,597,600	-
Joli NMTC - QLICI A CGRF		5,911,200	-	-	5,911,200	-
Joli NMTC - QLICI B ENMP		2,157,400	-	-	2,157,400	-
Joli NMTC - QLICI B CGRF		2,818,800	-	-	2,818,800	-
Joli NMTC Leverage Loan		6,500,000	-	-	6,500,000	-
Park Avenue Block 1B - CHFA 1st Mortgage		4,435,234	-	111,375	4,323,859	118,599
Sol Pacific West Construction Note		-	421,633	-	421,633	-
Flo Tax Exempt DHA Revenue Bonds		-	48,765,000	-	48,765,000	-
Flo Taxable DHA Revenue Bonds		-	26,300,000	-	26,300,000	-
Best Western		-	16,050,000	-	16,050,000	16,050,000
Total debt		402,225,050	114,276,703	10,927,648	505,574,102	105,185,500
Less amount due within one year		9,874,328			105,185,500	
		392,350,722			400,388,602	

As of December 31, 2023, DHA has issued revenue bonds for the discretely presented component units listed below. Revenues from the properties are intended to be the primary source of repayment. Revenues of the DHA would be used only if those revenues are not sufficient to cover the required payments. No DHA revenues have been used for any required payments to date.

Discretely Presented Component Units		Outstanding Bonds Payable Amount
CSG Redevelopment LLLP	$	11,855,000
Mariposa Partners VII LLLP		2,065,593
Vida Housing Partners II LLLP		6,861,196
Platte Valley Homes LLLP		1,469,284
Gateway North Housing Partners LLLP		12,542,303
GreenHaus Housing Partners LLLP		27,300,000
Three Towers LLLP		2,150,000
Thrive Housing Partners LLLP		42,030,000
Blake and Broadway Housing Partners LLLP		26,000,000
Flo Housing Partners LLLP		75,065,000
Total	$	207,338,376

(a) Promissory Notes for Lincoln Park

DHA has two notes for the property, both notes are secured by deeds of trust on properties known as Lincoln Park. The original amount of the first note to the City and County of Denver (City) was $450,000, which is the balance outstanding as of December 31, 2023. DHA assumed this note when DHA purchased 57 rental housing units. This note will be forgiven on February 1, 2032, and no payments are due on the note if DHA remains in compliance of the terms in the loan agreement. The note carries no interest.

DHA has a note payable to First Bank, which was a direct placement. The original amount of the note was $2,110,564. Proceeds of this note were used to pay the Compass Bank note that DHA assumed when the property was purchased. This note matures in 2026 and carries an interest rate of 5.15%. Monthly installments are $14,201 for principal and interest. The outstanding balance as of December 31, 2023, is $430,304.

Future debt service requirements are as follows on the First Bank note:

		Principal	Interest	Total
2024	$	151,349	19,062	170,411
2025		159,506	10,905	170,411
2026		119,449	5,271	124,720
Total	$	430,304	35,238	465,542

b) Citibank, Revenue Bonds for CSG

DHA issued $12,665,000 in Series 2013 A Housing Revenue Bonds, which was a direct placement. DHA also has a $12,665,000 loan agreement with CSG Redevelopment Partners LLLP. The bonds are secured by an acquisition loan leasehold deed of trust on the three CSG properties. Proceeds from the note are used to pay bond payments. The bonds were issued to finance the acquisition and rehabilitation of 222 rental housing units. The bonds are subject to arbitrage requirements and no arbitrage is due. The bonds mature on June 1, 2054, and had an interest rate of 5.78% during construction which increased to 6.08% at completion. Interest is payable monthly, and principal is payable quarterly. The outstanding balance on the bonds as of December 31, 2023, is $11,855,000.

Future debt service requirements are as follows for the Citibank (CSG) Revenue Bonds:

		Principal	Interest	Total
2024	$	125,000	716,629	841,629
2025		135,000	708,776	843,776
2026		140,000	700,365	840,365
2027		150,000	691,600	841,600
2028		160,000	682,075	842,075
2029-2033		960,000	3,247,480	4,207,480
2034-2038		1,300,000	2,905,607	4,205,607
2039-2043		1,765,000	2,442,235	4,207,235
2044-2048		2,390,000	1,813,917	4,203,917
2049-2053		3,240,000	962,236	4,202,236
2054-2058		1,490,000	38,557	1,528,557
	$	11,855,000	14,909,477	26,764,477

(c) Citibank, Revenue Bonds for Mariposa VII

DHA issued $7,500,000 in Series 2015 A Housing Revenue Bonds, which was a direct placement. DHA also has a $7,500,000 loan agreement with Mariposa VII LLLP. The bonds are secured by a deed of trust on the Mariposa VII property. Proceeds from the note are used to pay bond payments. The bonds were issued to finance the construction of 45 rental housing units. The bonds are subject to arbitrage requirements. The first five-year arbitrage calculation was completed in 2020. The bonds mature on November 15, 2033, and had a variable interest rate of the Securities Industry and Financial Markets Association (SIFMA) rate plus 2.5% through permanent note conversion. The interest rate as of December 31, 2023, is 4.55%, which is the permanent rate. Monthly installments are $10,528 for principal and interest. The outstanding balance on the bonds as of December 31, 2023, is $2,065,593.

Future debt service requirements are as follows for the Citibank (Mariposa VII) Revenue Bonds:

		Principal	Interest	Total
2024	$	33,029	93,301	126,330
2025		34,563	91,767	126,330
2026		36,169	90,161	126,330
2027		37,850	88,480	126,330
2028		39,608	86,722	126,330
2029-2033		1,884,374	400,875	2,285,249
	$	2,065,593	851,306	2,916,899

(d) KeyBank, Line of Credit

In October 2021, DHA executed a $20 million revolving line of credit agreement with KeyBank National Association. The collateral for this debt is revenue generated by Denver Housing Authority as well as associated leases and rents of purchased properties. Proceeds of the LOC may be used to provide interim financing for general capital needs and other operating expenses. The LOC matures September 1, 2026, and carries an interest rate of 1-Month Secured Overnight Financing Rate plus 1.75%, which was 5.45% at December 31, 2023. Accrued interest is due monthly and any accrued interest and principal is due at maturity. The outstanding balance as of December 31, 2023, is $15,100,000 and $4,900,000 was available to draw on the LOC.

(e) FirstBank, Line of Credit

In September 2022, Denver Housing, LLC (DHC) executed a $25 million revolving line of credit agreement with FirstBank. The collateral for this debt is revenue generated by Housing Assistance Payments, cost sharing agreements, and pledged cash accounts that require a minimum balance of $5 million. Proceeds of the LOC may be used for Sun Valley land and its infrastructure. The LOC matures October 1, 2028, and carries a variable interest rate of the greater of 2.25% plus the TERM SOFR or 3.25% which was 6.37% at December 31, 2023. Accrued interest is due quarterly and any accrued interest and principal is due at maturity. The outstanding balance as of December 31, 2023, is $25,000,000 and $0 was available to draw on the LOC.

(f) Banc of America Public Capital, Leases Payable

DHA entered EPC Phase III with Banc of America Public Capital in August 2021. The lease is secured by equipment defined in the master loan and security agreement. The original amount of the lease was $10,080,498. The purpose of the lease was to paydown offline projects, refinance EPC II debt, and install additional Energy Conservation Measures (ECM). The lease matures on June 23, 2028, and carries an interest rate of 1.61%.

Principal and interest payments are made monthly. The outstanding balance as of December 31, 2023, is $6,717,717.

Debt service requirements are as follows on the Banc of America Public Capital EPC Phase III lease:

		Principal	Interest	Total
2024	$	1,397,418	97,878	1,495,296
2025		1,463,506	74,894	1,538,400
2026		1,531,915	50,828	1,582,743
2027		1,602,717	25,643	1,628,360
2028		722,161	3,695	725,856
	$	6,717,717	252,938	6,970,655

DHA entered into an equipment lease with Banc of America Public Capital in 2021. The lease is secured by equipment defined in the master loan and security agreement. The original amount of the lease was $5,250,000. The purpose of the lease was to refinance the transition of 672 dispersed housing units from DHA's public housing program to DHC. The lease matures on September 30, 2026, and carries an interest rate of 2.29%.

Principal and interest payments are made monthly. The outstanding balance as of December 31, 2023, is $2,961,657.

Debt service requirements are as follows on the Banc of America Public Capital Denver Housing LLC lease.

		Principal	Interest	Total
2024	$	1,055,470	56,790	1,112,260
2025		1,079,896	32,364	1,112,260
2026		826,291	7,904	834,195
	$	2,961,657	97,058	3,058,715

(g) Capital Fund Program Revenue Bonds

DHA issued $14.6 million in Revenue Bonds, which was a public offering, and has a note with Three Towers Partners LLLP for the same amount. The bonds are secured by the capital fund allocations received for payment of this debt. The Tax-Exempt Series 2007 Bonds were issued to partially finance the Three Towers Rehabilitation Project. The bonds are subject to arbitrage requirements and no arbitrage was due. The serial bonds totaling $2,580,000 had an interest rate of 4% and matured between May 1, 2008, and November 1, 2012. The term bonds totaling $3,090,000 had an interest rate of 4.55% and matured November 1, 2017. Term bonds totaling $8,930,000 have interest rates ranging from 5% to 5.20% and maturity dates of November 1, 2023, and November 1, 2027. Interest and principal on the serial and term bonds is payable semiannually. The bonds are repayable from payments of Capital Fund Program money received by DHA from HUD. In December 2011, DHA defeased $6,010,000 of the bonds, and the funds were placed in a separate irrevocable trust fund with an escrow agent. The outstanding balance on the bonds as of December 31, 2023, is $2,150,000.

Future debt service requirements are as follows on the Capital Fund bonds:

		Principal	Interest	Total
2024	$	495,000	105,430	600,430
2025		525,000	79,300	604,300
2026		550,000	51,740	601,740
2027		580,000	22,750	602,750
	$	2,150,000	259,220	2,409,220

(h) Northern Trust, Promissory Note for 1035 Osage Inc.

1035 Osage Inc. has a note with The Northern Trust. The original amount of the note was $12,100,000. The note is secured by a note receivable from the TNT-DHA-NMTC Fund, LLC and all the debtor's rights under a certain Put/Call Option Agreement defined in Pledge Agreement, Section 2. The purpose of the note was to finance the construction of DHA's central office building. The note matures in August 2024 and carries an interest rate of 4.57%. Only interest is due during construction and monthly principal and interest payments of $61,813 became due after construction ended in August 2019 through maturity. The balance outstanding on December 31, 2023, is $11,235,493.

Future debt service requirements are as follows on the Northern Trust note:

		Principal	Interest	Total
2024	$	11,235,493	345,819	11,581,312
2025		-	-	-
	$	11,235,493	345,819	11,581,312

(i) 1035 Osage, QLICI Promissory Notes

1035 Osage Inc. has eight Qualified Low-Income Community Investment (QLICI) notes from four Community Development Entities (CDE). The note amounts are also the balances outstanding as of December 31, 2023. The collateral for these loans is defined the Loan and Security Agreement and includes cash accounts, property, equipment, certificate of deposits, promissory notes, leases, contracts, and water rights of 1035 Osage. The purpose of the notes was to finance the construction of DHA's central office building. Each note has annual interest payments due through the compliance period ending in 2024. Large principal payments are due in 2024, followed by monthly payments of principal and interest through maturity date in 2047. The notes all carry interest rates of 0.9999%. Additional information about the eight notes is below:

Community Development Entity	**Series A Note Amount**	**Series B Note Amount**
ESIC New Markets Partners	$6,691,650	$3,493,350
The Northern Trust	$3,943,800	$1,996,200
Rose Urban Green Fund	$5,488,455	$2,694,545
Urban Action Community Development	$3,615,150	$1,774,850

Future debt service requirements for the Series A notes are as follows:

		Principal	Interest	Total
2024	$	11,100,000	157,675	11,257,675
2025		335,941	86,382	422,323
2026		339,300	83,023	422,323
2027		342,693	79,630	422,323
2028		346,119	76,204	422,323
2029-2033		1,783,206	328,407	2,111,613
2034-2038		1,874,159	237,454	2,111,613
2039-2043		1,969,747	141,866	2,111,613
2044-2048		1,647,890	40,002	1,687,892
	$	19,739,055	1,230,643	20,969,698

Future debt service requirements for the Series B notes are as follows:

		Principal	Interest	Total
2024	$	41,750	99,538	141,288
2025		385,642	99,163	484,805
2026		389,499	95,306	484,805
2027		393,394	91,411	484,805
2028		397,327	87,478	484,805
2029-2033		2,047,030	376,998	2,424,028
2034-2038		2,151,439	272,589	2,424,028
2039-2043		2,261,172	162,854	2,424,026
2044-2048		1,891,692	45,923	1,937,615
	$	9,958,945	1,331,260	11,290,205

(j) YEA (Mercado), QLICI Promissory Notes to Rose Urban Green Fund

The YEA has two Qualified Low-Income Community Investment (QLICI) notes from Rose Urban Green Fund (RUGF), which is a Community Development Entity (CDE). The collateral for the notes is defined in the Security Agreement and includes the cash accounts and loan proceeds of YEA. The original amounts of the notes are $1,248,870 (A2) and $613,130 (B2), which are also the balances outstanding as of December 31, 2023. The purpose of the notes was to finance the construction of the Mercado at the central office building. Each note has annual interest payments due through the compliance period ending in 2024. Principal payments begin in 2024, followed by monthly payments of principal and interest through maturity date in 2047. The notes carry interest rates of 0.9999%.

Future debt service requirements for the RUGF A2 notes are as follows:

		Principal	Interest	Total
2024	$	-	12,522	12,522
2025		48,564	12,487	61,051
2026		49,049	12,002	61,051
2027		49,540	11,511	61,051
2028		50,035	11,016	61,051
2029-2033		257,782	47,475	305,257
2034-2038		270,930	34,327	305,257
2039-2043		284,748	20,509	305,257
2046-2047		238,222	5,782	244,004
	$	1,248,870	167,631	1,416,501

Future debt service requirements for the RUGF B2 notes are as follows:

		Principal	Interest	Total
2024	$	9,500	6,099	15,599
2025		23,473	6,036	29,509
2026		23,708	5,801	29,509
2027		23,945	5,564	29,509
2028		24,184	5,325	29,509
2029-2033		124,597	22,947	147,544
2034-2038		130,952	16,592	147,544
2039-2043		137,631	9,913	147,544
2046-2047		115,140	2,794	117,934
	$	613,130	81,071	694,201

(k) Wells Fargo, Promissory Note for Vida

DHA has a note with Wells Fargo, which is secured by a deed of trust on Vida Commercial Partner's property. The original amount of the note was $6,300,000. The purpose of the note was to finance the Vida at Sloan's project. The note matures on November 20, 2024 and carries an interest rate of 5.35%. Principal and interest payments of $105,730 are due quarterly, with all unpaid principal and interest due at maturity. The outstanding balance on the note as of December 31, 2023, is $5,666,385.

Future debt service requirements are as follows on the Wells Fargo note:

		Principal	Interest	Total
2024	$	5,666,385	308,215	5,974,600
2025		-	-	-
	$	5,666,385	308,215	5,974,600

(l) Citywide, Line of Credit (LOC) for Vida

DHA has a line of credit (LOC) with Citywide Bank in the amount of $5,500,000, which is secured by revenue from the TIF Tax Increment. The purpose of the LOC was to finance the Vida at Sloan's project. The LOC matures on December 31, 2032, and carries an interest rate greater of the "Prime Rate" index plus 1% or 5.25%. On December 31, 2023, the interest rate was 8.5% (Prime Rate of 7.5% plus 1%). DHA is required to make monthly interest payments through March 2020. Starting in April 2020, semi-annual payments of accrued interest plus principal payments of $211,538 are due. The outstanding balance on the note as of December 31, 2023, is 2,034,949.

Future debt service requirements are as follows on the Citywide LOC:

		Principal	Interest	Total
2024	$	423,076	182,922	605,998
2025		423,076	207,279	630,355
2026		423,076	102,558	525,634
2027		423,076	60,133	483,209
2028		342,645	19,039	361,684
	$	2,034,949	571,931	2,606,880

(m) Vida Commercial Partners (VCP), CDE Promissory Notes

VCP has two notes with Catalyst CDE, both notes are secured by the note receivable from the Vida Health Investment Fund. The original principal amounts of the notes were $7,881,600 (Note A) and $3,668,400 (Note B) respectively, which are the balances outstanding as of December 31, 2023. The purpose of the notes was to finance the construction of the NMTC Units for the Vida at Sloan's project. The notes mature on December 31, 2047, and carry an interest rate of 1%. VCP is required to make quarterly interest payments through December 2024. Starting in March 2025, quarterly interest and principal payments are due.

Future debt service requirements are as follows on the QLICI A note:

		Principal	Interest	Total
2024	$	-	80,130	80,130
2025		255,402	78,945	334,347
2026		309,547	75,876	385,423
2027		312,643	72,723	385,366
2028		315,769	69,732	385,501
2029-2033		1,469,007	304,435	1,773,442
2034-2038		1,709,834	222,402	1,932,236
2039-2043		1,797,053	133,526	1,930,579
2044-2048		1,712,345	37,396	1,749,741
	$	7,881,600	1,075,165	8,956,765

Future debt service requirements are as follows on the QLICI B note:

		Principal	Interest	Total
2024	$	-	37,296	37,296
2025		118,874	36,744	155,618
2026		144,075	35,316	179,391
2027		145,516	33,848	179,364
2028		146,971	32,456	179,427
2029-2033		757,198	139,147	896,345
2034-2038		795,823	99,789	895,612
2039-2043		834,794	58,496	893,290
2044-2048		725,149	14,982	740,131
	$	3,668,400	488,074	4,156,474

(n) Wells Fargo, Revenue Bonds for Vida Housing Partners II

DHA issued $17,000,000 in Revenue Bonds, which was a direct placement, related to Vida Housing Partners II, which were converted to permanent financing in 2021 in the amount of $7,020,000. The bonds are secured by a deed for trust on Vida Housing Partner II's property. DHA also has a loan agreement with this partnership. Proceeds from this note receivable are used to pay bond payments. The proceeds were used for the construction of the 112 rental housing units. The bonds are subject to arbitrage requirements. The five-year arbitrage calculation was completed as of the year ended December 31, 2022 and no arbitrage is due. The interest rate is 4.82%, with a monthly debt payment of $33,018, and matures on May 10, 2036. The outstanding balance on the perm loan and the note receivable as of December 31, 2023, is $6,861,196.

Future debt service requirements are as follows on the Vida II Revenue Bonds:

		Principal	Interest	Total
2024		67,237	328,974	396,211
2025		70,551	325,660	396,211
2026		74,027	322,184	396,211
2027		77,675	318,536	396,211
2028		81,503	314,708	396,211
2029-2033		471,870	1,509,187	1,981,057
2034-2038		600,174	1,380,883	1,981,057
2037-2041		763,366	1,217,691	1,981,057
2037-2042		970,931	1,010,126	1,981,057
2037-2043		1,234,933	746,124	1,981,057
2054-2058		1,570,720	410,337	1,981,057
2059-2063		878,209	46,290	924,499
	$	6,861,196	7,930,700	14,791,896

(o) ANB Bank, Revenue Bonds for Platte Valley Homes

DHA is authorized to issue up to $13,500,000 in Revenue Bonds, which was a direct placement, related to Platte Valley Homes. The bonds are secured by leasehold deed of trust on Platte Valley Homes. DHA also has a $13,500,000 loan agreement with this partnership. Proceeds from this note receivable are used to pay bond payments. The bonds are subject to arbitrage requirements. The five-year arbitrage calculation will be completed in 2023. The proceeds were used for the rehabilitation and construction of 68 rental housing units. The bonds matured on August 22, 2020, at which point they were converted to permanent debt of $1,540,000 carrying an interest rate of 4.06%. The outstanding balance on the perm loan and the note receivable as of December 31, 2023, is $1,469,284.

Future debt service requirements are as follows on the Platte Valley Revenue Bonds:

		Principal	Interest	Total
2024	$	22,918	60,231	83,149
2025		24,050	59,099	83,149
2026		25,059	58,090	83,149
2027		26,110	57,039	83,149
2028		27,047	56,102	83,149
2029-2033		153,948	261,797	415,745
2034-2038		1,190,152	79,733	1,269,885
	$	1,469,284	632,091	2,101,375

(p) Barings Affordable Housing Mortgage Fund, Revenue Bonds for Gateway North

DHA issued Revenue Bonds, which was a direct placement, related to Gateway North. The bonds were converted to a permanent loan of $12,750,000 in June 2022 and carry an interest rate of 4.76%, with a monthly debt payment of $62,409, and maturing in July 2038. The purpose of the note was permanent financing of 95 rental housing units at Gateway North. The outstanding balance on the bonds as of December 31, 2023, is $12,542,303.

Future debt service requirements are as follows on the Barring Affordable Housing note:

		Principal	Interest	Total
2024	$	155,258	593,655	748,913
2025		162,811	586,102	748,913
2026		170,732	578,181	748,913
2027		179,039	569,874	748,913
2028		187,749	561,164	748,913
2029-2033		1,084,983	2,659,582	3,744,565
2034-2038		10,601,731	2,184,184	12,785,915
	$	12,542,303	7,732,742	20,275,045

(q) Great Western Bank, Promissory Note for Denver Affordable Energy

This Denver Affordable Energy has a note payable with Great Western Bank, which is secured by ownership interest in Enfinity Colorado DHA 1 and deposit bank accounts. The original principal balance was $2,500,000. The purpose of the note was to acquire all membership interests in Enfinity Colorado DHA 1 LLC. The note matures on April 1, 2032, and carries an interest rate of 4.77%. Semi-annual installments are $120,000 for principal and interest. The outstanding balance on the note payable as of December 31, 2023, is $1,951,923.

Future debt service requirements are as follows on the Great Western Bank Note:

		Principal	Interest	Total
2024	$	147,741	92,259	240,000
2025		156,584	83,416	240,000
2026		164,085	75,915	240,000
2027		171,945	68,055	240,000
2028		180,182	59,818	240,000
2029-2033		1,131,387	135,093	1,266,480
	$	1,951,924	514,556	2,466,480

(r) Enterprise Community Loan Fund, Promissory Note for Denver Metro Solar

This entity has a note with Enterprise Community Loan Fund (ECLF), which is secured by equipment, Solar Renewable Energy Credits, and other assets of Denver Metro Solar. The original principal balance was $2,400,000. The purpose of the note was to finance the construction of a solar garden. The note matures on March 31, 2033, and carries an interest rate of 5.5%. Monthly installments are $20,000 for principal and interest. The outstanding balance of the note as of December 31, 2023, is $1,742,863.

Future debt service requirements are as follows on the ECLF note:

		Principal	Interest	Total
2024	$	146,256	93,745	240,001
2025		154,894	85,107	240,001
2026		163,756	76,245	240,001
2027		173,124	66,877	240,001
2028		182,858	57,143	240,001
2029-2033		921,975	118,027	1,040,002
	$	1,742,863	497,144	2,240,007

(s) CHFA, Revenue Bonds for Enfinity Colorado

Enfinity Colorado has a bond payable, which was a direct placement, with the Colorado Housing & Finance Authority (CHFA). The bonds are secured by property, land improvement and income of Enfinity Colorado DHA 1. The original principal balance was $6,775,000. The purpose of the bond was to finance and refinance the construction and equipping DHA's Photovoltaic Solar Project. The note matures on April 1, 2032, and carries an interest rate of 5%. Semi-annual installments vary for both principal and interest. The outstanding balance of the bond as of December 31, 2023, is $3,485,000.

Future debt service requirements are as follows on the Enfinity Colorado CHFA Bonds:

		Principal	Interest	Total
2024	$	360,000	165,250	525,250
2025		370,000	147,000	517,000
2026		375,000	128,375	503,375
2027		380,000	109,500	489,500
2028		385,000	90,375	475,375
2029-2033		1,615,000	163,125	1,778,125
	$	3,485,000	803,625	4,288,625

(t) Program Revenue Bonds

In 2018, DHA and the City and County of Denver negotiated terms of an Intergovernmental Agreement (IGA). The IGA set forth the terms whereby the City will annually appropriate for twenty years beginning in 2019 property tax revenues designated for affordable housing to DHA. DHA will use these proceeds to pay the debt service on the bonds.

In October 2019, DHA issued $129,810,000 in taxable revenue bonds via a public offering. The bonds are secured by pledged revenues, which are defined in Trust Indenture Agreement. The primary source of pledged revenue is the IGA revenue from the City of Denver for the AH property tax allocation. The purpose of the bonds was to finance construction of 1,294 units produced by DHA and an additional 1,200 supportive housing units to be produced by development partners of DHA. The series bonds of $92,410,000 have maturity dates ranging from 2020 to 2034 and the interest rates ranging from 1.918% to 2.936%. The term bonds of $37,400,000 mature December 1, 2038, and carry an interest rate of 3.237%. Semi-annual principal and interest payments, which vary in amount, are due June 1st and December 1st. The outstanding balance of the bond as of December 31, 2023, is $110,905,000.

Future debt service requirements are as follows on D3 Revenue Bonds:

		Principal	Interest	Total
2024	$	5,335,000	3,146,090	8,481,090
2025		5,445,000	3,031,548	8,476,548
2026		5,825,000	2,906,149	8,731,149
2027		5,965,000	2,769,087	8,734,087
2028		6,375,000	2,620,797	8,995,797
2029-2033		36,190,000	10,418,659	46,608,659
2034-2038		45,770,000	4,559,693	50,329,693
	$	110,905,000	29,452,023	140,357,023

(u) ***GreenHaus Project Revenue Bonds***

DHA issued $37,890,000 in Series 2020 Taxable Revenue Bonds, which was a public offering. The bonds are secured by deed of trusts on the GreenHaus LITHC and GreenHaus Market properties. The bonds were issued to finance the construction of a 79-unit affordable housing project (LIHTC) and 50 residential rental housing units (Market). The bonds are subject to redemption prior to maturity. The term bonds mature between June 1, 2024, and December 1, 2038 and carry interest rates that range between 1.33% - 3.207%. The outstanding balance on the bonds as of December 31, 2023, is $37,890,000.

Future debt service requirements are as follows on the GreenHaus Revenue Bonds:

		Principal	Interest	Total
2024	$	10,635,000	912,947	11,547,947
2025		375,000	839,292	1,214,292
2026		380,000	833,209	1,213,209
2027		390,000	825,776	1,215,776
2028		395,000	817,634	1,212,634
2029-2033		2,145,000	3,927,462	6,072,462
2034-2038		23,570,000	3,601,100	27,171,100
	$	37,890,000	11,757,420	49,647,420

(v) ***Globeville Redevelopment Partners LLLP, Promissory Note***

Globeville I and Globeville II were blended on December 29, 2022, to create Globeville Redevelopment Partners LLLP. The new Globeville partnership has a note with ANB Bank. The debt is secured by a deed of trust on Globeville Redevelopment Partners LLLP's property. The original principal balance was $3,500,000. The purpose of the note was to refinance the existing notes held by each Globeville property. The note matures on December 29, 2032, and carries an interest rate of 5.55%. Monthly installments are $19,097 for principal and interest with a final balloon payment. The outstanding balance on the note as of December 31, 2023, is $3,467,249.

Future debt service requirements are as follows on the ANB Bank Note:

		Principal	Interest	Total
2024	$	34,413	194,746	229,159
2025		36,963	192,196	229,159
2026		39,097	190,062	229,159
2027		41,355	187,804	229,159
2028		43,208	185,951	229,159
2029-2033		3,272,213	715,227	3,987,440
	$	3,467,249	1,665,986	5,133,235

(w) ***Thrive Revenue Bonds***

DHA issued $25,800,000 in Series 2021A Taxable Revenue Bonds, which were public offerings. The bonds are secured by deed of trusts on the Thrive LITHC and Thrive Market properties. The bonds were issued to finance the construction of a 105-unit affordable housing project (LIHTC) and 30 residential rental housing units (Market). The bonds are subject to redemption prior to maturity. The term bonds mature between August 1, 2024, and February 1, 2039 and carry interest rates that range from 0.600% and 2.050%. The outstanding balance on the bond as of December 31, 2023, is $25,800,000.

Future debt service requirements are as follows on the Thrive Series A Bonds:

		Principal	Interest	Total
2024	$	800,000	835,738	1,635,738
2025		490,000	477,904	967,904
2026		490,000	474,474	964,474
2027		495,000	470,493	965,493
2028		500,000	465,703	965,703
2029-2033		2,605,000	2,217,990	4,822,990
2034-2038		2,860,000	1,961,437	4,821,437
2039-2043		17,560,000	179,990	17,739,990
	$	25,800,000	7,083,729	32,883,729

DHA issued 23,555,000 in Series 2021B Taxable Revenue Bonds, which were public offerings. The bonds are secured by deed of trusts on the Thrive LITHC and Thrive Market properties. The bonds were issued to finance the construction of a 105-unit affordable housing project (LIHTC) and 30 residential rental housing units (Market). The bonds are subject to redemption prior to maturity. The term bonds mature between August 1, 2024, and February 1, 2039 and carry interest rates that range from 0.839% to 3.104%. The outstanding balance on the bonds as of December 31, 2023, is $23,555,000.

Future debt service requirements are as follows on the Thrive Series B Bonds:

		Principal	Interest	Total
2024	$	13,580,367	352,238	13,932,605
2025		120,000	215,620	335,620
2026		120,000	213,826	333,826
2027		120,000	212,032	332,032
2028		125,000	209,964	334,964
2029-2033		680,000	1,001,288	1,681,288
2034-2038		775,000	901,674	1,676,674
2039-2043		8,034,633	83,575	8,118,208
	$	23,555,000	3,190,217	26,745,217

(x) Blake and Broadway Housing Partners LLLP

On January 6, 2021, DHA entered into a construction loan agreement with First Bank in the original amount of $26,000,000. This is secured by a first-priority lien deed of trust against the property. The note bears interest at 3.85% per annum. Based on the conditions for conversion, as defined in the loan document, it is anticipated that this loan will be converted to permanent financing with an anticipated balance of $26,000,000 during 2024. As of December 31, 2023, the outstanding principal balance on the loan was $26,000,000.

(y) Joli SV JHP Condo 46 LLC Promissory Notes

The Partnership has a construction loan with FirstBank which is funded up to the issuance of $9,540,000. The purpose of this note is to partially fund the construction of 45 residential apartments and a parking garage. The construction loan bears an interest rate of 5.02% and is set to convert to permanent financing in 2025. The outstanding principal balance as of December 31, 2023, was $3,281,692.

The partnership has a note payable with Enterprise Community Loan Fund in the amount of $6,500,000 which is also the balance as of December 31, 2023. The loan carries an interest rate of 5.0% and has a maturity date of November 30, 2029. Proceeds of the ECLF loan, for the purpose of financing partial construction of seven Joli live-work residential units and Joli commercial restaurant incubator, were used to make certain loans to TNT-DHA Joli NMTC Fund, LLC (the investment fund).

(z) Joli Commercial Partners QLICI Notes

Joli Commercial Partners Inc. has four Qualified Low-Income Community Investment (QLICI) notes from two Community Development Entities (CDE). Note amounts below are as of December 31, 2023. All notes carry interest rates of 1%. The primary purpose for the notes is to finance the construction and development of the Planned Community Units. Collateral for the loans is defined in Section 5.2 of the QLICI Loan and Security Agreement and includes cash accounts, property, equipment, promissory notes, leases, reserve accounts (specific to lender), securities, securities accounts, securities entitlements, commercial tort claims, software, and water rights associated with the premises. Interest payments are made quarterly; principal payments begin first quarter 2030, followed by quarterly payments of principal and interest through the maturity dates in 2060.

Community Development Entity	Series A Note Amount	Interest	Series B Note Amount	Interest
ENMP 98 LP	4,597,600.00	1%	2,157,400.00	1%
CGRF Subsidiary Twenty-One LLC	5,911,200.00	1%	2,818,800.00	1%

Future debt service requirements are as follows on Joli QLICI A ENMP Notes:

		Principal	Interest	Total
2024	$	-	45,976	45,976
2025		-	45,976	45,976
2026		-	45,976	45,976
2027		-	45,976	45,976
2028		-	45,976	45,976
2029-2033		244,447	225,529	469,976
2034-2038		415,679	208,321	624,000
2039-2043		559,796	184,204	744,000
2044-2048		732,768	152,232	885,000
2049-2053		937,107	110,893	1,048,000
2054-2058		1,182,633	58,367	1,241,000
2059-2063		525,170	5,175	530,345
	$	4,597,600	1,174,601	5,772,201

Future debt service requirements are as follows on Joli QLICI A CGRF Notes:

		Principal	Interest	Total
2024	$	-	59,112	59,112
2025		-	59,112	59,112
2026		-	59,112	59,112
2027		-	59,112	59,112
2028		-	59,112	59,112
2029-2033		315,170	289,942	605,112
2034-2038		534,206	267,794	802,000
2039-2043		719,161	236,839	956,000
2044-2048		941,257	195,743	1,137,000
2049-2053		1,205,399	142,601	1,348,000
2054-2058		1,518,910	75,090	1,594,000
2059-2063		677,097	6,674	683,771
	$	5,911,200	1,510,243	7,421,443

Future debt service requirements are as follows on Joli QLICI B ENMP Notes:

		Principal	Interest	Total
2024	$	-	21,574	21,574
2025		-	21,574	21,574
2026		-	21,574	21,574
2027		-	21,574	21,574
2028		-	21,574	21,574
2029-2033		113,742	105,832	219,574
2034-2038		193,145	97,855	291,000
2039-2043		260,375	86,625	347,000
2044-2048		342,261	71,739	414,000
2049-2053		437,568	52,432	490,000
2054-2058		552,082	27,918	580,000
2059-2063		258,227	2,609	260,836
	$	2,157,400	552,880	2,710,280

Future debt service requirements are as follows on Joli QLICI B CGRF Notes:

		Principal	Interest	Total
2024	$	-	28,188	28,188
2025		-	28,188	28,188
2026		-	28,188	28,188
2027		-	28,188	28,188
2028		-	28,188	28,188
2029-2033		148,905	138,283	287,188
2034-2038		253,186	127,814	381,000
2039-2043		341,914	113,086	455,000
2044-2048		447,414	93,586	541,000
2049-2053		573,708	68,292	642,000
2054-2058		723,858	36,141	759,999
2059-2063		329,815	-	329,815
	$	2,818,800	718,142	3,536,942

(aa) Park Avenue Redevelopment (Block 1B) Promissory Notes

The partnership has two CHFA notes. The purpose of the notes was to finance the construction of 124 rental housing units. Both notes mature on March 1, 2028.

The original amount of the first note with CHFA (Smart note) was $5,000,000. The first note carries an interest rate of 6.7%. Monthly installments are $30,897 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2023, is $4,000,285.

The original amount of the second note with CHFA (HOF note) was $480,000. The note carries an interest rate of 3%. Monthly installments are $1,847 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2023, is $323,572.

Future debt service requirements are as follows on the CHFA Smart and HOF note:

		Principal	Interest	Total
2024	$	118,599	274,338	392,937
2025		126,304	266,633	392,937
2026		134,528	258,409	392,937
2027		143,304	249,633	392,937
2028		3,801,124	41,379	3,842,503
	$	4,323,859	1,090,392	5,414,251

(bb) Sol SV SHP Condo 37 LLC Promissory Notes

The partnership has a construction loan with Pacific West Bank which is funded up to the issuance of $7,290,000. The purpose of this note is to partially fund the construction of a 37-unit common interest community. The construction loan bears an interest rate of 6.35% to conversion and is set to convert to permanent financing on May 30, 2026. The outstanding principal balance as of December 31, 2023, was $421,634.

(cc) Flo SV SHP Condo 37 LLC Promissory Notes

DHA issued the $75,065,000 in Tax-Exempt and Taxable Revenue Bonds. The bonds are secured by deed of trusts on the FLO LITHC property. The bonds were issued to finance the construction of a 212-unit affordable housing facility for low-income seniors (LIHTC). The bonds are subject to redemption prior to maturity. The Tax-Exempt bonds mature between July 1, 2027, and July 1, 2041 and carry interest rates that range from 4.375% and 5.25%. The Taxable Bonds mature on July 1, 2027, and carry and interest rate of 5.25%. The outstanding balance on the bonds as of December 31, 2023, is $75,065,000.

Future debt service requirements are as follows on the Flo Revenue Bonds:

		Principal	Interest	Total
2024	$	-	3,570,972	3,570,972
2025		-	3,673,000	3,673,000
2026		-	3,673,000	3,673,000
2027		44,435,000	3,673,000	48,108,000
2028		290,000	1,385,500	1,675,500
2029-2033		1,665,000	6,696,750	8,361,750
2034-2038		2,100,000	6,262,875	8,362,875
2039-2043		26,575,000	3,522,375	30,097,375
	$	75,065,000	32,457,472	107,522,472

(dd) Best Western

DHA has a note payable with The Northern Trust Company, which is secured by the property at 4595 N Quebec Street in Denver. The original principal balance was $16,050,000, which is the outstanding balance at December 31, 2023. The purpose of the note was to acquire a hotel for the D3 PSH program. The note matures on June 16, 2024, and carries an interest rate of SOFR plus 2.15%. The interest rate on December 31, 2023 was 7.46%. Interest is payable monthly with the principal due at maturity.

A summary of changes in DHA's discretely presented component units' long-term debt for the year ended December 31, 2023, is presented below:

	Balance at December 31, 2022	Additions	Reductions	Financing Fees	Balance at December 31, 2023	Due Within One Year	Loan Balance
Park Avenue Block 3B							
1st Mortgage	$ 4,078,308	-	62,503	24,994	3,990,811	66,182	4,015,805
CHFA TCAP	870,757	-	-	-	870,757	-	870,757
DHA 2nd	2,472,000	-	-	-	2,472,000	-	2,472,000
DHA 3rd	1,688,910	-	-	-	1,688,910	-	1,688,910
DHA 4th	980,000	-	-	-	980,000	-	980,000
Park Avenue Block 4B							
CHFA 1st Mortgage	3,685,201	-	50,116	143,119	3,491,966	53,278	3,635,085
DHA 2nd	1,750,000	-	-	-	1,750,000	-	1,750,000
DHA 3rd	1,150,000	-	-	-	1,150,000	-	1,150,000
DHA 4th	1,254,500	-	-	-	1,254,500	-	1,254,500
DHA 5th	1,000,000	-	-	-	1,000,000	-	1,000,000
Three Towers							
DHA Line of Credit	5,060,926	-	-	-	5,060,926	-	5,060,926
DHA Capital Fund	14,600,000	-	-	-	14,600,000	-	14,600,000
DHA Program Funds	16,547,746	-	-	-	16,547,746	-	16,547,746
Park Avenue Block 5B							
Key Bank 1st Mortgage	2,392,391	-	62,790	48,778	2,280,823	66,483	2,329,601
DHA 3rd	4,559,513	-	-	11,070	4,548,443	-	4,559,513
DHA 4th	1,475,000	-	-	3,581	1,471,419	-	1,475,000
Westwood - Mortgages							
DHA 1st	10,533,494	-	-	3,746	10,529,748	-	10,533,494
DHA 2nd	10,209,995	-	-	3,631	10,206,364	-	10,209,995
1099 Osage - Mortgages							
DHA 2nd	1,272,614	-	-	3,718	1,268,896	-	1,272,614
DHA 3rd	9,500,000	-	-	27,758	9,472,242	-	9,500,000
DHA 4th	1,000,000	-	-	2,922	997,078	-	1,000,000
DHA 5th	1,000,000	-	-	2,922	997,078	-	1,000,000
Mountain View							
CHFA 1st Mortgage	9,519,678	-	147,807	401,780	8,970,091	156,421	9,371,871
DHA Program Funds	7,165,699	-	-	8,574	7,157,125	-	7,165,699
South Lowell - Mortgages							
DHA 2nd	5,250,000	-	-	5,182	5,244,818	-	5,250,000
DHA 3rd	5,170,749	-	-	5,104	5,165,645	-	5,170,749
DHA 4th	3,000,000	-	-	2,961	2,997,039	-	3,000,000
Mariposa II							
Citibank 1st Mortgage	3,369,437	-	47,907	18,929	3,302,601	50,988	3,321,530
DHA 2nd	4,840,972	-	-	5,156	4,835,816	-	4,840,972
DHA 3rd	660,000	-	-	703	659,297	-	660,000
DHA 4th	2,000,000	-	-	2,130	1,997,870	-	2,000,000
Mariposa III							
Citibank 1st Mortgage	2,866,917	-	41,217	15,037	2,810,663	43,759	2,825,700
DHA 2nd	4,900,000	-	-	4,952	4,895,048	-	4,900,000
DHA 3rd	714,950	-	-	722	714,228	-	714,950
DHA 4th	580,000	-	-	586	579,414	-	580,000
DHA 5th	800,000	-	-	808	799,192	-	800,000

(continued)

	Balance at December 31, 2022	Additions	Reductions	Financing Fees	Balance at December 31, 2023	Due Within One Year	Loan Balance
Mariposa IV							
Citibank 1st Mortgage	$ 2,610,735	-	32,945	16,025	2,561,765	35,112	2,577,790
DHA 2nd	2,055,239	-	-	5,607	2,049,632	-	2,055,239
DHA 3rd	710,093	-	-	1,937	708,156	-	710,093
DHA 4th	654,623	-	-	1,786	652,837	-	654,623
DHA 5th	530,000	-	-	1,446	528,554	-	530,000
DHA 6th	800,000	-	-	2,183	797,817	-	800,000
Mariposa VI							
Citibank 1st Mortgage	4,459,856	-	56,406	16,462	4,386,988	59,868	4,403,450
DHA 2nd	4,932,300	-	-	13,540	4,918,760	-	4,932,300
DHA 3rd	489,907	-	-	1,345	488,562	-	489,907
DHA 4th	250,000	-	-	686	249,314	-	250,000
Mariposa VII - Mortgage							
DHA 1st	2,097,156	-	31,562	6,945	2,058,649	33,029	2,065,594
DHA 2nd	673,005	-	-	2,263	670,742	-	673,005
DHA 3rd	785,295	-	-	2,640	782,655	-	785,295
DHA 4th	3,552,650	-	-	11,945	3,540,705	-	3,552,650
DHA 5th	450,000	-	-	1,513	448,487	-	450,000
DHA 6th	620,000	-	-	2,085	617,915	-	620,000
Mariposa VIII							
Citibank 1st Mortgage	1,671,028	-	20,526	11,018	1,639,484	21,751	1,650,502
DHA 2nd	300,000	-	-	-	300,000	-	300,000
CSG - Mortgages							
DHA 1st	11,970,000	-	115,000	365,803	11,489,197	125,000	11,855,000
DHA 5th	11,644,572	-	-	9,994	11,634,578	-	11,644,572
DHA 6th	1,726,948	-	-	1,482	1,725,466	-	1,726,948
Vida Housing Partners I LLLP							
DHA, 2nd	2,939,757	-	-	-	2,939,757	-	2,939,757
DHA, 3rd	771,229	-	-	-	771,229	-	771,229
Vida Housing Partners II LLLP							
DHA, 1st	6,925,020	-	63,823	145,477	6,715,720	67,237	6,861,196
DHA, 3rd	6,250,000	-	-	-	6,250,000	-	6,250,000
DHA, 4th	800,000	-	-	-	800,000	-	800,000
DHA, 3rd	2,400,000	-	-	-	2,400,000	-	2,400,000
CHIF Loan	844,656	-	26,427	45,503	772,726	26,427	818,229
Platte Valley Homes							
DHA, 1st	1,491,443	-	22,160	45,770	1,423,513	22,918	1,469,283
DHA, 2nd	5,600,000	-	-	-	5,600,000	-	5,600,000
DHA, 3rd	750,000	-	-	-	750,000	-	750,000
DHA, 5th	680,000	-	-	-	680,000	-	680,000
DHA, 6th	1,020,000	-	-	-	1,020,000	-	1,020,000
DHA Program Funds	3,285,000	-	-	-	3,285,000	-	3,285,000
Gateway North, DHA							
Gateway North, City Funds	2,375,000	-	-	-	2,375,000	-	2,375,000
Gateway North, 1st	12,690,357	-	148,054	517,994	12,024,309	155,257	12,542,302
Gateway North, CNI	2,500,000	-	-	-	2,500,000	-	2,500,000
Gateway North, HPF	1,875,000	-	-	-	1,875,000	-	1,875,000
Gateway North, City Funds (GF)	950,000	-	-	-	950,000	-	950,000
Gateway North, DHA 6th	1,600,000	-	-	-	1,600,000	-	1,600,000
Gateway South							
Wells Fargo	6,367,517	-	55,666	376,432	5,935,419	54,204	6,311,851
Gateway South, CGB	1,700,000	-	-	-	1,700,000	-	1,700,000
Gateway South, CNI	2,684,000	-	-	-	2,684,000	-	2,684,000
Gateway South, HPF	5,400,000	-	-	-	5,400,000	-	5,400,000
Gateway South, State Funds (NHTF)	580,000	-	-	-	580,000	-	580,000
Gateway South, City Funds (GF)	580,000	-	-	-	580,000	-	580,000

(continued)

	Balance at December 31, 2022	Additions	Reductions	Financing Fees	Balance at December 31, 2023	Due Within One Year	Loan Balance
Shoshone							
1st Bank	$ 6,405,962	-	69,430	16,414	6,320,118	72,120	6,336,532
DHA, 2nd	4,035,000	-	-	-	4,035,000	-	4,035,000
DHA, 3rd	2,650,000	-	-	-	2,650,000	-	2,650,000
DHA Program Funds	2,050,000	-	-	-	2,050,000	-	2,050,000
Dept of Labor (DOLA)	585,000	-	-	-	585,000	-	585,000
Blake and Broadway							
1st Bank	25,391,102	1,674,438	-	358,000	26,707,540	27,065,540	27,065,540
Blake & Broadway - D3 Bonds	13,000,000	-	-	-	13,000,000	-	13,000,000
GreenHaus Housing							
GreenHaus, CNI	5,489,000	-	-	-	5,489,000	-	5,489,000
GreenHaus, DHA Rev Bonds	22,549,706	4,750,294	-	108,971	27,191,029	10,563,602	27,300,000
GreenHaus, DHA D3 Bonds	2,815,000	-	-	-	2,815,000	-	2,815,000
GreenHaus, DHA Bridge Loan	-	700,000	-	-	700,000	700,000	700,000
Thrive							
Thrive, CNI	3,100,000	-	-	-	3,100,000	-	3,100,000
Thrive, DHA Rev Bonds	34,884,051	4,496,314	-	312,379	39,067,986	14,380,367	39,380,365
Joli Housing Partners							
1st Bank	284,000	8,045,090	-	356,302	7,972,788	-	8,329,090
Joli, CNI	650,000	1,479,000	-	-	2,129,000	-	2,129,000
Joli, DHA D3 Bonds	3,220,630	1,435,324	-	-	4,655,954	-	4,655,954
Flo Housing Partners							
Flo, DHA 1st	-	5,412,500	-	1,037,049	4,375,451	-	5,412,500
Flo, DHA Rev Bonds	-	5,338,859	-	-	5,338,859	-	5,338,859
Flo, DHA D3 Bonds	-	2,945,000	-	-	2,945,000	-	2,945,000
Sol Housing Partners							
PacWest Bank	-	12,538,436	-	750,601	11,787,835	-	12,538,436
Sol, CNI	-	2,150,000	-	-	2,150,000	-	2,150,000
Sol, DHA D3 Bonds	-	1,500,000	-	-	1,500,000	-	1,500,000
	$ 401,071,594	52,465,255	1,054,339	5,296,460	447,186,050	53,819,543	452,482,510
Less amount due within one year	1,917,478				53,819,543		
	$ 399,154,116				393,366,507		

All debt is secured by deed of trusts against each property.

(ee) Park Avenue Redevelopment Block 3B, Promissory Notes

The partnership has a note with Citibank. The original principal balance was $4,559,000. The purpose of this note was to finance the construction of 91 rental housing units. The note matures on April 1, 2026, and carries an interest rate of 6.85%. Monthly installments are $28,647 for principal and interest with a balloon payment. The outstanding balance of the note as of December 31, 2023, is $4,015,805.

Promissory note costs of $187,467 are shown net of the Citibank note payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $162,474 as of December 31, 2023.

Future debt service requirements are as follows on the Citibank note:

		Principal	Interest	Total
2024	$	66,182	277,587	343,769
2025		71,732	272,037	343,769
2026		3,877,891	111,061	3,988,952
	$	4,015,805	660,685	4,676,490

The partnership has a note with CHFA. The original principal balance was $870,757 which is the outstanding balance as of December 31, 2023. The purpose of the note was to finance the construction of 91 rental housing units. The note matures on March 1, 2052 and carries no interest. No principal or interest payments are required as long as the partnership is in compliance with the note agreement. The outstanding balance is due on the maturity date.

The partnership has three notes payable with DHA. The original amounts of the second, third, and fourth notes were $2,472,000, $1,688,910, and $980,000 respectively, which are the outstanding balances as of December 31, 2023. The purpose of the notes was to finance the construction of 91 rental housing units. The notes mature on June 28, 2047, and carry interest rates of 5.5%, 5.36%, and 5.36% compounded annually respectively. Annual payments are due on December 31st, which are payable only in the event the partnership has "surplus cash" as defined in the Loan Agreements with all unpaid principal and accrued interest payable due on the maturity date.

(ff) Park Avenue Redevelopment Block 4B LLLP, Promissory Notes

The partnership has two CHFA notes. The purpose of the notes was to finance the construction of 89 rental housing units. Both notes mature in December 2050. The original amount of the first note with CHFA (Smart note) was $3,750,000. The first note carries an interest rate of 6.6%. Monthly installments are $22,222 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2023, is $3,357,087.

The original amount of the second note with CHFA (HOF note) was $350,000. The note carries an interest rate of 3%. Monthly installments are $1,253 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2023, is $277,997.

Promissory note costs of $212,030 are shown net of the CHFA notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $68,912 at December 31, 2023.

Future debt service requirements are as follows on the CHFA Smart and HOF notes:

		Principal	Interest	Total
2024	$	53,278	228,426	281,704
2025		56,648	225,056	281,704
2026		60,238	221,466	281,704
2027		64,066	217,638	281,704
2028		68,145	213,559	281,704
2029-2033		411,985	996,532	1,408,517
2034-2038		562,984	845,533	1,408,517
2039-2043		771,283	637,234	1,408,517
2044-2048		1,058,965	349,552	1,408,517
2049-2053		527,492	35,898	563,390
	$	3,635,084	3,970,894	7,605,978

The partnership has four notes payable with DHA. The original amounts of the second, third, fourth, and fifth mortgage notes were $1,750,000, $1,150,000, $1,254,500, and $1,000,000 respectively, which are the outstanding balances as of December 31, 2023. The purpose of the notes was to finance the construction of 89 rental housing units. The second, third and fourth notes mature on July 1, 2058, and all carry an interest rate of 4.4% compounded annually. Annual payments are due on December 31st, which are payable only in the event the partnership has “surplus cash” as defined in the Loan Agreement, with all unpaid principal and interest payable due upon maturity date. The fifth mortgage note matures on April 12, 2050, and carries no interest. No annual payments are required.

(gg) Three Towers, LOC and Promissory Notes to DHA

The partnership has a Revolving Energy Performance Contract (EPC) Line of Credit with DHA for $5,078,827. The purpose of the LOC was to finance energy and water conservation improvements at the three buildings. The LOC matures on December 13, 2047 and carries no interest. A Payment of all outstanding principal is payable on the maturity date. The outstanding balance on the LOC as of December 31, 2023, is $5,060,925 and $17,901 is available to draw on the LOC.

The partnership has two notes payable with DHA. The original amounts of the Capital Fund Financing Program (CFFP) Note and the Program Funds Note were $14,600,000 and $16,547,746 respectively, which are the balances outstanding as of December 31, 2023. The purpose of the notes was to finance the acquisition and rehabilitation of 359 rental housing units. The notes mature in December 2047, and carry interest rates of 2.2% and 4.49%, respectively, and both are compounded annually. Annual payments are due, which are payable only in the event the partnership has "surplus cash", as defined in the loan agreements. Payment of all unpaid principal and accrued interest are due upon maturity.

(hh) Park Avenue Redevelopment Block 5B, Promissory Notes

The partnership has a note with Key Bank. The original principal balance was $2,850,000. The purpose of this note was to finance the construction of 89 rental housing units. The note matures on June 3, 2030, and carries an interest rate of 6.28% compounded annually. Monthly installments are $17,775 for principal and interest with a balloon payment due at maturity. The outstanding balance of the note as of December 31, 2023, is $2,329,601.

Promissory note costs of $121,948 are shown net of the Key Bank note payable and are amortized over the term of the note using the straight-line method. The total accumulated amortization related to these costs is $73,170 as of December 31, 2023.

Future debt service requirements are as follows on the Key Bank note:

		Principal	Interest	Total
2024	$	66,483	146,811	213,294
2025		71,646	141,648	213,294
2026		76,343	136,951	213,294
2027		81,349	131,945	213,294
2028		86,310	126,984	213,294
2029-2033		1,947,470	164,385	2,111,855
	$	2,329,601	848,724	3,178,325

The partnership has two notes payable with DHA. The original amounts of the third and fourth notes were $5,357,696 and $1,475,000, respectively. The purpose of the notes was to finance the construction of 89 rental housing units. The notes mature on June 3, 2050, and carry interest rates of 0% and 0.25% which are compounded annually, respectively. Annual payments are due on July 12th, which are payable only in the event the partnership has “surplus cash” as defined in the Loan Agreement. Payment of all unpaid principal and accrued interest are due upon maturity. The outstanding balances as of December 31, 2023, were $4,559,513 and $1,475,000, respectively.

Promissory note costs of $49,539 are shown net of the DHA notes payable and are amortized over the term of the note using the straight-line method. The total accumulated amortization related to these costs is $34,888 on December 31, 2023.

(ii) Westwood Homes, Promissory Notes to DHA

The partnership has two notes payable with DHA. The original amounts of the first and second notes were $10,533,494 and $10,209,995, respectively, which are the balances outstanding as of December 31, 2023. The purpose of the notes was to finance the acquisition and rehabilitation of 184 rental housing units. The notes matured on August 31, 2065, and carry no interest. Annual payments are due, which are payable only in the event the partnership has "surplus cash" as defined in the loan Agreements. Payment of all unpaid principal and accrued interest are due upon maturity.

Promissory note costs of $18,454 are shown net of the DHA notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization is $11,078 as of December 31, 2023.

(jj) 1099 Osage, Promissory Notes to DHA

The partnership has four notes payable to DHA. The original amounts of the second, third, fourth and fifth notes were $1,272,614, $9,500,000, $1,000,000, and $1,000,000 respectively, which are the outstanding balances as of December 31, 2023. The purpose of the notes was to finance the construction of 100 rental housing units. The notes mature on September 17, 2065, and carry no interest. Annual payments are due on July 12th, which are payable only in the event the partnership has “surplus cash” as defined in the Loan Agreement. Payment of all unpaid principal and accrued interest are due upon maturity.

Promissory note costs of $49,201 are shown net of the DHA notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $11,881 as of December 31, 2023.

(kk) Mountain View Redevelopment LLLP, Promissory Notes

The partnership has a note payable with CHFA. The original amount of the note was $10,500,000. The purpose of the note to CHFA and the notes below to DHA was to finance the acquisition and rehabilitation of 253 rental housing units. The note matures on July 19, 2051, and carries an interest rate of 5.24%. Monthly installments are $53,593 for principal and interest. The outstanding balance on the note as of December 31, 2023, is $9,371,871.

Promissory note costs of $569,892 are shown net of the CHFA note payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $168,112 as of December 31, 2023.

Future debt service requirements are as follows on the CHFA note:

		Principal	Interest	Total
2024	$	156,421	486,700	643,121
2025		164,817	478,304	643,121
2026		173,664	469,457	643,121
2027		182,985	460,136	643,121
2028		192,807	450,314	643,121
2029-2033		1,130,844	2,084,763	3,215,607
2034-2038		1,468,724	1,746,883	3,215,607
2039-2043		1,907,557	1,308,050	3,215,607
2044-2048		2,477,508	738,099	3,215,607
2049-2053		1,516,544	91,262	1,607,806
	$	9,371,871	8,313,968	17,685,839

The partnership has a program funds note with DHA. The original amount of the note was $7,802,519. The note matures on July 19, 2067, and carries no interest. Annual payments are due, which are payable only in the event the partnership has "surplus cash" as defined in the loan Agreements. Payment of all unpaid principal and accrued interest are due upon maturity. The outstanding balance on the note as of December 31, 2023, is $7,165,699.

Promissory note costs of $10,850 are shown net of the DHA note payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $2,276 on December 31, 2023.

(ll) South Lowell, Promissory Notes to DHA

The Partnership has three notes payable with DHA. The original amounts of the second, third, and fourth mortgage notes were $5,250,000, $5,170,749, and $3,000,000 respectively, which are the balances outstanding as of December 31, 2023. The purpose of the notes was to finance the acquisition, rehabilitation, and new construction of 96 total rental housing units. The notes mature on September 20, 2067, and carry interest rates of 2.52%, 3.16%, and 0% respectively. Annual payments are due, which are payable only in the event the partnership has "surplus cash", as defined in the loan agreement. Payment of all unpaid principal and accrued interest are due upon maturity.

Promissory note costs of $16,628 are shown net of the DHA notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $3,381 on December 31, 2023.

(mm) Mariposa Partners II, Promissory Notes

The Partnership has a note with Citibank, NA. The original principal balance of the permanent note was $3,650,000. The purpose of this note was to finance the construction of 93 rental housing units. The note matures on May 1, 2031, and carries an interest rate of 6.25%. Monthly installments are $21,958 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2023, is $3,321,531.

Promissory note costs of $42,036 are shown net of the Citibank note payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $23,107 as of December 31, 2023.

Future debt service requirements are as follows on the Citibank note:

		Principal	Interest	Total
2024	$	50,988	206,152	257,140
2025		54,268	202,872	257,140
2026		57,758	199,382	257,140
2027		61,474	195,666	257,140
2028		65,428	191,712	257,140
2029-2033		3,031,615	445,395	3,477,010
	$	3,321,531	1,441,179	4,762,710

The partnership has three notes payable to DHA. The original amounts of the second, third and fourth notes were $4,840,972, $660,000, and $2,000,000 respectively, which are the balances outstanding as of December 31, 2023. The purpose of the notes was to finance the construction of 93 rental housing units. The notes mature on March 1, 2052, and all carry interest rates of 2%. Annual payments are due, which are payable only to the event the partnership has “surplus cash” as defined in the Loan Agreements. Payment of all unpaid principal and accrued interest are due upon maturity.

Promissory note costs of $11,226 are shown net of the DHA notes payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $3,237 as of December 31, 2023.

(nn) Mariposa Partners III, Promissory Notes

The partnership has a note with Citibank, NA. The original principal amount of the permanent note was $3,100,000. The purpose of this note was to finance the construction of 87 rental housing units. The note matures on October 1, 2031, and carries an interest rate of 6%. Monthly installments are $17,676 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2023, is $2,825,700.

Promissory note costs of $31,049 are shown net of the Citibank note payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $16,012 as of December 31, 2023.

Future debt service requirements are as follows on the Citibank note:

		Principal	Interest	Total
2024	$	43,759	168,352	212,111
2025		46,458	165,653	212,111
2026		49,323	162,788	212,111
2027		52,366	159,745	212,111
2028		55,595	156,516	212,111
2029-2033		2,578,199	424,125	3,002,324
	$	2,825,700	1,237,179	4,062,879

The partnership has four notes payable to DHA. The original amounts of the second, third, fourth and fifth notes were $4,900,000, $714,950, $580,000, and $800,000 respectively, which are the balances outstanding as of December 31, 2023. The purpose of the notes was to finance the construction of 87 rental housing units. The notes mature on September 13, 2052, and all carry interest rates of 2%. Annual payments are due, which are payable only to the event the partnership has "surplus cash" as defined in the Loan Agreements. Payment of all unpaid principal and accrued interest are due upon maturity.

Promissory note costs of $9,849 are shown net of the DHA notes payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $2,780 as of December 31, 2023.

(oo) Mariposa Partners IV, Promissory Notes

The partnership has a note with Citibank, NA. The original principal amount of the permanent note was $2,777,000. The purpose of this note was to finance the construction of 77 rental housing units. The note matures on July 21, 2032, and carries an interest rate of 6.39%. Monthly installments are $16,568 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2023, is $2,577,790.

Promissory note costs of $29,049 are shown net of the Citibank note payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $13,024 as of December 31, 2023.

Future debt service requirements are as follows on the Citibank note:

		Principal	Interest	Total
2024	$	35,112	163,705	198,817
2025		37,423	161,394	198,817
2026		39,885	158,932	198,817
2027		42,510	156,307	198,817
2028		45,308	153,509	198,817
2029-2033		2,377,552	524,165	2,901,717
	$	2,577,790	1,318,012	3,895,802

The partnership has five notes payable to DHA. The original amounts of the second, third, fourth, fifth and sixth notes were $2,055,239, $710,093, $654,623, $530,000, and $800,000 respectively, which are the balances outstanding as of December 31, 2023. The purpose of the notes was to finance the construction of 77 rental housing units. The notes mature on July 18, 2053, and all carry interest rates of 5%. Annual payments are due, which are payable only to the event the partnership has "surplus cash" as defined in the Loan Agreements. Payment of all unpaid principal and accrued interest are due upon maturity.

Promissory note costs of $17,406 are shown net of the DHA notes payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $4,448 as of December 31, 2023.

(pp) Mariposa Partners VI, Promissory Notes

The partnership has a note with Citibank, NA. The original amount of the permanent note was $4,710,000. The purpose of this note was to finance the construction of 94 rental housing units. The note matures on July 25, 2033, and carries an interest rate of 5.97%. Monthly installments are $26,761 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2023, is $4,403,450.

Promissory note costs of $27,539 are shown net of the Citibank note payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $11,077 as of December 31, 2023.

Future debt service requirements are as follows on the Citibank note:

		Principal	Interest	Total
2024	$	59,868	261,265	321,133
2025		63,541	257,592	321,133
2026		67,440	253,693	321,133
2027		71,579	249,554	321,133
2028		75,971	249,554	325,525
2029-2033		4,065,051	1,059,467	5,124,518
	$	4,403,450	2,331,125	6,734,575

The partnership has three notes payable to DHA. The original amounts of the second, third and fourth mortgage notes were $4,932,300, $489,907, and $250,000 respectively, which are the balances outstanding as of December 31, 2023. The purpose of the notes was to finance the construction of 94 rental housing units. The notes mature on May 31, 2056, and all carry interest rates of 4%. Annual payments are due, which are payable only to the event the partnership has "surplus cash" as defined in the Loan Agreements. Payment of all unpaid principal and accrued interest are due upon maturity.

Promissory note costs of $19,448 are shown net of the DHA notes payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $3,877 as of December 31, 2023.

(qq) Mariposa Partners VII, Promissory Notes

On November 15, 2018, the Partnership converted its construction loan to permanent in the amount of $2,210,000. The note matures on November 15, 2033, and carries an interest rate of 4.55%. Monthly installments are $10,528 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2023, is $2,065,594.

Future debt service requirements are as follows on the Citibank note:

		Principal	Interest	Total
2024	$	33,029	93,301	126,330
2025		34,563	91,767	126,330
2026		36,169	90,161	126,330
2027		37,850	88,480	126,330
2028		39,608	86,722	126,330
2029-2033		1,884,375	400,874	2,285,249
	$	2,065,594	851,305	2,916,899

The partnership has five notes payable to DHA. The original amounts of the second, third, fourth, fifth and sixth mortgage notes were $673,005, $785,295, $3,552,650, $450,000, and $620,000 respectively, which are the balances outstanding as of December 31, 2023. The purpose of the notes was to finance the construction of 45 rental housing units. The notes mature on February 1, 2057, and all carry interest rates of 2%. Annual payments are due, which are payable only to the event the partnership has "surplus cash" as defined in the Loan Agreements. Payment of all unpaid principal and accrued interest are due upon maturity.

Promissory note costs of $40,304 are shown net of the Citibank notes payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $12,912 as of December 31, 2023.

(rr) Mariposa Partners VIII, Promissory Notes

On May 15, 2018, the partnership converted its construction loan with Citibank, NA to permanent in the amount of $1,750,000. The purpose of this note was to finance the construction of 21 rental housing units. The note matures on May 15, 2034, and carries an interest rate of 5.81%. Monthly installments are $9,756 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2023, is $1,650,502.

Promissory note costs of $17,000 are shown net of the Citibank note payable and amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $5,982 as of December 31, 2023.

Future debt service requirements are as follows on the Citibank note:

		Principal	Interest	Total
2024	$	21,751	95,321	117,072
2025		23,049	94,023	117,072
2026		24,425	92,647	117,072
2027		25,882	91,190	117,072
2028		27,427	89,645	117,072
2029-2033		163,726	421,636	585,362
2034-2038		1,364,242	36,138	1,400,380
	$	1,650,502	920,600	2,571,102

The partnership has one note payable to DHA. The original amount of the second note was $300,000, which is the balance outstanding as of December 31, 2023. The purpose of this note was to finance the construction of 21 rental housing units. The note matures on February 1, 2057, and carries an interest rate of 4%. Annual payments are due, which are payable only to the event the partnership has "surplus cash" as defined in the Loan Agreement. Payment of all unpaid principal and accrued interest are due upon maturity.

(ss) CSG, Promissory Notes to DHA

The partnership has three notes payable with DHA. The purpose of the notes was to finance the acquisition and rehabilitation of 220 rental housing units. The original amount of the first note was $12,665,000. The note matures June 1, 2054, and carries an interest rate of 6.08%. Interest is payable monthly, and principal is payable quarterly. The outstanding balance on the note as of December 31, 2023, is $11,855,000.

Future debt service requirements are as follows on the DHA note:

		Principal	Interest	Total
2024	$	125,000	716,629	841,629
2025		135,000	708,776	843,776
2026		140,000	700,365	840,365
2027		150,000	691,600	841,600
2028		160,000	682,075	842,075
2029-2033		960,000	3,247,480	4,207,480
2034-2038		1,300,000	2,905,607	4,205,607
2039-2043		1,765,000	2,442,235	4,207,235
2044-2048		2,390,000	1,813,917	4,203,917
2049-2053		3,240,000	962,236	4,202,236
2054-2058		1,490,000	38,557	1,528,557
	$	11,855,000	14,909,477	26,764,477

The partnership has fifth note with DHA. The original amount of the note was $13,089,781. The note matures on January 31, 2055, and carries an interest rate of 1%. Annual payments are due, which are payable only in the event the partnership has "surplus cash" as defined in the loan Agreements. Payment of all unpaid principal and accrued interest are due upon maturity. The outstanding balance on the note as of December 31, 2023, is $11,644,572.

The partnership has a sixth note with DHA. The original amount of the note was $863,474. The note matures on July 1, 2031, and carries and carries no interest. Annual payments are due, which are payable only in the event the partnership has "surplus cash" as defined in the Loan Agreements. Payment of all unpaid principal and accrued interest are due upon maturity. The outstanding balance on the note as of December 31, 2023, is 1,726,948.

Promissory note costs of $501,666 are shown net of the DHA notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $124,386 as of December 31, 2023.

(tt) Vida Housing Partners I LLLP, Promissory Notes

The partnership has two promissory notes to DHA. The original amounts of CGP/RHF note and HPF note are $2,939,757 and $771,229, respectively. The purpose of the notes is to finance the construction of 64 rental housing units. The notes mature on November 20, 2067, and carry an interest rate of 1%. Annual payments are due June 30th, which are payable only to the event the partnership has “surplus cash” as defined in the Loan Agreement. Payment of all unpaid principal and accrued interest are due upon maturity. The outstanding balances on the notes as of December 31, 2023, are $2,939,757 and $771,229, respectively.

(uu) Vida Housing Partners II LLLP, Promissory Notes

The partnership has four notes payable to DHA. The original principal balance of the first note was $17,000,000. The purpose of the notes is for the construction of the 112 rental housing units. This loan was converted to permanent loan on May 10, 2021, in the amount of $7,020,000. The interest rate is 4.82%, with a monthly debt payment of $33,018, and matures on May 10, 2036. The outstanding balance on the note as of December 31, 2023, is $6,861,196.

Future debt service requirements are as follows on the DHA note:

		Principal	Interest	Total
2024	$	67,237	328,974	396,211
2025		70,551	325,660	396,211
2026		74,027	322,184	396,211
2027		77,675	318,536	396,211
2028		81,503	314,708	396,211
2029-2033		471,870	1,509,187	1,981,057
2034-2038		600,174	1,380,883	1,981,057
2038-2042		763,366	1,217,691	1,981,057
2043-2047		970,931	1,010,126	1,981,057
2048-2052		1,234,933	746,124	1,981,057
2054-2058		1,570,720	410,337	1,981,057
2059-2063		878,209	46,287	924,496
	$	6,861,196	7,930,697	14,791,893

The original amounts of the second, third and fourth notes payable to DHA are $6,250,000, $800,000, and $2,400,000. The loans mature on November 20, 2067, and carry an interest rate of 2.5%. Annual payments are due June 30th, which are payable only to the event the partnership has “surplus cash” as defined in the Partnership Agreement. Payment of all unpaid principal and accrued interest are due upon maturity. The outstanding balances as of December 31, 2023, are $6,250,000, $800,000, and $2,400,000.

Promissory note costs of $397,939 are shown net of the DHA notes payable and amortized over the term of the notes using the straight-line method. Total accumulated amortization related to these costs is $206,959 as of December 31, 2023.

The partnership has a promissory note with the Colorado Department of Local Affairs (CDLA). The original principal amount of the note was $900,000 less an origination fee of $4,500. The purpose of this note was to finance the construction of 21 rental housing units. The note matures on December 1, 2037, and carries an interest rate of 1.0% that compounds annually. Annual installments are $34,873 for principal and interest with a balloon payment due at maturity. The outstanding balance on the note as of December 31, 2023, is $818,230.

Future debt service requirements are as follows on the CDLA note:

		Principal	Interest	Total
2024	$	26,427	8,446	34,873
2025		26,653	8,220	34,873
2026		26,919	7,954	34,873
2027		27,188	7,685	34,873
2028		27,460	7,413	34,873
2029-2033		141,476	32,890	174,366
2034-2038		542,107	17,111	559,218
	$	818,230	89,719	907,949

Promissory note costs of $86,241 are shown net of the CDLA note payable and amortized over the term of the notes using the straight-line method. Total accumulated amortization related to these costs is $40,737 as of December 31, 2023.

(vv) Platte Valley Homes, Promissory Notes

The Partnership has six notes payable with DHA. The original principal balance of the first note was $13,500,000. The purpose of the note was for the rehabilitation and construction of 68 rental housing units. Interest only payments were due during construction. The note converted to perm financing on December 30, 2020, with a balance of $1,540,000. The perm note has an interest rate of 4.06% and monthly principal and interest of $6,929. The perm note matures on August 22, 2035. The outstanding balance on the note as of December 31, 2023, is $1,469,283.

Future debt service requirements are as follows on the first mortgage note:

		Principal	Interest	Total
2024	$	22,918	60,231	83,149
2025		24,050	59,099	83,149
2026		25,059	58,090	83,149
2027		26,110	57,039	83,149
2028		27,047	56,102	83,149
2029-2033		153,948	261,797	415,745
2034-2038		1,190,151	81,844	1,271,995
	$	1,469,283	634,202	2,103,485

The original amount of the second, third, fifth, sixth, and program fund notes were $5,600,000, $750,000, $680,000, $1,020,000, and $3,285,000, respectively. The purpose of the notes was to finance the rehabilitation and new construction of 68 rental housing units. The notes mature on August 22, 2068. The second note carries an interest rate of 2.95% and the others 1%. The original note amounts are also the balances outstanding as of December 31, 2023. The annual payments are payable only in the event the partnership has "surplus cash" as defined in the Loan Agreement. Payment of all unpaid principal and accrued interest are due upon maturity.

Promissory note costs of $66,695 are shown net of the DHA notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $20,924 on December 31, 2023.

(ww) Gateway North Housing Partners LLLP, Promissory Notes

The 1st construction note was converted to a permanent loan of $12,750,000 in June 2022. The note carries an interest rate of 4.76%, with a monthly debt payment of $62,409, and matures in July 2038. The purpose of the note was permanent financing for 95 rental housing units at Gateway North. The outstanding balance on the note as of December 31, 2023, is $12,542,302.

Future debt service requirements are as follows on the first mortgage note:

		Principal	Interest	Total
2024	$	155,257	593,656	748,913
2025		162,811	586,102	748,913
2026		170,732	578,181	748,913
2027		179,039	569,874	748,913
2028		187,749	561,164	748,913
2029-2033		1,084,983	2,659,582	3,744,565
2034-2038		10,601,731	2,184,182	12,785,913
	$	12,542,302	7,732,741	20,275,043

Promissory note costs of $804,777 are shown net of the note payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $286,783 as of December 31, 2023.

The partnership has CNI, HPF, GF and City Fund notes payable with DHA. The original notes were $2,500,000, $1,875,000, 2,375,000 and $950,000, respectively. The notes mature on February 19, 2059, and carry an interest rate of 2.5%. Annual payments are due on the 30th day of June, and the partnership shall make payments to DHA annually from Cash Flow as defined in the partnership agreement. Payment of all unpaid principal and accrued interest are due upon maturity. As of December 31, 2023, the outstanding balances are $2,500,000, $1,875,000, 2,375,000 and $950,000, respectively.

In 2022, the partnership incurred a 6th note payable with DHA. The note value is $1,600,000. The note matures in 2062 and carries an interest rate of 2.5%. The partnership shall make payments to DHA annually from Cash Flow as defined in the partnership agreement. Payment of all unpaid principal and accrued interest are due upon maturity. As of December 31, 2023, the outstanding balance of the 6th note is $1,600,000.

(xx) Gateway South Housing Partners LLLP, Promissory Notes

On July 20, 2022, the Wells Fargo construction note was converted to a permanent loan of $6,380,000 with CHFA. The perm note, which matures in November 2062, carries an interest rate of 5.05% and has monthly payment of principal and interest of $30,976 plus 0.125% mortgage insurance. Payment of all unpaid principal and accrued interest are due upon maturity. The outstanding balance on the note as of December 31, 2023, is $6,311,851.

Future debt service requirements are as follows on the Wells Fargo note:

		Principal	Interest	Total
2024	$	54,204	323,883	378,087
2025		55,359	322,728	378,087
2026		58,293	319,794	378,087
2027		61,382	316,705	378,087
2028		64,635	313,452	378,087
2029-2033		378,335	1,512,100	1,890,435
2034-2038		489,788	1,400,647	1,890,435
2039-2043		634,074	1,256,361	1,890,435
2044-2048		820,866	1,069,569	1,890,435
2049-2053		1,062,684	827,751	1,890,435
2054-2058		1,375,740	514,695	1,890,435
2059-2063		1,256,491	133,883	1,390,374
	$	6,311,851	8,311,568	14,623,419

Promissory note costs of $574,599 are shown net of the note payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $198,167 as of December 31, 2023.

The partnership has six notes payable with DHA. The original amounts of CDBG, CGF, CNI, HPF, NHTF and GF notes are $750,000, $1,700,000, $2,684,000, $5,400,000, $580,000, and $580,000 respectively. The purpose of the notes was to finance the construction of 92 rental housing units. The notes mature on March 21, 2059, and carry an interest rate of 2.5%. Annual payments are due on June 30th, and the partnership shall make payments to DHA annually from Cash Flow as defined in the partnership agreement. Payment of all unpaid principal and accrued interest are due upon maturity.

As of December 31, 2023, the outstanding balances are $0, $1,700,000, $2,684,000, $5,400,000, $580,000, and $580,000 respectively.

(yy) ***Shoshone Housing Partners LLLP, Promissory Notes***

On June 1, 2022, the FirstBank construction note was converted to a permanent loan of $6,625,000. The permanent financing carries an interest rate of 5%, with a monthly debt payment of $33,436, and matures in December 2037. The purpose of this note is for permanent financing of the 53 rental housing units. The outstanding balance on the note as of December 31, 2023, is $6,336,532.

Future debt service requirements are as follows on the FirstBank note:

		Principal	Interest	Total
2024	$	72,120	320,447	392,567
2025		76,775	315,792	392,567
2026		80,759	311,808	392,567
2027		84,950	307,617	392,567
2028		88,491	304,076	392,567
2029-2033		520,238	1,442,596	1,962,834
2034-2038		5,413,199	1,048,304	6,461,503
	$	6,336,532	4,050,640	10,387,172

Promissory note costs of $289,723 are shown net of the notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $273,310 as of December 31, 2023.

The Partnership has three notes payable with DHA. The original amounts of the D3 Program Funds note, PH Program Funds note and DHP Program Funds note are $4,035,000, $2,650,000, and $2,050,000 respectively. The purpose of the notes is for the construction of the 53 rental housing units. The loans mature on December 11, 2069, and carry interest rates of 3%, 1% and 1% respectively. Annual payments are due on June 30th, which are payable only to the event the partnership has "surplus cash" as defined in the Partnership Agreement. Payment of all unpaid principal and accrued interest are due upon maturity. As of December 31, 2023, the balances outstanding are $4,035,000, $2,650,000, and $2,050,000, respectively.

In 2021 the partnership incurred a note payable with the Colorado Department of Local Affairs (DOLA). The purpose of this note is for the construction of the 53 rental housing units. The original note value is $585,000, which is also the balance as of December 31, 2023. The note carries an interest rate of 1% and matures on December 31, 2037. Annual payments, which shall equal 50% of cashflow (only in the event the partnership has surplus cash as defined in the partnership agreement), began in February 2022.

(zz) Blake and Broadway Housing Partners LLLP

On January 6, 2021, the Partnership entered into a construction loan agreement with First Bank in the original amount of $26,000,000. This is secured by a first-priority lien deed of trust against the property. The note bears interest at 3.85 percent per annum. Based on the conditions for conversion, as defined in the loan document, it is anticipated that this loan will be converted to permanent financing with an anticipated balance of $9,900,000 during 2023. As of December 31, 2023, the outstanding principal balance on the loan was $27,065,540.

Loan costs of $873,646 are shown net of the mortgage and amortized over the term of the mortgage loan. Total accumulated amortization related to these costs for the year ended December 31, 2023, is $515,646.

The Partnership has a note payable with DHA for $13,000,000, which is also the amount outstanding as of December 31, 2023. The proceeds will be used for the construction of 143 affordable rental housing units. The loans mature on January 6, 2073, and carry an interest rate of 2.5%. Annual payments are due on December 31st, which are payable only to the event the partnership has "surplus cash" as defined in the Partnership Agreement. Payment of all unpaid principal and accrued interest are due upon maturity.

***(aaa) GreenHaus* Housing Partners**

The partnership has three notes payable with DHA. The purpose of the notes was to finance the construction of 79 rental housing units. The partnership entered a LIHTC loan agreement with DHA in the amount of $27,300,000, derived from the proceeds of taxable series 2020 revenue bonds issued by DHA. The loan is secured by a deed of trusts on the partnership's property. The note carries interest rates that range between 1.33% - 3.207%. Large principal payments are due in 2024, followed by monthly payments of principal and interest through the maturity date in 2042. The outstanding balance on the notes as of December 31, 2023, is $27,300,000, which represents the total amount drawn on the $27,300,000 bond issue.

The original amounts of the CNI and D3 Program Funds notes are $5,489,000 and $2,815,000, respectively. The loans mature on December 28, 2073, and December 28, 2072, and carry interest rates of 8% and 1%, respectively. Annual payments are due on June 30th, and the partnership shall make payments to DHA annually from Cash Flow as defined in the partnership agreement. Payment of all unpaid principal and accrued interest are due upon maturity. As of December 31, 2023, the balances outstanding are $5,489,000 and $3,515,000, respectively.

In 2023 the partnership incurred a note payable with Denver Housing Authority. The purpose of this note was to provide bridge financing in anticipation of the Colorado Department of Housing (CDOH) loan. The original note value is $700,000, which is also the balance as of December 31, 2023. The loan carries an interest rate equal to the 30-Day average SOFR plus 1.75% thru the settlement date. Proceeds from the CDOT loan will be used to pay off the balance of the bridge loan.

Promissory note costs of $254,267 are shown net of the notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $254,267 at December 31, 2023.

Future debt service requirements are as follows on the LITHC note:

		Principal	Interest	Total
2024	$	10,563,602	587,430	11,151,032
2025		230,275	515,382	745,657
2026		233,345	511,646	744,991
2027		239,486	507,082	746,568
2028		242,556	502,082	744,638
2029-2033		1,317,174	2,411,725	3,728,899
2034-2038		14,473,562	2,211,316	16,684,878
	$	27,300,000	7,246,663	34,546,663

(bbb) Thrive Housing Partners LLP

The partnership has two notes payable to DHA. The purpose of the notes was to finance the construction of 135 rental housing units. The original amount of the CNI note was $3,100,000. The loan matures on February 17, 2074, and carries an interest rate of 9%. Annual payments are due on

June 30th, and the partnership shall make payments to DHA annually from Cash Flow as defined in the partnership agreement. Payment of all unpaid principal and accrued interest are due upon maturity. As of December 31, 2023, the balance outstanding is $3,100,000.

The partnership entered a LIHTC loan agreement with DHA in the amount of $42,030,000, derived from the proceeds of tax-exempt Series A and taxable Series B revenue bonds issued by DHA. The loan is secured by a deed of trusts on the partnership's property. Payment of principal and interest are due on the note in accordance with the LIHTC loan's proportionate share of the underlying bond proceeds. The bonds are subject to redemption prior to maturity. The term bonds mature between August 1, 2024, and February 1, 2039, and carry interest rates that range from 0.600% and 3.104%. The outstanding balance on the bond as of December 31, 2023, is $39,380,365, which represents the total amount drawn on the $42,030,000 bond issue.

Promissory note costs of $410,277 are shown net of the notes payable and are amortized over the term of the note using the straight-line method. Total accumulated amortization related to these costs is $91,928 at December 31, 2023.

Future debt service requirements are as follows on the DHA note:

		Principal	Interest	Total
2024	$	14,380,367	408,424	14,788,791
2025		490,000	167,893	657,893
2026		490,000	188,973	678,973
2027		495,000	209,073	704,073
2028		500,000	228,119	728,119
2029-2033		1,535,000	1,400,626	2,935,626
2034-2038		2,465,000	1,790,150	4,255,150
2039-2043		19,024,998	195,008	19,220,006
	$	39,380,365	4,588,266	43,968,631

(ccc) Joli Housing Partners LLLP

The Partnership has a construction loan with FirstBank which is funded up to a maximum borrowing ceiling of $23,920,005. The purpose of the note is to partially fund the acquisition, construction, and equipping of an 80-unit affordable housing facility. The construction loan bears a fixed interest rate of 5.02% as set forth in the Building Loan Agreement until conversion on December 31, 2024. As of December 31, 2023, the outstanding principal balance on the loan was $8,329,090.

The partnership has two notes payable with DHA. The original amounts of the CNI and D3 Program Funds notes are $2,129,000 and $20,150,000, respectively. The loans mature on November 30, 2074, and May 30, 2041, and carry interest rates of 2% and .5%, respectively. Annual payments are due on the first January 30th after conversion to permanent financing., and the partnership shall make payments to DHA annually from Cash Flow as defined in the partnership agreement. Payment of all unpaid principal and accrued interest are due upon maturity. As of December 31, 2023, the balances outstanding are $2,129,000 and $4,655,954, respectively.

(ddd) Sol Housing Partners LLLP

The Partnership has two construction loans (taxable and tax exempt) with Pacific West Bank which are funded up to a maximum borrowing ceiling of $53,155,000. The purpose of the notes is to partially fund the acquisition, construction, and equipping of a 132-unit affordable housing facility. The construction loan bears a fixed interest rate of 6.15% as set forth in the Building Loan Agreement until conversion on November 30, 2025. As of December 31, 2023, the outstanding principal balance on the tax-exempt loan was $12,538,436. The balance on the taxable loan was $0.00.

The partnership has two notes payable with DHA. The original amounts of the CNI and D3 Program Funds notes are $4,650,000 and $1,500,000, respectively. The loans mature on March 30, 2064, and March 31, 2065, and both notes carry interest rates of 1%. Annual payments are due on the first January 30th after conversion to permanent financing., and the partnership shall make payments to DHA annually from Cash Flow as defined in the partnership agreement. Payment of all unpaid principal and accrued interest are due upon maturity. As of December 31, 2023, the balances outstanding are $2,150,000 and $1,500,000, respectively.

(eee) Flo Housing Partners LLLP

The Partnership has two construction loans (taxable and tax exempt) with US Bank which are funded up to a maximum borrowing ceiling of $75,065,000. The bonds were issued to finance the construction of a 212-unit affordable housing facility for low-income seniors (LIHTC). The Tax-Exempt bonds mature between July 1, 2027, and July 1, 2041, and carry interest rates that range from 4.375% and 5.25%. The Taxable Bonds mature on July 1, 2027 and carry interest rate of 5.25%. As of December 31, 2023, the outstanding principal balance was $5,338,859.

The partnership has two notes payable with DHA. The original amounts of the Sub loan and D3 Program Funds notes are $8,992,855 and $2,945,000, respectively. The loans mature on July 31, 2055, and each carry interest rates of 5.5%. Annual payments are due on the first January 30th after conversion to permanent financing., and the partnership shall make payments to DHA annually from Cash Flow as defined in the partnership agreement. Payment of all unpaid principal and accrued interest are due upon maturity. As of December 31, 2023, the balances outstanding are $5,412,500 and $2,945,000, respectively.

(8) Compensated Absences

The compensated absence balance for the primary government as of December 31, 2023 is as follows:

Compensated absences at December 31, 2022	$	1,136,032
Increase during 2023		37,273
Compensated absences at December 31, 2023	$	1,173,305
Current portion of compensated absences at December 31, 2023	$	1,032,508
Noncurrent portion of compensated absences at December 31, 2023		140,797
	$	1,173,305

There were no compensated absence balances for the discretely presented component units at December 31, 2023.

(9) Employee Retirement Plan

DHA provides eligible employees with a defined contribution employee retirement plan. The plan and the contributions to it are authorized by DHA's Board of Commissioners. Under this plan, DHA makes employer regular and employer additional contributions into the pension fund for each eligible employee a total of 10% of employee salaries is contributed by DHA toward pension. Contributions are made to and maintained by the plan administrator, ICMA-RC, which maintains an individual account for each participant. All regular full-time employees participate in the plan once they have successfully completed a six-month introductory period.

In 2023, DHA paid $$23,158,926 in total salaries. Of this amount, $19,458,816 was covered under the retirement plan. DHA’s required and actual contributions in 2023 were:

Rate		Salary	Employer regular pension contribution	Employer additional pension contribution	Total employer contribution
10%	$	$19,458,816	$972,943	$972,943	$1,945,886

Upon termination, employees are fully vested in the employer’s additional portion of the contributions. Employees vest in the employer’s regular portion of the contributions at a rate of 20% each year as follows:

Years of participation	Vested percentage in employer regular contributions
Less than 1 year	— %
1 year	20
2 years	40
3 years	60
4 years	80
5 years	100

Employees may make voluntary after-tax contributions to the plan, not to exceed 10% of their annual compensation.

(10) Deferred Compensation Plan

DHA offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. Employee contributions are made to and maintained by the plan administrator, ICMA-RC, which maintains an individual account for each participant. Pursuant to GASB Statement No. 97, this plan does not meet the definition of a pension plan per paragraph 51 of Statement 67 or paragraph 128 of Statement 73. Therefore, the plan would not be considered legally separate and would not be a fiduciary component unit. Additionally, DHA does not hold the assets of the plan, is not the trustee of the assets, nor has the ability to direct the use, exchange or employment of the assets. As such the plan assets are not reported as part of DHA’s basic financial statements.

(11) Postemployment Benefits

DHA's personnel policy provides for no postemployment fringe benefits. Therefore, no expenses or accrued liabilities are reflected in the accompanying basic financial statements.

(12) Risk Management

The DHA faces three major types of risk: 1) third-party liability claims, 2) property and casualty loss claims, and 3) workers' compensation claims. DHA has purchased insurance coverage to cover these risks. DHA property insurance coverage has a Total Insurable Value (TIV) of $514,417,656 with a stop-loss limit of $100,000,000 and with a deductible of $10,000 per occurrence or 5% per building for wind and/or hail as of December 31, 2023. DHA participates in the Housing Authority Risk Retention Group (HARRG) to obtain stable and affordable general liability insurance coverage. The general liability coverage provided is $10,000,000 per year with a deductible of $5,000 per occurrence. DHA also maintains a number of other insurance policies necessary and appropriate in the normal course of business with a TIV of $118,820,512 including boiler and steam machinery, comprehensive automobile, workers' compensation, employee fidelity, flood, cyber, directors and officers (D&O), professional and employment liability insurance. In addition, DHA maintains appropriate insurance policies on all its instrumentalities, partnerships and component units including but not limited to directors and officers, general liability, excess liability and property. The various insurance coverages have a TIV of $1,042,778,516 with deductibles of $1,000, $5,000, $10,000 or $100,000 per occurrence depending on the type of coverage. Total insurable limits for all coverages inclusive of the above amounts is $1,686,016,684.

DHA has accrued and funded a liability for a self-insurance retention (SIR) on future property, liability and worker's compensation deductibles. This SIR will cover the future years' financial risks to DHA for current claims and potential claims resulting from incidents that were Incurred But Not Reported (IBNR). The cumulative amount through December 31, 2023, totals $4,685,634 in current and noncurrent liabilities as shown below.

Change in the balance of claims liabilities for December 31, 2023, is as follows:

Unpaid and potential claims, beginning of year	$	5,379,806
Incurred claims (including net reduction in IBNRs)		(150,456)
Claim payments		(543,716)
Unpaid and potential claims, end of year	$	4,685,634
Amount included in current accrued liabilities	$	170,900
Amount included in noncurrent accrued liabilities		4,514,734
Total	$	4,685,634

In addition to the total accrued liabilities above, the SIR fund has a reserve of $1,847,762 and $2,121,798 balances as of December 31, 2022, and 2023 respectively.

DHA's economic risk as a participant in HARRG is limited to $84,126 of paid-in surplus contribution and $255,783 (*equity dividend less HTVN withdrawal*) in net equity dividends. Also, DHA's risk in Housing Authority Property Insurance, A Mutual Company, (HAPI) is limited to $210,971 of paid-in and recapitalization surplus and $157,431 of net equity dividends. Although the underwriting experience of HARRG and HAPI may result in increased annual premium charges and/or assessments against each participant's surplus contribution accounts, DHA's exposure to any net loss allocation is restricted to its surplus contribution account balances. In addition, Housing Authority Insurance (HAI) Group which includes HARRG and HAPI is rated “A” (excellent) with outlook of positive by AM Best for Financial Strength Rating (FSR) and was upgraded to “a+” (superior) with outlook of positive for Issuer Credit Rating (ICR). The financial size is IX reflecting a surplus of $250 to $500 million.

No claims or settlements were in excess of the insurance coverage for 2023 or any of the three prior years.

(13) Litigation and Contingencies

DHA is a party to a limited number of pending or threatened lawsuits, under which it may be required to pay certain amounts upon final disposition of these matters. After consulting with legal counsel, DHA's management has concluded that no significant adverse effect on the December 31, 2023 basic financial statements should result upon final disposition of these proceedings.

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability. The amount, if any, of expenses, which may be disallowed by the grantor cannot be determined at this time although DHA expects such amounts, if any, to be immaterial to its basic financial statements.

For certain partnerships, DHA has guaranteed performance regarding completion of construction, repayment of construction and/or permanent loans, delivery of low-income housing tax credits, funding of operating deficits, payment of development fees, and maintaining compliance with applicable provisions of Internal Revenue Code Section 42. Failure to maintain compliance or to correct noncompliance within a specified time period could result in a default and create financial costs to DHA. There are no outstanding defaults that are probable in which the loss is estimable, which would be required to be accrued in these financial statements.

(14) TABOR Amendment

Article X, Section 20 of the Colorado Constitution (the TABOR Amendment) was added to the Colorado Constitution in 1992. It is a tax-limitation, spending-limitation, revenue-limitation, and debt-limitation amendment. By its terms, the TABOR Amendment applies to all "districts" defined to mean the "State or any local government, excluding enterprises." An enterprise is a (i) government-owned business, (ii) authorized to issue its own revenue bonds, and (iii) receiving under 10% of annual revenues in grants from all Colorado state and local governments combined. DHA meets this definition of an enterprise and, therefore, is exempt from the requirements of the TABOR Amendment.

(15) Income Taxes

DHA is a governmental entity, and therefore, DHA is not subject to federal or state income taxes.

(16) Subsequent Events

Events that occur after the date of the statement of net position but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of the subsequent events that provide evidence about conditions that existed at the date of the statement of net position are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that occurred after the date of the statement of net position, require disclosure in the accompanying notes. Management evaluated the activity of DHA through June 12, 2024, and concluded that the following subsequent events have occurred that require disclosure in the Notes to the Financial Statements.

On February 6, 2024 DHA received $9,658,638 of IGA revenue for the AH property tax allocation from the City and County of Denver. These funds will be used to pay the D3 bond debt service payments of $8,481,090 disclosed in Note 7(t). The excess will be used for other D3 program costs.

In February 2024 DHA received an American Rescue Plan Act grant for $15.7 million. These proceeds were used toward payment of the Best Western Northern Trust Loan of $16,050,000 referenced in Note

7(dd). Proceeds from that loan were used to purchase a hotel in 2023, which is leased to the City and County of Denver and is part of the D3 PSH program.

Bridge loans to DHA were partially paid from GreenHaus Housing Partners LLLP and Blake and Broadway Housing Partners LLLP in February and March, 2024 for $630,000 and $900,000 respectively. The debt was paid using proceeds from State of Colorado loans. Both partnerships received funding for 90% of the loans in the first quarter of 2024. The remaining 10% is expected later in 2024.

(18) Blended Component Units Combining Financial Schedules

Condensed combining information for the Authority's blended component units are presented as follows:

Assets & Deferred Outflow of Resources		Denver Housing LLC	Denver Community Ventures	Arrowhead Housing Inc.	Arrowhead Housing II Inc.	Arrowhead Housing III Inc.
Current assets:						
Cash and cash equivalents	$	5,553,502	897,402	-	-	-
Investments		7,110,219	3,114	500	45,586	45,630
Receivables:						
Tenants		95,781	-	-	-	-
Interest		-	-	-	-	-
Other		171,730	34,620	-	-	-
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	16,930	-
Due from DPCU		-	-	-	-	28,956
Due from DPCU - Leases		64,010	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		93,129	75	-	-	-
Restricted:						
Cash		5,143,967	-	879,013	123,048	-
Investments		257,181	-	-	-	-
Total current assets		18,489,519	935,211	879,513	185,564	74,586
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		1,958,427	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	-
Other		-	-	100	100	10
Restricted:						
Cash		-	-	-	-	-
Capital assets:						
Land		22,529,197	-	-	-	-
Buildings		59,689,659	-	-	-	-
Accumulated depreciation – buildings		(47,819,960)	-	-	-	-
Improvements		5,577,603	-	-	-	-
Accumulated depreciation – improvements		(5,081,003)	-	-	-	-
Machinery and equipment		-	-	-	-	-
Accumulated depreciation – machinery and equipment		-	-	-	-	-
Construction in progress		19,740,700	-	-	-	-
Right to use, net of amortization		-	-	-	-	-
Total capital assets		54,636,196	-	-	-	-
Total noncurrent assets		56,594,623	-	100	100	10
Total assets		75,084,142	935,211	879,613	185,664	74,596
Deferred Outflow of Resources:						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	75,084,142	935,211	879,613	185,664	74,596

See accompanying notes to basic financial statements.

Assets & Deferred Outflow of Resources		Arrowhead Housing IV Inc.	Arrowhead Housing V Inc.	Three Towers Housing Inc.	Curtis Park Housing Inc.	DLIHDC DC
Current assets:						
Cash and cash equivalents	$	-	-	-	-	-
Investments		29,909	2,101	500	-	214,877
Receivables:						
Tenants		-	-	-	-	-
Interest		-	-	-	-	-
Other		-	-	-	-	-
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		-	-	-	-	-
Restricted:						
Cash		108,282	-	-	-	-
Investments		-	-	-	-	-
Total current assets		138,191	2,101	500	-	214,877
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	-
Other		1,122	100	100	126,596	3,206,665
Restricted:						
Cash		-	-	-	-	-
Capital assets:						
Land		-	-	-	-	-
Buildings		-	-	-	-	-
Accumulated depreciation – buildings		-	-	-	-	-
Improvements		-	-	-	-	-
Accumulated depreciation – improvements		-	-	-	-	-
Machinery and equipment		-	-	-	-	-
Accumulated depreciation – machinery and equipment		-	-	-	-	-
Construction in progress		-	-	-	-	-
Right to use, net of amortization		-	-	-	-	-
Total capital assets		-	-	-	-	-
Total noncurrent assets		1,122	100	100	126,596	3,206,665
Total assets		139,313	2,201	600	126,596	3,421,542
Deferred Outflow of Resources:						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	139,313	2,201	600	126,596	3,421,542

See accompanying notes to basic financial statements.

Assets & Deferred Outflow of Resources		Denver Housing Development Partners Inc.	DHA Limited Partner LLC	Westwood Housing Inc.	1099 Osage Housing Inc.	SLP Housing II Inc.
Current assets:						
Cash and cash equivalents	$	-	-	-	-	-
Investments		1,826,763	25,319	2,339	2,432	1,386
Receivables:						
Tenants		-	-	-	-	-
Interest		-	-	-	-	-
Other		109,417	-	-	-	-
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		-	-	-	-	-
Restricted:						
Cash		-	-	672,057	-	-
Investments		-	-	-	-	-
Total current assets		1,936,180	25,319	674,396	2,432	1,386
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	-
Other		9,283	110	100	10	100
Restricted:						
Cash		-	-	-	-	-
Capital assets:						
Land		-	-	-	-	-
Buildings		-	-	-	-	-
Accumulated depreciation – buildings		-	-	-	-	-
Improvements		-	-	-	-	-
Accumulated depreciation – improvements		-	-	-	-	-
Machinery and equipment		-	-	-	-	-
Accumulated depreciation – machinery and equipment		-	-	-	-	-
Construction in progress		-	-	-	-	-
Right to use, net of amortization		-	-	-	-	-
Total capital assets		-	-	-	-	-
Total noncurrent assets		9,283	110	100	10	100
Total assets		1,945,463	25,429	674,496	2,442	1,486
Deferred Outflow of Resources:						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	1,945,463	25,429	674,496	2,442	1,486

See accompanying notes to basic financial statements.

Assets & Deferred Outflow of Resources		SLP Housing III Inc.	SLP Housing IV Inc.	SLP Housing VI Inc.	SLP Housing VII Inc.	SLP Housing VIII Inc.
Current assets:						
Cash and cash equivalents	$	-	-	-	-	-
Investments		1,174	620	1,191	-	257,129
Receivables:						
Tenants		-	-	-	-	-
Interest		-	-	-	-	-
Other		-	-	-	-	-
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	254,881	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		-	-	-	-	-
Restricted:						
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Total current assets		1,174	620	1,191	254,881	257,129
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	-
Other		100	100	100	100	100
Restricted:						
Cash		-	-	-	-	-
Capital assets:						
Land		-	-	-	-	-
Buildings		-	-	-	-	-
Accumulated depreciation – buildings		-	-	-	-	-
Improvements		-	-	-	-	-
Accumulated depreciation – improvements		-	-	-	-	-
Machinery and equipment		-	-	-	-	-
Accumulated depreciation – machinery and equipment		-	-	-	-	-
Construction in progress		-	-	-	-	-
Right to use, net of amortization		-	-	-	-	-
Total capital assets		-	-	-	-	-
Total noncurrent assets		100	100	100	100	100
Total assets		1,274	720	1,291	254,981	257,229
Deferred Outflow of Resources:						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	1,274	720	1,291	254,981	257,229

See accompanying notes to basic financial statements.

Assets & Deferred Outflow of Resources		MVEC Housing Inc.	SLR Housing Inc.	CSG Housing Inc.	Curtis Park Horse Barn Inc.	Youth Employment Academy
Current assets:						
Cash and cash equivalents	$	-	-	-	-	106,119
Investments		323	1,218	399	695,930	241,470
Receivables:						
Tenants		-	-	-	-	-
Interest		-	-	-	-	-
Other		-	-	-	67,721	57,184
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		-	-	-	307	4,351
Restricted:						
Cash		-	-	-	-	15,438
Investments		-	-	-	23,403	-
Total current assets		323	1,218	399	787,361	424,562
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	1,350,853	-
Other		100	100	90	-	-
Restricted:						
Cash		-	-	-	-	-
Capital assets:						
Land		-	-	-	-	-
Buildings		-	-	-	3,277,372	1,791,151
Accumulated depreciation – buildings		-	-	-	(1,568,534)	(196,045)
Improvements		-	-	-	25,915	-
Accumulated depreciation – improvements		-	-	-	(18,148)	-
Machinery and equipment		-	-	-	211,715	77,588
Accumulated depreciation – machinery and equipment		-	-	-	(211,715)	(57,102)
Construction in progress		-	-	-	-	-
Right to use, net of amortization		-	-	-	-	415,581
Total capital assets		-	-	-	1,716,605	2,031,173
Total noncurrent assets		100	100	90	3,067,458	2,031,173
Total assets		423	1,318	489	3,854,819	2,455,735
Deferred Outflow of Resources:						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	423	1,318	489	3,854,819	2,455,735

See accompanying notes to basic financial statements.

Assets & Deferred Outflow of Resources		Osage Café LLC	Decatur Fresh LLC	DHA Park Hill LLC	DHA Chestnut Housing LLC	DLIHDC
Current assets:						
Cash and cash equivalents	$	200,645	113,072	-	-	-
Investments		114,651	20,863	165,061	55,354	-
Receivables:						
Tenants		-	-	-	-	-
Interest		-	-	-	-	-
Other		226,751	2,940	-	-	-
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		36,101	17,366	-	-	-
Prepaid items		1,557	881	-	-	-
Restricted:						
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Total current assets		579,705	155,122	165,061	55,354	-
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	250,000
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	-
Other		-	-	100	10	-
Restricted:						
Cash		-	-	-	-	-
Capital assets:						
Land		-	-	-	-	-
Buildings		-	-	-	-	-
Accumulated depreciation – buildings		-	-	-	-	-
Improvements		-	-	-	-	-
Accumulated depreciation – improvements		-	-	-	-	-
Machinery and equipment		5,320	11,921	-	-	-
Accumulated depreciation – machinery and equipment		(4,987)	(3,963)	-	-	-
Construction in progress		-	-	-	-	-
Right to use, net of amortization		-	-	-	-	-
Total capital assets		333	7,958	-	-	-
Total noncurrent assets		333	7,958	100	10	250,000
Total assets		580,038	163,080	165,161	55,364	250,000
Deferred Outflow of Resources:						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	580,038	163,080	165,161	55,364	250,000

See accompanying notes to basic financial statements.

Assets & Deferred Outflow of Resources	1035 Osage Inc.	DHA Energy LLC	Denver Affordable Energy Inc.	DHA Vida Housing I LLC	DHA Vida Housing II LLC
Current assets:					
Cash and cash equivalents	$ -	-	703	-	-
Investments	173,834	5,239	370,030	3,662	269,352
Receivables:					
Tenants	-	-	-	-	-
Interest	-	-	26,743	-	-
Other	-	-	63,205	-	-
Current portion of notes receivable	-	-	-	-	-
Current portion of lease receivable	538,377	-	-	-	-
Due from other funds	-	-	36,219	-	-
Due from DPCU	-	-	-	93,713	163,998
Due from DPCU - Leases	-	-	-	-	-
Inventories	-	-	-	-	-
Prepaid items	615	-	-	-	-
Restricted:					
Cash	213,438	-	940,764	-	-
Investments	-	-	-	-	-
Total current assets	926,264	5,239	1,437,664	97,375	433,350
Noncurrent assets:					
Noncurrent portion of notes receivable	-	-	-	-	-
Due from other funds	-	-	105,716	-	-
Due from DPCU	-	-	-	-	-
Due from DPCU - Leases	-	-	-	-	-
Deferred amount on financing	-	-	-	-	-
Lease receivable - long term	26,676,741	-	-	-	-
Other	-	10	3,001,309	100	100
Restricted:					
Cash	-	-	213,896	-	-
Capital assets:					
Land	-	-	-	-	-
Buildings	33,523,626	-	-	-	-
Accumulated depreciation – buildings	(3,667,810)	-	-	-	-
Improvements	997,704	-	-	-	-
Accumulated depreciation – improvements	(218,401)	-	-	-	-
Machinery and equipment	106,288	-	7,637,413	-	-
Accumulated depreciation – machinery and equipment	(93,067)	-	(1,951,236)	-	-
Construction in progress	-	-	-	-	-
Right to use, net of amortization	-	-	471,617	-	-
Total capital assets	30,648,340	-	6,157,794	-	-
Total noncurrent assets	57,325,081	10	9,478,715	100	100
Total assets	58,251,345	5,249	10,916,379	97,475	433,450
Deferred Outflow of Resources:					
Total deferred outflow of resources	-	-	-	-	-
Total assets and deferred outflow of resources	$ 58,251,345	5,249	10,916,379	97,475	433,450

See accompanying notes to basic financial statements.

Assets & Deferred Outflow of Resources		Vida Commercial Partners Inc.	DHA Vida LLC	Vida at Sloans Owners Association	SVED	PVH Housing LLC
Current assets:						
Cash and cash equivalents	$	-	-	250	-	-
Investments		-	5,110	73,678	12	500
Receivables:						
Tenants		-	-	-	-	-
Interest		-	-	-	-	-
Other		-	-	-	-	-
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		248,610	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		9,553	-	1,058	-	-
Restricted:						
Cash		129,542	-	-	-	-
Investments		-	-	-	-	-
Total current assets		387,705	5,110	74,986	12	500
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	4,688,681	-	-	-
Due from DPCU		-	-	-	-	123,000
Due from DPCU - Leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		11,722,780	-	-	-	-
Other		869,323	-	-	-	100
Restricted:						
Cash		-	-	-	-	-
Capital assets:						
Land		-	-	-	-	-
Buildings		9,917,202	-	-	-	-
Accumulated depreciation – buildings		(1,017,338)	-	-	-	-
Improvements		338,565	-	-	-	-
Accumulated depreciation – improvements		(40,337)	-	-	-	-
Machinery and equipment		112,442	-	-	-	-
Accumulated depreciation – machinery and equipment		(83,871)	-	-	-	-
Construction in progress		-	-	-	-	-
Right to use, net of amortization		-	-	-	-	-
Total capital assets		9,226,663	-	-	-	-
Total noncurrent assets		21,818,766	4,688,681	-	-	123,100
Total assets		22,206,471	4,693,791	74,986	12	123,600
Deferred Outflow of Resources:						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	22,206,471	4,693,791	74,986	12	123,600

See accompanying notes to basic financial statements.

Assets & Deferred Outflow of Resources		Kaleidoscope Management 1035 LLC	Kaleidoscope Collaborative Center	SVH 2 North LLC	SVH 2 South LLC	Shoshone D3 Housing LLC
Current assets:						
Cash and cash equivalents	$	-	115,277	-	-	-
Investments		159,635	-	-	-	1,881
Receivables:						
Tenants		-	-	-	-	-
Interest		-	-	-	-	-
Other		70,750	24,687	-	-	-
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	124,374	720,290	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		-	-	13	-	-
Restricted:						
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Total current assets		230,385	139,964	124,387	720,290	1,881
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	-
Other		-	-	100	100	100
Restricted:						
Cash		-	-	-	-	-
Capital assets:						
Land		-	-	-	-	-
Buildings		-	-	-	-	-
Accumulated depreciation – buildings		-	-	-	-	-
Improvements		-	-	-	-	-
Accumulated depreciation – improvements		-	-	-	-	-
Machinery and equipment		-	-	-	-	-
Accumulated depreciation – machinery and equipment		-	-	-	-	-
Construction in progress		-	-	-	-	-
Right to use, net of amortization		-	-	-	-	-
Total capital assets		-	-	-	-	-
Total noncurrent assets		-	-	100	100	100
Total assets		230,385	139,964	124,487	720,390	1,981
Deferred Outflow of Resources:						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	230,385	139,964	124,487	720,390	1,981

See accompanying notes to basic financial statements.

Assets & Deferred Outflow of Resources		Blake & Broadway LLC	SVH GreenHaus LLC	SV GHP Condo 50 LLC	SV THP Condo 30 LLC	DHA SV Land 1 LLC
Current assets:						
Cash and cash equivalents	$	-	-	-	-	-
Investments		88	-	66,864	9,940	196
Receivables:						
Tenants		-	-	8,847	7,374	-
Interest		-	-	-	-	-
Other		-	-	-	176	-
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		2,329,364	35,001	-	18,000	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		-	-	-	-	-
Restricted:						
Cash		-	-	-	65	-
Investments		-	-	12,750	10,875	-
Total current assets		2,329,452	35,001	88,461	46,430	196
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	-	1,086,665	652,670	3,271,836
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	-
Other		100	100	-	7,353	-
Restricted:						
Cash		-	-	-	-	-
Capital assets:						
Land		-	-	-	-	-
Buildings		-	-	14,012,698	9,731,799	-
Accumulated depreciation – buildings		-	-	(394,147)	(297,650)	-
Improvements		-	-	1,243,478	519,402	-
Accumulated depreciation – improvements		-	-	(69,953)	(29,124)	-
Machinery and equipment		-	-	174,210	142,013	-
Accumulated depreciation – machinery and equipment		-	-	(29,401)	(23,889)	-
Construction in progress		-	-	-	-	-
Right to use, net of amortization		-	-	-	-	-
Total capital assets		-	-	14,936,885	10,042,551	-
Total noncurrent assets		100	100	16,023,550	10,702,574	3,271,836
Total assets		2,329,552	35,101	16,112,011	10,749,004	3,272,032
Deferred Outflow of Resources:						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	2,329,552	35,101	16,112,011	10,749,004	3,272,032

See accompanying notes to basic financial statements.

Assets & Deferred Outflow of Resources		DHA SV Land 3 LLC	SVH Thrive LLC	SV Thrive OZ Fund LLC	Sun Valley Zuni LLC	Thomas Bean Towers LP
Current assets:						
Cash and cash equivalents	$	-	-	25,020	-	250
Investments		-	-	757	264,782	10
Receivables:						
Tenants		-	-	-	-	16,070
Interest		-	-	-	-	-
Other		-	-	-	-	6,200
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	30,720
Due from other funds		-	-	6,800	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		-	-	-	54,028	1,357
Restricted:						
Cash		-	-	-	-	606,583
Investments		-	-	-	-	10,500
Total current assets		-	-	32,577	318,810	671,690
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		3,010,179	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	408,267
Other		-	100	3,206,665	-	-
Restricted:						
Cash		-	-	-	-	-
Capital assets:						
Land		-	-	-	6,865,947	-
Buildings		-	-	-	-	3,121,230
Accumulated depreciation – buildings		-	-	-	-	(346,955)
Improvements		-	-	-	-	-
Accumulated depreciation – improvements		-	-	-	-	-
Machinery and equipment		-	-	-	-	-
Accumulated depreciation – machinery and equipment		-	-	-	-	-
Construction in progress		-	-	-	141,421	-
Right to use, net of amortization		-	-	-	-	-
Total capital assets		-	-	-	7,007,368	2,774,275
Total noncurrent assets		3,010,179	100	3,206,665	7,007,368	3,182,542
Total assets		3,010,179	100	3,239,242	7,326,178	3,854,232
Deferred Outflow of Resources:						
Total deferred outflow of resources		-	-	-	-	7,386,808
Total assets and deferred outflow of resources	$	3,010,179	100	3,239,242	7,326,178	11,241,040

See accompanying notes to basic financial statements.

Assets & Deferred Outflow of Resources		Park Avenue Redevelopment (Block 1B)	SVH Joli LLC	SV JHP Condo 46 LLC	Joli Commercial Partners Inc	GreenHaus Owners Association
Current assets:						
Cash and cash equivalents	$	327,966	-	-	-	-
Investments		308	-	-	-	-
Receivables:						
Tenants		52,037	-	-	-	-
Interest		-	-	-	-	-
Other		-	-	-	-	-
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		3,474	-	-	-	15,902
Restricted:						
Cash		1,204,336	-	-	10,341,952	-
Investments		-	-	-	-	-
Total current assets		1,588,121	-	-	10,341,952	15,902
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	-	197,457	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	-
Other		-	100	-	4,100	-
Restricted:						
Cash		-	-	-	501,333	-
Capital assets:						
Land		-	-	-	-	-
Buildings		7,083,133	-	-	-	-
Accumulated depreciation – buildings		(352,758)	-	-	-	-
Improvements		-	-	-	-	-
Accumulated depreciation – improvements		-	-	-	-	-
Machinery and equipment		-	-	-	-	-
Accumulated depreciation – machinery and equipment		-	-	-	-	-
Construction in progress		-	-	7,907,813	6,578,867	-
Right to use, net of amortization		-	-	-	110,250	-
Total capital assets		6,730,375	-	7,907,813	6,689,117	-
Total noncurrent assets		6,730,375	100	8,105,270	7,194,550	-
Total assets		8,318,496	100	8,105,270	17,536,502	15,902
Deferred Outflow of Resources:						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	8,318,496	100	8,105,270	17,536,502	15,902

See accompanying notes to basic financial statements.

Assets & Deferred Outflow of Resources		Thrive Owners Association	SV Block 3 Owners Association	SV SHP Condo 37 LLC	DHC SV Block 1 Land LLC	DHC SV Block 3 Land LLC
Current assets:						
Cash and cash equivalents	$	-	-	-	-	-
Investments		-	-	-	-	-
Receivables:						
Tenants		-	-	-	-	-
Interest		-	-	-	-	-
Other		2,774	-	-	-	-
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		19,355	-	-	-	-
Restricted:				-	-	-
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Total current assets		22,129	-	-	-	-
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	-
Due from other funds		-	-	330,878	1,880,690	1,741,334
Due from DPCU		-	-	-	-	-
Due from DPCU - Leases		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	-	-	-
Other		-	-	-	-	-
Restricted:				-	-	-
Cash		-	-	-	-	-
Capital assets:				-	-	-
Land		-	-	-	-	-
Buildings		-	-	-	-	-
Accumulated depreciation – buildings		-	-	-	-	-
Improvements		-	-	-	-	-
Accumulated depreciation – improvements		-	-	-	-	-
Machinery and equipment		-	-	-	-	-
Accumulated depreciation – machinery				-	-	-
and equipment		-	-	-	-	-
Construction in progress		-	-	4,432,663	-	-
Right to use, net of amortization		-	-	-	-	-
Total capital assets		-	-	4,432,663	-	-
Total noncurrent assets		-	-	4,763,541	1,880,690	1,741,334
Total assets		22,129	-	4,763,541	1,880,690	1,741,334
Deferred Outflow of Resources:						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	22,129	-	4,763,541	1,880,690	1,741,334

See accompanying notes to basic financial statements.

Assets & Deferred Outflow of Resources	SVH Sol LLC	SV Block 1 Sol Owners Association	SVH Flo LLC	Total
Current assets:				
Cash and cash equivalents	$ -	-	-	7,340,206
Investments	-	-	-	12,271,936
Receivables:				
Tenants	-	-	-	180,109
Interest	-	-	-	26,743
Other	-	-	-	838,155
Current portion of notes receivable	-	-	-	-
Current portion of lease receivable	-	-	-	817,707
Due from other funds	-	-	-	59,949
Due from DPCU	-	-	-	3,768,577
Due from DPCU - Leases	-	-	-	64,010
Inventories	-	-	-	53,467
Prepaid items	-	-	-	205,655
Restricted:	-	-	-	
Cash	-	-	-	20,378,485
Investments	-	-	-	314,709
Total current assets	-	-	-	46,319,708
Noncurrent assets:				
Noncurrent portion of notes receivable	-	-	-	250,000
Due from other funds	-	-	-	16,966,106
Due from DPCU	-	-	-	123,000
Due from DPCU - Leases	-	-	-	1,958,427
Deferred amount on financing	-	-	-	-
Lease receivable - long term	-	-	-	40,158,641
Other	100	-	100	10,435,256
Restricted:	-	-	-	
Cash	-	-	-	715,229
Capital assets:	-	-	-	
Land	-	-	-	29,395,144
Buildings	-	-	-	142,147,870
Accumulated depreciation – buildings	-	-	-	(55,661,197)
Improvements	-	-	-	8,702,667
Accumulated depreciation – improvements	-	-	-	(5,456,966)
Machinery and equipment	-	-	-	8,478,910
Accumulated depreciation – machinery	-	-	-	
and equipment	-	-	-	(2,459,231)
Construction in progress	62,716	-	-	38,864,180
Right to use, net of amortization	-	-	-	997,448
Total capital assets	62,716	-	-	165,008,825
Total noncurrent assets	62,816	-	100	235,615,484
Total assets	62,816	-	100	281,935,192
Deferred Outflow of Resources:				
Total deferred outflow of resources	-	-	-	7,386,808
Total assets and deferred outflow of resources	$ 62,816	-	100	289,322,000

See accompanying notes to basic financial statements.

Liabilities, Deferred Inflow of Resources & Net Position		Denver Housing LLC	Denver Community Ventures	Arrowhead Housing Inc.	Arrowhead Housing II Inc.	Arrowhead Housing III Inc.
Current liabilities:						
Accounts payable	$	1,277,933	3,317	-	-	-
Accrued liabilities		1,138,678	14,374	-	-	-
Unearned revenue		2,609,056	-	-	-	-
Lease liability - current portion		-	-	-	-	-
Accrued interest payable		11,801	-	-	-	-
Current portion of long-term debt		1,055,470	-	-	-	-
Due to other funds		112,566	140,000	4,935	-	-
		6,205,504	157,691	4,935	-	-
Current liabilities payable from restricted assets:						
Current portion of long-term debt		-	-	-	-	-
Tenant security deposits		137,201	-	-	-	-
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		137,201	-	-	-	-
Total current liabilities		6,342,705	157,691	4,935	-	-
Noncurrent liabilities:						
Due to other funds		3,622,024	-	-	-	-
Accrued liabilities		79	-	-	-	-
Unearned Revenue		-	-	-	-	-
Lease liability		-	-	-	-	-
Notes and bonds payable		28,906,186	-	-	-	-
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		32,528,289	-	-	-	-
Total liabilities		38,870,994	157,691	4,935	-	-
Deferred inflow of resources		3,736,540	-	-	-	-
Net position:						
Investment in capital assets		24,674,540	-	-	-	-
Restricted:						
Operating Reserve Fund		-	-	355,264	-	-
ACC Reserve		-	-	523,749	123,048	-
Bond Project Fund						
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		-	-	-	-	-
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		-	-	-	-	-
Other		5,263,947	-	-	-	-
Unrestricted		2,538,121	777,520	(4,335)	62,616	74,596
Total net position		32,476,608	777,520	874,678	185,664	74,596
Total liabilities, deferred inflow of resources and net position	$	75,084,142	935,211	879,613	185,664	74,596

See accompanying notes to basic financial statements.

Liabilities, Deferred Inflow of Resources & Net Position		Arrowhead Housing IV Inc.	Arrowhead Housing V Inc.	Three Towers Housing Inc.	Curtis Park Housing Inc.	DLIHDC DC
Current liabilities:						
Accounts payable	$	1,350	-	-	-	-
Accrued liabilities		-	-	-	-	-
Unearned revenue		-	-	-	-	-
Lease liability - current portion		-	-	-	-	-
Accrued interest payable		-	-	-	-	-
Current portion of long-term debt		-	-	-	-	-
Due to other funds		-	-	1,071	3,676	3,600
		1,350	-	1,071	3,676	3,600
Current liabilities payable from restricted assets:						
Current portion of long-term debt		-	-	-	-	-
Tenant security deposits		-	-	-	-	-
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		-	-	-	-	-
Total current liabilities		1,350	-	1,071	3,676	3,600
Noncurrent liabilities:						
Due to other funds		-	-	-	-	-
Accrued liabilities		-	-	-	-	-
Unearned Revenue		-	-	-	-	-
Lease liability		-	-	-	-	-
Notes and bonds payable		-	-	-	-	250,000
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		-	-	-	-	250,000
Total liabilities		1,350	-	1,071	3,676	253,600
Deferred inflow of resources		-	-	-	-	-
Net position:						
Investment in capital assets		-	-	-	-	-
Restricted:						
Operating Reserve Fund		-	-	-	-	-
ACC Reserve		108,282	-	-	-	-
Bond Project Fund						
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		-	-	-	-	-
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		-	-	-	-	-
Other		-	-	-	-	-
Unrestricted		29,681	2,201	(471)	122,920	3,167,942
Total net position		137,963	2,201	(471)	122,920	3,167,942
Total liabilities, deferred inflow of resources and net position	$	139,313	2,201	600	126,596	3,421,542

See accompanying notes to basic financial statements.

Liabilities, Deferred Inflow of Resources & Net Position		Denver Housing Development Partners Inc.	DHA Limited Partner LLC	Westwood Housing Inc.	1099 Osage Housing Inc.	SLP Housing II Inc.
Current liabilities:						
Accounts payable	$	-	-	-	-	-
Accrued liabilities		42,273	-	-	-	-
Unearned revenue		94,075	-	-	-	-
Lease liability - current portion		-	-	-	-	-
Accrued interest payable		-	-	-	-	-
Current portion of long-term debt		-	-	-	-	-
Due to other funds		-	-	-	-	-
		136,348	-	-	-	-
Current liabilities payable from restricted assets:						
Current portion of long-term debt		-	-	-	-	-
Tenant security deposits		-	-	-	-	-
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		-	-	-	-	-
Total current liabilities		136,348	-	-	-	-
Noncurrent liabilities:						
Due to other funds		-	-	-	-	-
Accrued liabilities		-	-	-	-	-
Unearned Revenue		-	-	-	-	-
Lease liability		-	-	-	-	-
Notes and bonds payable		-	-	-	-	-
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		-	-	-	-	-
Total liabilities		136,348	-	-	-	-
Deferred inflow of resources		-	-	-	-	-
Net position:						
Investment in capital assets		-	-	-	-	-
Restricted:						
Operating Reserve Fund		-	-	-	-	-
ACC Reserve		-	-	672,057	-	-
Bond Project Fund						
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		-	-	-	-	-
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		-	-	-	-	-
Other		-	-	-	-	-
Unrestricted		1,809,115	25,429	2,439	2,442	1,486
Total net position		1,809,115	25,429	674,496	2,442	1,486
Total liabilities, deferred inflow of resources and net position	$	1,945,463	25,429	674,496	2,442	1,486

See accompanying notes to basic financial statements.

Liabilities, Deferred Inflow of Resources & Net Position		SLP Housing III Inc.	SLP Housing IV Inc.	SLP Housing VI Inc.	SLP Housing VII Inc.	SLP Housing VIII Inc.
Current liabilities:						
Accounts payable	$	-	-	-	-	-
Accrued liabilities		-	-	-	-	-
Unearned revenue		-	-	-	-	-
Lease liability - current portion		-	-	-	-	-
Accrued interest payable		-	-	-	-	-
Current portion of long-term debt		-	-	-	-	-
Due to other funds		-	-	-	2,023	-
		-	-	-	2,023	-
Current liabilities payable from restricted assets:						
Current portion of long-term debt		-	-	-	-	-
Tenant security deposits		-	-	-	-	-
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		-	-	-	-	-
Total current liabilities		-	-	-	2,023	-
Noncurrent liabilities:						
Due to other funds		-	-	-	-	-
Accrued liabilities		-	-	-	-	-
Unearned Revenue		-	-	-	-	-
Lease liability		-	-	-	-	-
Notes and bonds payable		-	-	-	-	-
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		-	-	-	-	-
Total liabilities		-	-	-	2,023	-
Deferred inflow of resources		-	-	-	-	-
Net position:						
Investment in capital assets		-	-	-	-	-
Restricted:						
Operating Reserve Fund		-	-	-	-	-
ACC Reserve		-	-	-	-	-
Bond Project Fund						
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		-	-	-	-	-
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		-	-	-	-	-
Other		-	-	-	-	-
Unrestricted		1,274	720	1,291	252,958	257,229
Total net position		1,274	720	1,291	252,958	257,229
Total liabilities, deferred inflow of resources and net position	$	1,274	720	1,291	254,981	257,229

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Notes to Basic Financial Statements
Blended Component Units
December 31, 2023

Liabilities, Deferred Inflow of Resources & Net Position		MVEC Housing Inc.	SLR Housing Inc.	CSG Housing Inc.	Curtis Park Horse Barn Inc.	Youth Employment Academy
Current liabilities:						
Accounts payable	$	-	-	-	2,517	9,991
Accrued liabilities		-	-	-	2,005	6,229
Unearned revenue		-	-	-	-	98,100
Lease liability - current portion		-	-	-	-	8,131
Accrued interest payable		-	-	-	-	-
Current portion of long-term debt		-	-	-	-	9,500
Due to other funds		-	-	-	189,026	80,481
		-	-	-	193,548	212,432
Current liabilities payable from restricted assets:						
Current portion of long-term debt		-	-	-	-	-
Tenant security deposits		-	-	-	23,403	-
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		-	-	-	23,403	-
Total current liabilities		-	-	-	216,951	212,432
Noncurrent liabilities:						
Due to other funds		-	-	-	-	-
Accrued liabilities		-	-	-	-	-
Unearned Revenue		-	-	-	-	-
Lease liability		-	-	-	-	427,306
Notes and bonds payable		-	-	-	2,099,372	1,852,500
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		-	-	-	2,099,372	2,279,806
Total liabilities		-	-	-	2,316,323	2,492,238
Deferred inflow of resources		-	-	-	1,276,083	-
Net position:						
Investment in capital assets		-	-	-	(382,767)	(266,264)
Restricted:						
Operating Reserve Fund		-	-	-	-	15,438
ACC Reserve		-	-	-	-	-
Bond Project Fund						
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		-	-	-	-	-
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		-	-	-	-	-
Other		-	-	-	-	-
Unrestricted		423	1,318	489	645,180	214,323
Total net position		423	1,318	489	262,413	(36,503)
Total liabilities, deferred inflow of resources and net position	$	423	1,318	489	3,854,819	2,455,735

See accompanying notes to basic financial statements.

Liabilities, Deferred Inflow of Resources & Net Position		Osage Café LLC	Decatur Fresh LLC	DHA Park Hill LLC	DHA Chestnut Housing LLC	DLIHDC
Current liabilities:						
Accounts payable	$	22,996	16,199	-	-	-
Accrued liabilities		17,908	2,487	-	-	-
Unearned revenue		990	-	-	-	-
Lease liability - current portion		-	-	-	-	-
Accrued interest payable		-	-	-	-	-
Current portion of long-term debt		-	-	-	-	-
Due to other funds		377,496	92,661	-	-	-
		419,390	111,347	-	-	-
Current liabilities payable from restricted assets:						
Current portion of long-term debt		-	-	-	-	-
Tenant security deposits		-	-	-	-	-
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		-	-	-	-	-
Total current liabilities		419,390	111,347	-	-	-
Noncurrent liabilities:						
Due to other funds		-	-	-	-	-
Accrued liabilities		1,998	-	-	-	-
Unearned Revenue		-	-	-	-	-
Lease liability		-	-	-	-	-
Notes and bonds payable		-	-	-	-	250,000
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		1,998	-	-	-	250,000
Total liabilities		421,388	111,347	-	-	250,000
Deferred inflow of resources		-	-	-	-	-
Net position:						
Investment in capital assets		333	7,958	-	-	-
Restricted:						
Operating Reserve Fund		-	-	-	-	-
ACC Reserve		-	-	-	-	-
Bond Project Fund						
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		-	-	-	-	-
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		-	-	-	-	-
Other		-	-	-	-	-
Unrestricted		158,317	43,775	165,161	55,364	-
Total net position		158,650	51,733	165,161	55,364	-
Total liabilities, deferred inflow of resources and net position	$	580,038	163,080	165,161	55,364	250,000

See accompanying notes to basic financial statements.

Liabilities, Deferred Inflow of Resources & Net Position		1035 Osage Inc.	DHA Energy LLC	Denver Affordable Energy Inc.	DHA Vida Housing I LLC	DHA Vida Housing II LLC
Current liabilities:						
Accounts payable	$	-	-	6,979	-	-
Accrued liabilities		-	-	20,997	-	-
Unearned revenue		-	-	-	-	-
Lease liability - current portion		-	-	22,626	-	-
Accrued interest payable		-	-	76,120	-	-
Current portion of long-term debt		11,141,750	-	397,962	-	-
Due to other funds		-	-	453,813	-	-
		11,141,750	-	978,497	-	-
Current liabilities payable from restricted assets:						
Current portion of long-term debt		-	-	256,032	-	-
Tenant security deposits		-	-	-	-	-
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		-	-	256,032	-	-
Total current liabilities		11,141,750	-	1,234,529	-	-
Noncurrent liabilities:						
Due to other funds		-	-	-	-	-
Accrued liabilities		-	-	318,302	-	-
Unearned Revenue		-	-	576,211	-	-
Lease liability		-	-	448,991	-	-
Notes and bonds payable		18,556,250	-	8,125,791	-	-
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		18,556,250	-	9,469,295	-	-
Total liabilities		29,698,000	-	10,703,824	-	-
Deferred inflow of resources		24,005,970	-	-	-	-
Net position:						
Investment in capital assets		950,340	-	(41,685)	-	-
Restricted:						
Operating Reserve Fund		213,438	-	40,145	-	-
ACC Reserve		-	-	-	-	-
Bond Project Fund						
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		-	-	12,500	-	-
Debt Service Reserve Fund		-	-	420,604	-	-
Escrow Fund		-	-	2,400	-	-
Other		-	-	679,011	-	-
Unrestricted		3,383,597	5,249	(900,420)	97,475	433,450
Total net position		4,547,375	5,249	212,555	97,475	433,450
Total liabilities, deferred inflow of resources and net position	$	58,251,345	5,249	10,916,379	97,475	433,450

See accompanying notes to basic financial statements.

Liabilities, Deferred Inflow of Resources & Net Position		Vida Commercial Partners Inc.	DHA Vida LLC	Vida at Sloans Owners Association	SVED	PVH Housing LLC
Current liabilities:						
Accounts payable	$	-	-	46,385	-	-
Accrued liabilities		-	-	28,601	-	-
Unearned revenue		-	-	-	-	-
Lease liability - current portion		-	-	-	-	-
Accrued interest payable		-	-	-	-	-
Current portion of long-term debt		-	-	-	-	-
Due to other funds		15,285	-	-	173,652	1,547
		15,285	-	74,986	173,652	1,547
Current liabilities payable from restricted assets:						
Current portion of long-term debt		-	-	-	-	-
Tenant security deposits		-	-	-	-	-
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		-	-	-	-	-
Total current liabilities		15,285	-	74,986	173,652	1,547
Noncurrent liabilities:						
Due to other funds		-	-	-	-	-
Accrued liabilities		-	-	-	-	-
Unearned Revenue		-	-	-	-	-
Lease liability		-	-	-	-	-
Notes and bonds payable		11,550,000	-	-	1,075,000	-
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		11,550,000	-	-	1,075,000	-
Total liabilities		11,565,285	-	74,986	1,248,652	1,547
Deferred inflow of resources		10,739,407	-	-	-	-
Net position:						
Investment in capital assets		(2,193,795)	-	-	150,000	-
Restricted:						
Operating Reserve Fund		-	-	-	-	-
ACC Reserve		-	-	-	-	-
Bond Project Fund						
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		-	-	-	-	-
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		-	-	-	-	-
Other		-	-	-	-	-
Unrestricted		2,095,574	4,693,791	-	(1,398,640)	122,053
Total net position		(98,221)	4,693,791	-	(1,248,640)	122,053
Total liabilities, deferred inflow of resources and net position	$	22,206,471	4,693,791	74,986	12	123,600

See accompanying notes to basic financial statements.

Liabilities, Deferred Inflow of Resources & Net Position		Kaleidoscope Management 1035 LLC	Kaleidoscope Collaborative Center	SVH 2 North LLC	SVH 2 South LLC	Shoshone D3 Housing LLC
Current liabilities:						
Accounts payable	$	-	5,880	13	-	-
Accrued liabilities		-	3,565	-	-	-
Unearned revenue		-	55,800	-	-	-
Lease liability - current portion		-	-	-	-	-
Accrued interest payable		-	-	-	-	-
Current portion of long-term debt		-	-	-	-	-
Due to other funds		-	162,609	49,187	671,812	-
		-	227,854	49,200	671,812	-
Current liabilities payable from restricted assets:						
Current portion of long-term debt		-	-	-	-	-
Tenant security deposits		-	-	-	-	-
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		-	-	-	-	-
Total current liabilities		-	227,854	49,200	671,812	-
Noncurrent liabilities:						
Due to other funds		-	-	-	-	-
Accrued liabilities		-	-	-	-	-
Unearned Revenue		-	-	-	-	-
Lease liability		-	-	-	-	-
Notes and bonds payable		-	150,000	-	-	-
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		-	150,000	-	-	-
Total liabilities		-	377,854	49,200	671,812	-
Deferred inflow of resources		-	-	-	-	-
Net position:						
Investment in capital assets		-	(150,000)	-	-	-
Restricted:						
Operating Reserve Fund		-	-	-	-	-
ACC Reserve		-	-	-	-	-
Bond Project Fund						
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		-	-	-	-	-
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		-	-	-	-	-
Other		-	-	-	-	-
Unrestricted		230,385	(87,890)	75,287	48,578	1,981
Total net position		230,385	(237,890)	75,287	48,578	1,981
Total liabilities, deferred inflow of resources and net position	$	230,385	139,964	124,487	720,390	1,981

See accompanying notes to basic financial statements.

Liabilities, Deferred Inflow of Resources & Net Position		Blake & Broadway LLC	SVH GreenHaus LLC	SV GHP Condo 50 LLC	SV THP Condo 30 LLC	DHA SV Land 1 LLC
Current liabilities:						
Accounts payable	$	-	-	-	424	-
Accrued liabilities		-	-	1,504	6,288	-
Unearned revenue		-	-	-	5,391	-
Lease liability - current portion		-	-	-	-	-
Accrued interest payable		-	-	-	-	-
Current portion of long-term debt		-	-	-	-	-
Due to other funds		2,280,974	-	27,126	153,828	70
		2,280,974	-	28,630	165,931	70
Current liabilities payable from restricted assets:						
Current portion of long-term debt		-	-	-	-	-
Tenant security deposits		-	-	12,750	10,875	-
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		-	-	12,750	10,875	-
Total current liabilities		2,280,974	-	41,380	176,806	70
Noncurrent liabilities:						
Due to other funds		-	-	-	-	1,086,665
Accrued liabilities		-	-	-	-	-
Unearned Revenue		-	-	-	-	-
Lease liability		-	-	-	-	-
Notes and bonds payable		-	-	17,834,668	8,437,758	-
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		-	-	17,834,668	8,437,758	1,086,665
Total liabilities		2,280,974	-	17,876,048	8,614,564	1,086,735
Deferred inflow of resources		-	-	-	-	2,185,171
Net position:						
Investment in capital assets		-	-	(1,776,522)	1,604,793	-
Restricted:						
Operating Reserve Fund		-	-	-	-	-
ACC Reserve		-	-	-	-	-
Bond Project Fund						
Master Payment Fund		-	-	-	65	-
Replacement Reserve Fund		-	-	-	-	-
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		-	-	-	-	-
Other		-	-	-	-	-
Unrestricted		48,578	35,101	12,485	529,582	126
Total net position		48,578	35,101	(1,764,037)	2,134,440	126
Total liabilities, deferred inflow of resources and net position	$	2,329,552	35,101	16,112,011	10,749,004	3,272,032

See accompanying notes to basic financial statements.

Liabilities, Deferred Inflow of Resources & Net Position		DHA SV Land 3 LLC	SVH Thrive LLC	SV Thrive OZ Fund LLC	Sun Valley Zuni LLC	Thomas Bean Towers LP
Current liabilities:						
Accounts payable	$	-	-	-	3,939	100,901
Accrued liabilities		-	-	-	30,361	21,506
Unearned revenue		-	-	-	-	12,771
Lease liability - current portion		-	-	-	-	-
Accrued interest payable		-	-	-	-	-
Current portion of long-term debt		-	-	-	-	-
Due to other funds		-	-	22,327	831,676	11,216,293
		-	-	22,327	865,976	11,351,471
Current liabilities payable from restricted assets:						
Current portion of long-term debt		-	-	-	-	-
Tenant security deposits		-	-	-	-	10,500
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		-	-	-	-	10,500
Total current liabilities		-	-	22,327	865,976	11,361,971
Noncurrent liabilities:						
Due to other funds		652,670	-	-	-	-
Accrued liabilities		-	-	-	-	276
Unearned Revenue		-	-	-	-	-
Lease liability		-	-	-	-	-
Notes and bonds payable		-	-	-	7,400,000	11,159,666
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		652,670	-	-	7,400,000	11,159,942
Total liabilities		652,670	-	22,327	8,265,976	22,521,913
Deferred inflow of resources		2,357,509	-	-	-	419,297
Net position:						
Investment in capital assets		-	-	-	-	(8,385,391)
Restricted:						
Operating Reserve Fund		-	-	-	-	-
ACC Reserve		-	-	-	-	-
Bond Project Fund						
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		-	-	-	-	606,583
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		-	-	-	-	-
Other		-	-	-	-	-
Unrestricted		-	100	3,216,915	(939,798)	(3,921,362)
Total net position		-	100	3,216,915	(939,798)	(11,700,170)
Total liabilities, deferred inflow of resources and net position	$	3,010,179	100	3,239,242	7,326,178	11,241,040

See accompanying notes to basic financial statements.

Liabilities, Deferred Inflow of Resources & Net Position		Park Avenue Redevelopment (Block 1B)	SVH Joli LLC	SV JHP Condo 46 LLC	Joli Commercial Partners Inc	GreenHaus Owners Association
Current liabilities:						
Accounts payable	$	48,897	-	1,763,196	1,047,811	13,190
Accrued liabilities		4,126	-	319,882	212,491	31
Unearned revenue		66,547	-	-	-	-
Lease liability - current portion		-	-	-	-	-
Accrued interest payable		23,144	-	55,253	-	-
Current portion of long-term debt		118,598	-	-	-	-
Due to other funds		3,365,801	-	360,141	633,038	2,681
		3,627,113	-	2,498,472	1,893,340	15,902
Current liabilities payable from restricted assets:						
Current portion of long-term debt		-	-	-	-	-
Tenant security deposits		32,754	-	-	-	-
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		32,754	-	-	-	-
Total current liabilities		3,659,867	-	2,498,472	1,893,340	15,902
Noncurrent liabilities:						
Due to other funds		-	-	-	-	-
Accrued liabilities		-	-	-	-	-
Unearned Revenue		-	-	-	-	-
Lease liability		-	-	-	-	-
Notes and bonds payable		8,105,260	-	5,837,761	15,485,000	-
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		8,105,260	-	5,837,761	15,485,000	-
Total liabilities		11,765,127	-	8,336,233	17,378,340	15,902
Deferred inflow of resources		-	-	-	-	-
Net position:						
Investment in capital assets		(1,493,483)	-	2,070,052	2,047,402	-
Restricted:						
Operating Reserve Fund		276,438	-	-	-	-
ACC Reserve		-	-	-	-	-
Bond Project Fund						
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		788,603	-	-	-	-
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		74,474	-	-	-	-
Other		32,067	-	-	-	-
Unrestricted		(3,124,730)	100	(2,301,015)	(1,889,240)	-
Total net position		(3,446,631)	100	(230,963)	158,162	-
Total liabilities, deferred inflow of resources and net position	$	8,318,496	100	8,105,270	17,536,502	15,902

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Notes to Basic Financial Statements
Blended Component Units
December 31, 2023

Liabilities, Deferred Inflow of Resources & Net Position		Thrive Owners Association	SV Block 3 Owners Association	SV SHP Condo 37 LLC	DHC SV Block 1 Land LLC	DHC SV Block 3 Land LLC
Current liabilities:						
Accounts payable	$	9,351	-	1,183,341	-	-
Accrued liabilities		8,959	-	191,312	-	-
Unearned revenue		-	-	-	-	-
Lease liability - current portion		-	-	-	-	-
Accrued interest payable		-	-	-	-	-
Current portion of long-term debt		-	-	-	-	-
Due to other funds		10,572	-	76,649	-	-
		28,882	-	1,451,302	-	-
Current liabilities payable from restricted assets:						
Current portion of long-term debt		-	-	-	-	-
Tenant security deposits		-	-	-	-	-
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		-	-	-	-	-
Total current liabilities		28,882	-	1,451,302	-	-
Noncurrent liabilities:						
Due to other funds		-	-	-	330,878	197,456
Accrued liabilities		-	-	-	-	-
Unearned Revenue		-	-	-	-	-
Lease liability		-	-	-	-	-
Notes and bonds payable		-	-	3,518,534	-	-
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		-	-	3,518,534	330,878	197,456
Total liabilities		28,882	-	4,969,836	330,878	197,456
Deferred inflow of resources		-	-	-	1,549,812	1,543,878
Net position:						
Investment in capital assets		-	-	914,129	-	-
Restricted:						
Operating Reserve Fund		-	-	-	-	-
ACC Reserve		-	-	-	-	-
Bond Project Fund						
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		-	-	-	-	-
Debt Service Reserve Fund		-	-	-	-	-
Escrow Fund		-	-	-	-	-
Other		-	-	-	-	-
Unrestricted		(6,753)	-	(1,120,424)	-	-
Total net position		(6,753)	-	(206,295)	-	-
Total liabilities, deferred inflow of resources and net position	$	22,129	-	4,763,541	1,880,690	1,741,334

See accompanying notes to basic financial statements.

Liabilities, Deferred Inflow of Resources & Net Position		SVH Sol LLC	SV Block 1 Sol Owners Association	SVH Flo LLC	Total
Current liabilities:					
Accounts payable	$	-	-	-	5,564,610
Accrued liabilities		-	-	-	2,073,577
Unearned revenue		-	-	-	2,942,730
Lease liability - current portion		-	-	-	30,757
Accrued interest payable		-	-	-	166,318
Current portion of long-term debt		-	-	-	12,723,280
Due to other funds		62,737	-	-	21,579,353
		62,737	-	-	45,080,625
Current liabilities payable from restricted assets:					
Current portion of long-term debt		-	-	-	256,032
Tenant security deposits		-	-	-	227,483
Escrow held for others		-	-	-	-
Current liabilities payable from restricted assets		-	-	-	483,515
Total current liabilities		62,737	-	-	45,564,140
Noncurrent liabilities:					
Due to other funds		-	-	-	5,889,693
Accrued liabilities		-	-	-	320,655
Unearned Revenue		-	-	-	576,211
Lease liability		-	-	-	876,297
Notes and bonds payable		-	-	-	150,593,746
Family Self Sufficiency escrow		-	-	-	-
Total noncurrent liabilities		-	-	-	158,256,602
Total liabilities		62,737	-	-	203,820,742
Deferred inflow of resources		-	-	-	47,813,667
Net position:					
Investment in capital assets		62,716	-	-	17,792,356
Restricted:					
Operating Reserve Fund		-	-	-	900,723
ACC Reserve		-	-	-	1,427,136
Bond Project Fund					-
Master Payment Fund		-	-	-	65
Replacement Reserve Fund		-	-	-	1,407,686
Debt Service Reserve Fund		-	-	-	420,604
Escrow Fund		-	-	-	76,874
Other		-	-	-	5,975,025
Unrestricted		(62,637)	-	100	9,687,122
Total net position		79	-	100	37,687,591
Total liabilities, deferred inflow of resources and net position	$	62,816	-	100	289,322,000

See accompanying notes to basic financial statements.

	Denver Housing LLC	Denver Community Ventures	Arrowhead Housing Inc.	Arrowhead Housing II Inc.	Arrowhead Housing III Inc.
Operating revenues:					
Rental revenues	$ 5,326,602	-	-	-	-
Vacancy Loss	(844,685)	-	-	-	-
Nondwelling revenue	-	-	-	-	-
Intergovernmental	12,424,485	10,000	-	-	-
Property Management fee revenue	195,696	-	-	4,396	7,563
Renewable Energy credit revenue	-	-	-	-	-
Other revenues	680,321	389,580	-	-	-
Total operating revenues	17,782,419	399,580	-	4,396	7,563
Operating expenses:					
Administrative	1,407,661	119,103	9	34	35
Management fees	1,083,739	18,267	-	-	-
Tenant services	293,767	287,817	-	-	-
Utilities	1,869,891	-	-	-	-
Ordinary maintenance	3,473,699	375	-	-	-
General	736,027	2,200	3,564	3,591	1,699
Nonroutine maintenance	204,826	-	-	-	-
Depreciation	1,300,968	-	-	-	-
Total operating expenses	10,370,578	427,762	3,573	3,625	1,734
Operating income (loss)	7,411,841	(28,182)	(3,573)	771	5,829
Nonoperating revenues (expenses):					
Interest revenue - leases	62,046	-	-	-	-
Interest revenue - other	244,217	-	6,740	1,823	1,651
Net increase (decrease) in the fair value of investments	72,870	(590)	(2)	378	362
Interest expense - leases	-	-	-	-	-
Interest expense - other	(1,214,502)	(358)	-	-	-
Financing expense	-	-	-	-	-
Amortization expense - leases	(165,486)	-	-	-	-
Amortization expense - other	-	-	-	-	-
Nonoperating revenues (expenses), net	(1,000,855)	(948)	6,738	2,201	2,013
Income (loss) before other revenues, expenses, gains, losses, and transfers	6,410,986	(29,130)	3,165	2,972	7,842
Transfers in (out)	(3,800,000)	-	-	-	-
Capital contributions from general and limited partners	-	-	-	-	-
Changes in net position	2,610,986	(29,130)	3,165	2,972	7,842
Net position, January 1	29,865,622	806,650	871,513	182,692	66,754
Net position, End of Period	$ 32,476,608	777,520	874,678	185,664	74,596

See accompanying notes to basic financial statements.

		Arrowhead Housing IV Inc.	Arrowhead Housing V Inc.	Three Towers Housing Inc.	Curtis Park Housing Inc.	DLIHDC DC
Operating revenues:						
Rental revenues	$	-	-	-	-	-
Vacancy Loss		-	-	-	-	-
Nondwelling revenue		-	-	-	-	-
Intergovernmental		-	-	-	-	-
Property Management fee revenue		-	-	-	-	-
Renewable Energy credit revenue		-	-	-	-	-
Other revenues		-	-	-	14	-
Total operating revenues		-	-	-	14	-
Operating expenses:						
Administrative		26	12	11	115	1,785
Management fees		-	-	-	-	3,600
Tenant services		-	-	-	-	-
Utilities		-	-	-	-	-
Ordinary maintenance		-	-	-	57	-
General		2,094	1,795	1,994	3,554	6,199
Nonroutine maintenance		-	-	-	-	-
Depreciation		-	-	-	-	-
Total operating expenses		2,120	1,807	2,005	3,726	11,584
Operating income (loss)		(2,120)	(1,807)	(2,005)	(3,712)	(11,584)
Nonoperating revenues (expenses):						
Interest revenue - leases		-	-	-	-	-
Interest revenue - other		1,181	88	-	-	8,376
Net increase (decrease) in the fair value of investments		236	32	14	4	(227)
Interest expense - leases		-	-	-	-	-
Interest expense - other		-	-	(7)	-	-
Financing expense		-	-	-	-	-
Amortization expense - leases		-	-	-	-	-
Amortization expense - other		-	-	-	-	-
Nonoperating revenues (expenses), net		1,417	120	7	4	8,149
Income (loss) before other revenues, expenses, gains, losses, and transfers		(703)	(1,687)	(1,998)	(3,708)	(3,435)
Transfers in (out)		-	-	-	-	-
Capital contributions from general and limited partners		-	-	-	-	-
Changes in net position		(703)	(1,687)	(1,998)	(3,708)	(3,435)
Net position, January 1		138,666	3,888	1,527	126,628	3,171,377
Net position, End of Period	$	137,963	2,201	(471)	122,920	3,167,942

See accompanying notes to basic financial statements.

Housing Authority of the City and County of Denver
Notes to Basic Financial Statements
Blended Component Units
For the Fiscal Year Ended December 31, 2023

	Denver Housing Development Partners Inc.	DHA Limited Partner LLC	Westwood Housing Inc.	1099 Osage Housing Inc.	SLP Housing II Inc.
Operating revenues:					
Rental revenues	$ -	-	-	-	-
Vacancy Loss	-	-	-	-	-
Nondwelling revenue	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Property Management fee revenue	-	-	-	-	-
Renewable Energy credit revenue	-	-	-	-	-
Other revenues	364,212	-	-	-	-
Total operating revenues	364,212	-	-	-	-
Operating expenses:					
Administrative	190,969	24	12	11	1
Management fees	15,564	-	-	-	-
Tenant services	-	-	-	-	-
Utilities	-	-	-	-	-
Ordinary maintenance	-	-	-	-	-
General	102,297	-	1,568	2,094	1,660
Nonroutine maintenance	-	-	-	-	-
Depreciation	-	-	-	-	-
Total operating expenses	308,830	24	1,580	2,105	1,661
Operating income (loss)	55,382	(24)	(1,580)	(2,105)	(1,661)
Nonoperating revenues (expenses):					
Interest revenue - leases	-	-	-	-	-
Interest revenue - other	65,621	936	5,348	102	61
Net increase (decrease) in the fair value of investments	12,677	243	32	37	25
Interest expense - leases	-	-	-	-	-
Interest expense - other	-	-	-	-	-
Financing expense	-	-	-	-	-
Amortization expense - leases	-	-	-	-	-
Amortization expense - other	-	-	-	-	-
Nonoperating revenues (expenses), net	78,298	1,179	5,380	139	86
Income (loss) before other revenues, expenses, gains, losses, and transfers	133,680	1,155	3,800	(1,966)	(1,575)
Transfers in (out)	-	-	-	-	-
Capital contributions from general and limited partners	-	-	-	-	-
Changes in net position	133,680	1,155	3,800	(1,966)	(1,575)
Net position, January 1	1,675,435	24,274	670,696	4,408	3,061
Net position, End of Period	$ 1,809,115	25,429	674,496	2,442	1,486

See accompanying notes to basic financial statements.

		SLP Housing III Inc.	SLP Housing IV Inc.	SLP Housing VI Inc.	SLP Housing VII Inc.	SLP Housing VIII Inc.
Operating revenues:						
Rental revenues	$	-	-	-	-	-
Vacancy Loss		-	-	-	-	-
Nondwelling revenue		-	-	-	-	-
Intergovernmental		-	-	-	-	-
Property Management fee revenue		-	-	-	-	-
Renewable Energy credit revenue		-	-	-	-	-
Other revenues		-	-	-	-	-
Total operating revenues		-	-	-	-	-
Operating expenses:						
Administrative		12	10	10	10	146
Management fees		-	-	-	-	-
Tenant services		-	-	-	-	-
Utilities		-	-	-	-	-
Ordinary maintenance		-	-	-	-	-
General		1,660	1,727	1,994	1,994	-
Nonroutine maintenance		-	-	-	-	-
Depreciation		-	-	-	-	-
Total operating expenses		1,672	1,737	2,004	2,004	146
Operating income (loss)		(1,672)	(1,737)	(2,004)	(2,004)	(146)
Nonoperating revenues (expenses):						
Interest revenue - leases		-	-	-	-	-
Interest revenue - other		54	34	56	-	9,235
Net increase (decrease) in the fair value of investments		24	20	27	3	1,365
Interest expense - leases		-	-	-	-	-
Interest expense - other		-	-	-	(63)	-
Financing expense		-	-	-	-	-
Amortization expense - leases		-	-	-	-	-
Amortization expense - other		-	-	-	-	-
Nonoperating revenues (expenses), net		78	54	83	(60)	10,600
Income (loss) before other revenues, expenses, gains, losses, and transfers		(1,594)	(1,683)	(1,921)	(2,064)	10,454
Transfers in (out)		-	-	-	-	-
Capital contributions from general and limited partners		-	-	-	-	-
Changes in net position		(1,594)	(1,683)	(1,921)	(2,064)	10,454
Net position, January 1		2,868	2,403	3,212	255,022	246,775
Net position, End of Period	$	1,274	720	1,291	252,958	257,229

See accompanying notes to basic financial statements.

		MVEC Housing Inc.	SLR Housing Inc.	CSG Housing Inc.	Curtis Park Horse Barn Inc.	Youth Employment Academy
Operating revenues:						
Rental revenues	$	-	-	-	-	-
Vacancy Loss		-	-	-	-	-
Nondwelling revenue		-	-	-	274,685	4,750
Intergovernmental		-	-	-	-	-
Property Management fee revenue		-	-	-	-	-
Renewable Energy credit revenue		-	-	-	-	-
Other revenues		-	-	-	1,098	362,102
Total operating revenues		-	-	-	275,783	366,852
Operating expenses:						
Administrative		10	11	11	2,398	39,419
Management fees		-	-	-	17,912	23,109
Tenant services		-	-	-	469	191,747
Utilities		-	-	-	4,140	-
Ordinary maintenance		-	-	282	18,371	-
General		1,660	2,094	1,795	56,463	18,658
Nonroutine maintenance		-	-	-	-	-
Depreciation		-	-	-	152,108	52,592
Total operating expenses		1,670	2,105	2,088	251,861	325,525
Operating income (loss)		(1,670)	(2,105)	(2,088)	23,922	41,327
Nonoperating revenues (expenses):						
Interest revenue - leases		-	-	-	46,489	-
Interest revenue - other		23	58	33	21,860	-
Net increase (decrease) in the fair value of investments		17	28	22	3,835	1,344
Interest expense - leases		-	-	-	-	(18,687)
Interest expense - other		-	-	-	(36,947)	(22,576)
Financing expense		-	-	-	-	-
Amortization expense - leases		-	-	-	-	(17,560)
Amortization expense - other		-	-	-	-	-
Nonoperating revenues (expenses), net		40	86	55	35,237	(57,479)
Income (loss) before other revenues, expenses, gains, losses, and transfers		(1,630)	(2,019)	(2,033)	59,159	(16,152)
Transfers in (out)		-	-	-	-	-
Capital contributions from general and limited partners		-	-	-	-	-
Changes in net position		(1,630)	(2,019)	(2,033)	59,159	(16,152)
Net position, January 1		2,053	3,337	2,522	203,254	(20,351)
Net position, End of Period	$	423	1,318	489	262,413	(36,503)

See accompanying notes to basic financial statements.

		Osage Café LLC	Decatur Fresh LLC	DHA Park Hill LLC	DHA Chestnut Housing LLC	DLIHDC
Operating revenues:						
Rental revenues	$	-	-	-	-	-
Vacancy Loss		-	-	-	-	-
Nondwelling revenue		-	-	-	-	-
Intergovernmental		386,869	-	-	-	-
Property Management fee revenue		-	-	-	-	-
Renewable Energy credit revenue		-	-	-	-	-
Other revenues		485,428	418,559	-	35,821	-
Total operating revenues		872,297	418,559	-	35,821	-
Operating expenses:						
Administrative		61,394	14,246	92	29	-
Management fees		20,249	12,447	-	-	-
Tenant services		760,133	435,131	-	-	-
Utilities		-	-	-	-	-
Ordinary maintenance		5,040	1,934	-	-	-
General		36,306	1,785	-	35,821	-
Nonroutine maintenance		-	-	-	-	-
Depreciation		1,064	2,384	-	-	-
Total operating expenses		884,186	467,927	92	35,850	-
Operating income (loss)		(11,889)	(49,368)	(92)	(29)	-
Nonoperating revenues (expenses):						
Interest revenue - leases		-	-	-	-	-
Interest revenue - other		2,393	-	5,628	1,994	-
Net increase (decrease) in the fair value of investments		(121)	189	1,108	(58)	-
Interest expense - leases		-	-	-	-	-
Interest expense - other		-	(4,891)	-	-	-
Financing expense		-	-	-	-	-
Amortization expense - leases		-	-	-	-	-
Amortization expense - other		-	-	-	-	-
Nonoperating revenues (expenses), net		2,272	(4,702)	6,736	1,936	-
Income (loss) before other revenues, expenses, gains, losses, and transfers		(9,617)	(54,070)	6,644	1,907	-
Transfers in (out)		-	-	-	-	-
Capital contributions from general and limited partners		-	-	-	-	-
Changes in net position		(9,617)	(54,070)	6,644	1,907	-
Net position, January 1		168,267	105,803	158,517	53,457	-
Net position, End of Period	$	158,650	51,733	165,161	55,364	-

See accompanying notes to basic financial statements.

	1035 Osage Inc.	DHA Energy LLC	Denver Affordable Energy Inc.	DHA Vida Housing I LLC	DHA Vida Housing II LLC
Operating revenues:					
Rental revenues	$ -	-	-	-	-
Vacancy Loss	-	-	-	-	-
Nondwelling revenue	1,014,337	-	-	-	-
Intergovernmental	-	-	-	-	-
Property Management fee revenue	-	-	-	24,477	42,835
Renewable Energy credit revenue	-	-	545,479	-	-
Other revenues	-	2,782	524,713	-	-
Total operating revenues	1,014,337	2,782	1,070,192	24,477	42,835
Operating expenses:					
Administrative	57,527	13	114,724	21	143
Management fees	153,500	2,087	39,692	-	-
Tenant services	-	-	-	-	-
Utilities	-	-	-	-	-
Ordinary maintenance	-	-	18,230	-	-
General	-	-	153,566	-	-
Nonroutine maintenance	-	-	-	-	-
Depreciation	909,233	-	465,572	-	-
Total operating expenses	1,120,260	2,100	791,784	21	143
Operating income (loss)	(105,923)	682	278,408	24,456	42,692
Nonoperating revenues (expenses):					
Interest revenue - leases	1,142,736	-	-	-	-
Interest revenue - other	16,350	164	141,836	132	9,704
Net increase (decrease) in the fair value of investments	2,970	29	3,484	28	2,046
Interest expense - leases	-	-	(26,582)	-	-
Interest expense - other	(296,950)	-	(563,119)	-	-
Financing expense	-	-	-	-	-
Amortization expense - leases	-	-	(21,418)	-	-
Amortization expense - other	-	-	(45,515)	-	-
Nonoperating revenues (expenses), net	865,106	193	(511,314)	160	11,750
Income (loss) before other revenues, expenses, gains, losses, and transfers	759,183	875	(232,906)	24,616	54,442
Transfers in (out)	(233,085)	-	221,463	-	-
Capital contributions from general and limited partners	-	-	-	-	-
Changes in net position	526,098	875	(11,443)	24,616	54,442
Net position, January 1	4,021,277	4,374	223,998	72,859	379,008
Net position, End of Period	$ 4,547,375	5,249	212,555	97,475	433,450

See accompanying notes to basic financial statements.

	Vida Commercial Partners Inc.	DHA Vida LLC	Vida at Sloans Owners Association	SVED	PVH Housing LLC
Operating revenues:					
Rental revenues	$ -	-	-	-	-
Vacancy Loss	-	-	-	-	-
Nondwelling revenue	370,324	-	-	-	-
Intergovernmental	-	-	-	-	-
Property Management fee revenue	-	-	-	-	-
Renewable Energy credit revenue	-	-	-	-	-
Other revenues	6,471	-	599,026	-	-
Total operating revenues	376,795	-	599,026	-	-
Operating expenses:					
Administrative	25,784	14	33,994	11	1,660
Management fees	60,000	-	-	-	-
Tenant services	-	-	112	-	-
Utilities	-	-	277,120	-	-
Ordinary maintenance	-	-	95,731	-	-
General	9,553	50,963	178,645	-	-
Nonroutine maintenance	-	-	12,537	-	-
Depreciation	280,022	-	-	-	-
Total operating expenses	375,359	50,977	598,139	11	1,660
Operating income (loss)	1,436	(50,977)	887	(11)	(1,660)
Nonoperating revenues (expenses):					
Interest revenue - leases	384,653	-	-	-	-
Interest revenue - other	-	184	-	-	2
Net increase (decrease) in the fair value of investments	531	39	21	-	1
Interest expense - leases	-	-	-	-	-
Interest expense - other	(117,472)	-	(908)	(27,251)	-
Financing expense	-	-	-	-	-
Amortization expense - leases	-	-	-	-	-
Amortization expense - other	-	-	-	-	-
Nonoperating revenues (expenses), net	267,712	223	(887)	(27,251)	3
Income (loss) before other revenues, expenses, gains, losses, and transfers	269,148	(50,754)	-	(27,262)	(1,657)
Transfers in (out)	-	-	-	-	-
Capital contributions from general and limited partners	-	-	-	-	-
Changes in net position	269,148	(50,754)	-	(27,262)	(1,657)
Net position, January 1	(367,369)	4,744,545	-	(1,221,378)	123,710
Net position, End of Period	$ (98,221)	4,693,791	-	(1,248,640)	122,053

See accompanying notes to basic financial statements.

		Kaleidoscope Management 1035 LLC	Kaleidoscope Collaborative Center	SVH 2 North LLC	SVH 2 South LLC	Shoshone D3 Housing LLC
Operating revenues:						
Rental revenues	$	-	-	-	-	-
Vacancy Loss		-	-	-	-	-
Nondwelling revenue		-	198,530	-	-	-
Intergovernmental		-	-	-	-	-
Property Management fee revenue		111,763	-	25,196	24,401	-
Renewable Energy credit revenue		-	-	-	-	-
Other revenues		-	-	-	-	-
Total operating revenues		111,763	198,530	25,196	24,401	-
Operating expenses:						
Administrative		68	215,288	10	10	11
Management fees		-	11,912	-	-	-
Tenant services		-	-	-	-	-
Utilities		-	-	-	-	-
Ordinary maintenance		-	17,678	25	-	-
General		6,621	-	-	-	-
Nonroutine maintenance		-	-	-	-	-
Depreciation		-	-	-	-	-
Total operating expenses		6,689	244,878	35	10	11
Operating income (loss)		105,074	(46,348)	25,161	24,391	(11)
Nonoperating revenues (expenses):						
Interest revenue - leases		-	-	-	-	-
Interest revenue - other		4,650	-	26	356	68
Net increase (decrease) in the fair value of investments		692	(486)	(373)	(5,102)	14
Interest expense - leases		-	-	-	-	-
Interest expense - other		-	(8,436)	(1,772)	(24,204)	-
Financing expense		-	-	-	-	-
Amortization expense - leases		-	-	-	-	-
Amortization expense - other		-	-	-	-	-
Nonoperating revenues (expenses), net		5,342	(8,922)	(2,119)	(28,950)	82
Income (loss) before other revenues, expenses, gains, losses, and transfers		110,416	(55,270)	23,042	(4,559)	71
Transfers in (out)		-	-	-	-	-
Capital contributions from general and limited partners		-	-	-	-	-
Changes in net position		110,416	(55,270)	23,042	(4,559)	71
Net position, January 1		119,969	(182,620)	52,245	53,137	1,910
Net position, End of Period	$	230,385	(237,890)	75,287	48,578	1,981

See accompanying notes to basic financial statements.

		Blake & Broadway LLC	SVH GreenHaus LLC	SV GHP Condo 50 LLC	SV THP Condo 30 LLC	DHA SV Land 1 LLC
Operating revenues:						
Rental revenues	$	-	-	61,864	77,818	-
Vacancy Loss		-	-	-	-	-
Nondwelling revenue		-	-	-	-	-
Intergovernmental		-	-	-	-	-
Property Management fee revenue		37,132	35,000	-	18,000	-
Renewable Energy credit revenue		-	-	-	-	-
Other revenues		-	-	31,862	10,915	33,853
Total operating revenues		37,132	35,000	93,726	106,733	33,853
Operating expenses:						
Administrative		100	10	29,196	19,139	10
Management fees		-	-	-	6,800	-
Tenant services		-	-	-	524	-
Utilities		-	-	-	17,733	-
Ordinary maintenance		-	-	4,292	2,797	-
General		-	-	119,981	84,368	21,929
Nonroutine maintenance		-	-	-	-	-
Depreciation		-	-	493,501	350,664	-
Total operating expenses		100	10	646,970	482,025	21,939
Operating income (loss)		37,032	34,990	(553,244)	(375,292)	11,914
Nonoperating revenues (expenses):						
Interest revenue - leases		-	-	-	-	-
Interest revenue - other		-	-	-	-	-
Net increase (decrease) in the fair value of investments		2,408	-	406	109	-
Interest expense - leases		-	-	-	-	-
Interest expense - other		(61,992)	-	(326,927)	(216,390)	-
Financing expense		-	-	-	-	-
Amortization expense - leases		-	-	-	-	-
Amortization expense - other		-	-	-	-	-
Nonoperating revenues (expenses), net		(59,584)	-	(326,521)	(216,281)	-
Income (loss) before other revenues, expenses, gains, losses, and transfers		(22,552)	34,990	(879,765)	(591,573)	11,914
Transfers in (out)		-	81	-	-	-
Capital contributions from general and limited partners		-	-	-	-	-
Changes in net position		(22,552)	35,071	(879,765)	(591,573)	11,914
Net position, January 1		71,130	30	(884,272)	2,726,013	(11,788)
Net position, End of Period	$	48,578	35,101	(1,764,037)	2,134,440	126

See accompanying notes to basic financial statements.

		DHA SV Land 3 LLC	SVH Thrive LLC	SV Thrive OZ Fund LLC	Sun Valley Zuni LLC	Thomas Bean Towers LP
Operating revenues:						
Rental revenues	$	-	-	-	-	737,550
Vacancy Loss		-	-	-	-	(129,952)
Nondwelling revenue		-	-	-	-	30,185
Intergovernmental		-	-	-	-	920,949
Property Management fee revenue		-	-	-	-	-
Renewable Energy credit revenue		-	-	-	-	-
Other revenues		35,431	-	7,430	34	74,748
Total operating revenues		35,431	-	7,430	34	1,633,480
Operating expenses:						
Administrative		10	11	2,210	584	174,373
Management fees		-	-	3,819	-	151,207
Tenant services		-	-	-	-	444
Utilities		-	-	-	5,955	261,017
Ordinary maintenance		-	-	-	108	707,724
General		62,626	-	-	37,395	180,909
Nonroutine maintenance		-	-	-	329	96,177
Depreciation		-	-	-	-	152,907
Total operating expenses		62,636	11	6,029	44,371	1,724,758
Operating income (loss)		(27,205)	(11)	1,401	(44,337)	(91,278)
Nonoperating revenues (expenses):						
Interest revenue - leases		-	-	-	-	14,202
Interest revenue - other		-	-	32	5,305	-
Net increase (decrease) in the fair value of investments		(29)	-	13	248	(1,656)
Interest expense - leases		-	-	-	-	-
Interest expense - other		(15)	-	(48)	(502,591)	(904,634)
Financing expense		-	-	-	-	-
Amortization expense - leases		-	-	-	-	-
Amortization expense - other		-	-	-	-	(422,103)
Nonoperating revenues (expenses), net		(44)	-	(3)	(497,038)	(1,314,191)
Income (loss) before other revenues, expenses, gains, losses, and transfers		(27,249)	(11)	1,398	(541,375)	(1,405,469)
Transfers in (out)		124	81	-	-	-
Capital contributions from general and limited partners		-	-	-	-	-
Changes in net position		(27,125)	70	1,398	(541,375)	(1,405,469)
Net position, January 1		27,125	30	3,215,517	(398,423)	(10,294,701)
Net position, End of Period	$	-	100	3,216,915	(939,798)	(11,700,170)

See accompanying notes to basic financial statements.

	Park Avenue Redevelopment (Block 1B)	SVH Joli LLC	SV JHP Condo 46 LLC	Joli Commercial Partners Inc	GreenHaus Owners Association
Operating revenues:					
Rental revenues	$ 1,317,774	-	-	-	-
Vacancy Loss	(98,002)	-	-	-	-
Nondwelling revenue	-	-	-	-	-
Intergovernmental	433,282	-	-	-	-
Property Management fee revenue	-	-	-	-	-
Renewable Energy credit revenue	-	-	-	-	-
Other revenues	45,661	-	-	-	245,045
Total operating revenues	1,698,715	-	-	-	245,045
Operating expenses:					
Administrative	213,471	21	-	-	28,144
Management fees	99,583	-	-	-	-
Tenant services	-	-	-	-	-
Utilities	201,942	-	-	-	70,068
Ordinary maintenance	505,453	-	-	-	47,904
General	192,970	-	-	-	98,929
Nonroutine maintenance	-	-	-	-	-
Depreciation	352,758	-	-	-	-
Total operating expenses	1,566,177	21	-	-	245,045
Operating income (loss)	132,538	(21)	-	-	-
Nonoperating revenues (expenses):					
Interest revenue - leases	-	-	-	-	-
Interest revenue - other	7,554	-	-	-	-
Net increase (decrease) in the fair value of investments	40	-	-	-	-
Interest expense - leases	-	-	-	-	-
Interest expense - other	(605,166)	-	(85,705)	(126,625)	-
Financing expense	-	-	(145,358)	-	-
Amortization expense - leases	-	-	-	-	-
Amortization expense - other	-	-	-	-	-
Nonoperating revenues (expenses), net	(597,572)	-	(231,063)	(126,625)	-
Income (loss) before other revenues, expenses, gains, losses, and transfers	(465,034)	(21)	(231,063)	(126,625)	-
Transfers in (out)	-	21	-	-	-
Capital contributions from general and limited partners	-	-	-	-	-
Changes in net position	(465,034)	-	(231,063)	(126,625)	-
Net position, January 1	(2,981,597)	100	100	284,787	-
Net position, End of Period	$ (3,446,631)	100	(230,963)	158,162	-

See accompanying notes to basic financial statements.

		Thrive Owners Association	SV Block 3 Owners Association	SV SHP Condo 37 LLC	DHC SV Block 1 Land LLC	DHC SV Block 3 Land LLC
Operating revenues:						
Rental revenues	$	-	-	-	-	-
Vacancy Loss		-	-	-	-	-
Nondwelling revenue		-	-	-	-	-
Intergovernmental		-	-	-	-	-
Property Management fee revenue		-	-	-	-	-
Renewable Energy credit revenue		-	-	-	-	-
Other revenues		269,443	-	-	-	-
Total operating revenues		269,443	-	-	-	-
Operating expenses:						
Administrative		27,173	1,661	-	11	11
Management fees		-	-	-	-	-
Tenant services		-	-	-	-	-
Utilities		89,464	-	-	-	-
Ordinary maintenance		56,373	-	-	-	-
General		96,247	-	-	-	-
Nonroutine maintenance		-	-	-	-	-
Depreciation		-	-	-	-	-
Total operating expenses		269,257	1,661	-	11	11
Operating income (loss)		186	(1,661)	-	(11)	(11)
Nonoperating revenues (expenses):						
Interest revenue - leases		-	-	-	-	-
Interest revenue - other		-	-	-	-	-
Net increase (decrease) in the fair value of investments		94	-	-	-	-
Interest expense - leases		-	-	-	-	-
Interest expense - other		(280)	-	(89,550)	-	-
Financing expense		-	-	(116,845)	-	-
Amortization expense - leases		-	-	-	-	-
Amortization expense - other		-	-	-	-	-
Nonoperating revenues (expenses), net		(186)	-	(206,395)	-	-
Income (loss) before other revenues, expenses, gains, losses, and transfers		-	(1,661)	(206,395)	(11)	(11)
Transfers in (out)		-	1,661	-	11	11
Capital contributions from general and limited partners		-	-	100	-	-
Changes in net position		-	-	(206,295)	-	-
Net position, January 1		(6,753)	-	-	-	-
Net position, End of Period	$	(6,753)	-	(206,295)	-	-

See accompanying notes to basic financial statements.

		SVH Sol LLC	SV Block 1 Sol Owners Association	SVH Flo LLC	Total
Operating revenues:					
Rental revenues	$	-	-	-	7,521,608
Vacancy Loss		-	-	-	(1,072,639)
Nondwelling revenue		-	-	-	1,892,811
Intergovernmental		-	-	-	14,175,585
Property Management fee revenue		-	-	-	526,459
Renewable Energy credit revenue		-	-	-	545,479
Other revenues		-	-	-	4,624,549
Total operating revenues		-	-	-	28,213,852
Operating expenses:					
Administrative		21	60	-	2,783,100
Management fees		-	-	-	1,723,487
Tenant services		-	-	-	1,970,144
Utilities		-	-	-	2,797,330
Ordinary maintenance		-	-	-	4,956,073
General		-	-	-	2,326,995
Nonroutine maintenance		-	-	-	313,869
Depreciation		-	-	-	4,513,773
Total operating expenses		21	60	-	21,384,771
Operating income (loss)		(21)	(60)	-	6,829,081
Nonoperating revenues (expenses):					
Interest revenue - leases		-	-	-	1,650,126
Interest revenue - other		-	-	-	563,875
Net increase (decrease) in the fair value of investments		-	-	-	99,421
Interest expense - leases		-	-	-	(45,269)
Interest expense - other		-	-	-	(5,239,379)
Financing expense		-	-	-	(262,203)
Amortization expense - leases		-	-	-	(204,464)
Amortization expense - other		-	-	-	(467,618)
Nonoperating revenues (expenses), net		-	-	-	(3,905,511)
Income (loss) before other revenues, expenses, gains, losses, and transfers		(21)	(60)	-	2,923,570
Transfers in (out)		100	60	100	(3,809,372)
Capital contributions from general and limited partners		-	-	-	100
Changes in net position		79	-	100	(885,702)
Net position, January 1		-	-	-	38,573,293
Net position, End of Period	$	79	-	100	37,687,591

See accompanying notes to basic financial statements.

		Denver Housing LLC	Denver Community Ventures	Arrowhead Housing Inc.	Arrowhead Housing II Inc.	Arrowhead Housing III Inc.
Cash flows from operating activities:						
Receipts from HUD	$	12,424,485	10,000	-	-	-
Receipts from tenants and others		8,869,466	507,431	-	4,396	7,563
Payments to employees		(1,866,755)	(182,205)	-	-	-
Payments to vendors and suppliers		(7,101,251)	(229,523)	(4,368)	(8,021)	(9,297)
Net cash provided by (used in) operating activities		12,325,945	105,703	(4,368)	(3,625)	(1,734)
Cash flows from noncapital financing activities:						
Intergovernmental operating subsidy and grants		-	-	-	-	-
Advances between funds		-	-	-	-	-
Transfers in (out)		(3,800,000)	-	-	-	-
Net cash provided by (used in) noncapital financing activities		(3,800,000)	-	-	-	-
Cash flows from capital and related financing activities:						
Issuance of note payable		11,897,974	-	-	-	-
Principal payments on debt		(1,031,597)	-	-	-	-
Lease receipts		(664,890)	-	-	-	-
Lease payments		-	-	-	-	-
Interest payments		(1,379,956)	(358)	-	-	-
Other financing and project development costs		-	-	-	-	-
Capital grants		-	-	-	-	-
Extraordinary items, gain (loss)		-	-	-	-	-
Acquisition and construction of capital assets		(14,231,949)	-	-	-	-
Proceeds from capital contributions		-	-	-	-	-
Proceeds from sale of assets		-	-	-	-	-
Net cash provided by (used in) capital and related financing activities		(5,410,418)	(358)	-	-	-
Cash flows from investing activities:						
Issuance of notes receivable		-	-	-	-	-
Receipt of payments on notes receivable		-	-	-	-	-
Short-term loan		-	-	-	-	-
Proceeds from sales and maturities of investments		2,782,938	19,813	4,716	21,805	19,948
Purchase of investments		(3,207,436)	(1,356)	(218)	(19,846)	(19,865)
Investment in partnership		-	-	-	-	-
Purchase of partnership interest		-	-	-	-	-
Interest received		244,217	-	6,740	1,823	1,651
Net cash provided by (used in) investing activities		(180,281)	18,457	11,238	3,782	1,734
Net increase (decrease) in cash and cash equivalents		2,935,246	123,802	6,870	157	-
Cash and cash equivalents, January 1		7,762,223	773,600	872,143	122,891	-
Cash and cash equivalents, December 31	$	10,697,469	897,402	879,013	123,048	-

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	Denver Housing LLC	Denver Community Ventures	Arrowhead Housing Inc.	Arrowhead Housing II Inc.	Arrowhead Housing III Inc.
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	$ 7,411,841	(28,182)	(3,573)	771	5,829
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	1,300,968	-	-	-	-
Amortization of deferred inflows – leases	(81,060)	-	-	-	-
Changes in operating assets and liabilities:					
Accounts receivable					
Tenants	(22,902)	-	-	-	-
Intergovernmental	-	-	-	-	-
Other	(149,694)	4,837	-	-	-
Due from other funds	863,730	-	-	(4,396)	-
Due from DCU	165,486	-	-	-	(7,563)
Inventories	-	-	-	-	-
Prepaid items	17,860	-	-	-	-
Accounts payable	10,495	1,660	-	-	-
Compensated absences payable	-	-	-	-	-
Accrued liabilities	(43,540)	14,374	-	-	-
Unearned Revenue	298,396	(26,986)	-	-	-
Due to other funds	2,542,019	140,000	(795)	-	-
Due to DCU	-	-	-	-	-
Family Self Sufficiency escrow	-	-	-	-	-
Tenant security deposits	12,346	-	-	-	-
Escrow held for others	-	-	-	-	-
Net cash provided by (used in) operating activities	$ 12,325,945	105,703	(4,368)	(3,625)	(1,734)
Noncash investing, capital, and financing activities:					
Increase (decrease) in fairvalue of investments	72,870	(590)	(2)	378	362
Amortization of assets	165,486	-	-	-	-
Depreciation of assets	1,300,968	-	-	-	-
Lease interest revenue and (expense)	62,046	-	-	-	-
Lease operating revenue recognition	81,060	-	-	-	-

See accompanying independent auditors' report.

		Arrowhead Housing IV Inc.	Arrowhead Housing V Inc.	Three Towers Housing Inc.	Curtis Park Housing Inc.	DLIHDC DC
Cash flows from operating activities:						
Receipts from HUD	$	-	-	-	-	-
Receipts from tenants and others		-	-	1,071	3,690	13,599
Payments to employees		-	-	-	-	-
Payments to vendors and suppliers		(770)	(1,807)	(2,005)	(3,726)	(11,584)
Net cash provided by (used in) operating activities		(770)	(1,807)	(934)	(36)	2,015
Cash flows from noncapital financing activities:						
Intergovernmental operating subsidy and grants		-	-	-	-	-
Advances between funds		-	-	-	-	-
Transfers in (out)		-	-	-	-	-
Net cash provided by (used in) noncapital financing activities		-	-	-	-	-
Cash flows from capital and related financing activities:						
Issuance of note payable		-	-	-	-	-
Principal payments on debt		-	-	-	-	-
Lease receipts		-	-	-	-	-
Lease payments		-	-	-	-	-
Interest payments		-	-	(7)	-	-
Other financing and project development costs		-	-	-	-	-
Capital grants		-	-	-	-	-
Extraordinary items, gain (loss)		-	-	-	-	-
Acquisition and construction of capital assets		-	-	-	-	-
Proceeds from capital contributions		-	-	-	-	-
Proceeds from sale of assets		-	-	-	-	-
Net cash provided by (used in) capital and related financing activities		-	-	(7)	-	-
Cash flows from investing activities:						
Issuance of notes receivable		-	-	-	-	-
Receipt of payments on notes receivable		-	-	-	-	-
Short-term loan		-	-	-	-	-
Proceeds from sales and maturities of investments		12,748	2,634	1,159	36	83,157
Purchase of investments		(13,021)	(915)	(218)	-	(93,548)
Investment in partnership		-	-	-	-	-
Purchase of partnership interest		-	-	-	-	-
Interest received		1,181	88	-	-	8,376
Net cash provided by (used in) investing activities		908	1,807	941	36	(2,015)
Net increase (decrease) in cash and cash equivalents		138	-	-	-	-
Cash and cash equivalents, January 1		108,144	-	-	-	-
Cash and cash equivalents, December 31	$	108,282	-	-	-	-

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	Arrowhead Housing IV Inc.	Arrowhead Housing V Inc.	Three Towers Housing Inc.	Curtis Park Housing Inc.	DLIHDC DC
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	$ (2,120)	(1,807)	(2,005)	(3,712)	(11,584)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	-	-	-	-	-
Amortization of deferred inflows – leases	-	-	-	-	-
Changes in operating assets and liabilities:					
Accounts receivable					
Tenants	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Other	-	-	-	-	-
Due from other funds	-	-	-	-	9,999
Due from DCU	-	-	-	-	-
Inventories	-	-	-	-	-
Prepaid items	-	-	-	-	-
Accounts payable	1,350	-	-	-	-
Compensated absences payable	-	-	-	-	-
Accrued liabilities	-	-	-	-	-
Unearned Revenue	-	-	-	-	-
Due to other funds	-	-	1,071	3,676	3,600
Due to DCU	-	-	-	-	-
Family Self Sufficiency escrow	-	-	-	-	-
Tenant security deposits	-	-	-	-	-
Escrow held for others	-	-	-	-	-
Net cash provided by (used in) operating activities	$ (770)	(1,807)	(934)	(36)	2,015
Noncash investing, capital, and financing activities:					
Increase (decrease) in fairvalue of investments	236	32	14	4	(227)
Amortization of assets	-	-	-	-	-
Depreciation of assets	-	-	-	-	-
Lease interest revenue and (expense)	-	-	-	-	-
Lease operating revenue recognition	-	-	-	-	-

See accompanying independent auditors' report.

	Denver Housing Development Partners Inc.	DHA Limited Partner LLC	Westwood Housing Inc.	1099 Osage Housing Inc.	SLP Housing II Inc.
Cash flows from operating activities:					
Receipts from HUD	$ -	-	-	-	-
Receipts from tenants and others	402,985	-	-	-	-
Payments to employees	(68,099)	-	-	-	-
Payments to vendors and suppliers	(207,701)	(5,672)	(1,580)	(2,105)	(1,671)
Net cash provided by (used in) operating activities	127,185	(5,672)	(1,580)	(2,105)	(1,671)
Cash flows from noncapital financing activities:					
Intergovernmental operating subsidy and grants	-	-	-	-	-
Advances between funds	-	-	-	-	-
Transfers in (out)	-	-	-	-	-
Net cash provided by (used in) noncapital financing activities	-	-	-	-	-
Cash flows from capital and related financing activities:					
Issuance of note payable	-	-	-	-	-
Principal payments on debt	-	-	-	-	-
Lease receipts	-	-	-	-	-
Lease payments	-	-	-	-	-
Interest payments	-	-	-	-	-
Other financing and project development costs	-	-	-	-	-
Capital grants	-	-	-	-	-
Extraordinary items, gain (loss)	-	-	-	-	-
Acquisition and construction of capital assets	-	-	-	-	-
Proceeds from capital contributions	-	-	-	-	-
Proceeds from sale of assets	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	-	-	-	-	-
Cash flows from investing activities:					
Issuance of notes receivable	-	-	-	-	-
Receipt of payments on notes receivable	-	-	-	-	-
Short-term loan	-	-	-	-	-
Proceeds from sales and maturities of investments	602,535	15,759	2,503	3,062	2,213
Purchase of investments	(795,291)	(11,023)	(1,018)	(1,059)	(603)
Investment in partnership	(50)	-	-	-	-
Purchase of partnership interest	-	-	-	-	-
Interest received	65,621	936	5,348	102	61
Net cash provided by (used in) investing activities	(127,185)	5,672	6,833	2,105	1,671
Net increase (decrease) in cash and cash equivalents	-	-	5,253	-	-
Cash and cash equivalents, January 1	-	-	666,804	-	-
Cash and cash equivalents, December 31	$ -	-	672,057	-	-

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	Denver Housing Development Partners Inc.	DHA Limited Partner LLC	Westwood Housing Inc.	1099 Osage Housing Inc.	SLP Housing II Inc.
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	$ 55,382	(24)	(1,580)	(2,105)	(1,661)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	-	-	-	-	-
Amortization of deferred inflows – leases	-	-	-	-	-
Changes in operating assets and liabilities:					
Accounts receivable					
Tenants	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Other	44,823	-	-	-	-
Due from other funds	-	-	-	-	-
Due from DCU	-	-	-	-	-
Inventories	-	-	-	-	-
Prepaid items	-	-	-	-	-
Accounts payable	(9,069)	-	-	-	(10)
Compensated absences payable	-	-	-	-	-
Accrued liabilities	42,099	(5,648)	-	-	-
Unearned Revenue	(6,050)	-	-	-	-
Due to other funds	-	-	-	-	-
Due to DCU	-	-	-	-	-
Family Self Sufficiency escrow	-	-	-	-	-
Tenant security deposits	-	-	-	-	-
Escrow held for others	-	-	-	-	-
Net cash provided by (used in) operating activities	$ 127,185	(5,672)	(1,580)	(2,105)	(1,671)
Noncash investing, capital, and financing activities:					
Increase (decrease) in fairvalue of investments	12,677	243	32	37	25
Amortization of assets	-	-	-	-	-
Depreciation of assets	-	-	-	-	-
Lease interest revenue and (expense)	-	-	-	-	-
Lease operating revenue recognition	-	-	-	-	-

See accompanying independent auditors' report.

	SLP Housing III Inc.	SLP Housing IV Inc.	SLP Housing VI Inc.	SLP Housing VII Inc.	SLP Housing VIII Inc.
Cash flows from operating activities:					
Receipts from HUD	$ -	-	-	-	-
Receipts from tenants and others	-	-	-	2,023	-
Payments to employees	-	-	-	-	-
Payments to vendors and suppliers	(1,672)	(1,737)	(2,004)	(2,004)	(146)
Net cash provided by (used in) operating activities	(1,672)	(1,737)	(2,004)	19	(146)
Cash flows from noncapital financing activities:					
Intergovernmental operating subsidy and grants	-	-	-	-	-
Advances between funds	-	-	-	-	-
Transfers in (out)	-	-	-	-	-
Net cash provided by (used in) noncapital financing activities	-	-	-	-	-
Cash flows from capital and related financing activities:					
Issuance of note payable	-	-	-	-	-
Principal payments on debt	-	-	-	-	-
Lease receipts	-	-	-	-	-
Lease payments	-	-	-	-	-
Interest payments	-	-	-	(63)	-
Other financing and project development costs	-	-	-	-	-
Capital grants	-	-	-	-	-
Extraordinary items, gain (loss)	-	-	-	-	-
Acquisition and construction of capital assets	-	-	-	-	-
Proceeds from capital contributions	-	-	-	-	-
Proceeds from sale of assets	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	-	-	-	(63)	-
Cash flows from investing activities:					
Issuance of notes receivable	-	-	-	-	-
Receipt of payments on notes receivable	-	-	-	-	-
Short-term loan	-	-	-	-	-
Proceeds from sales and maturities of investments	2,129	1,973	2,467	44	102,853
Purchase of investments	(511)	(270)	(519)	-	(111,942)
Investment in partnership	-	-	-	-	-
Purchase of partnership interest	-	-	-	-	-
Interest received	54	34	56	-	9,235
Net cash provided by (used in) investing activities	1,672	1,737	2,004	44	146
Net increase (decrease) in cash and cash equivalents	-	-	-	-	-
Cash and cash equivalents, January 1	-	-	-	-	-
Cash and cash equivalents, December 31	$ -	-	-	-	-

Continued on next page

	SLP Housing III Inc.	SLP Housing IV Inc.	SLP Housing VI Inc.	SLP Housing VII Inc.	SLP Housing VIII Inc.
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	$ (1,672)	(1,737)	(2,004)	(2,004)	(146)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	-	-	-	-	-
Amortization of deferred inflows – leases	-	-	-	-	-
Changes in operating assets and liabilities:					
Accounts receivable					
Tenants	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Other	-	-	-	-	-
Due from other funds	-	-	-	-	-
Due from DCU	-	-	-	-	-
Inventories	-	-	-	-	-
Prepaid items	-	-	-	-	-
Accounts payable	-	-	-	-	-
Compensated absences payable	-	-	-	-	-
Accrued liabilities	-	-	-	-	-
Unearned Revenue	-	-	-	-	-
Due to other funds	-	-	-	2,023	-
Due to DCU	-	-	-	-	-
Family Self Sufficiency escrow	-	-	-	-	-
Tenant security deposits	-	-	-	-	-
Escrow held for others	-	-	-	-	-
Net cash provided by (used in) operating activities	$ (1,672)	(1,737)	(2,004)	19	(146)
Noncash investing, capital, and financing activities:					
Increase (decrease) in fairvalue of investments	24	20	27	3	1,365
Amortization of assets	-	-	-	-	-
Depreciation of assets	-	-	-	-	-
Lease interest revenue and (expense)	-	-	-	-	-
Lease operating revenue recognition	-	-	-	-	-

See accompanying independent auditors' report.

		MVEC Housing Inc.	SLR Housing Inc.	CSG Housing Inc.	Curtis Park Horse Barn Inc.	Youth Employment Academy
Cash flows from operating activities:						
Receipts from HUD	$	-	-	-	-	-
Receipts from tenants and others		-	-	-	26,758	419,822
Payments to employees		-	-	-	-	(81,257)
Payments to vendors and suppliers		(1,670)	(2,105)	(2,088)	(97,892)	(184,751)
Net cash provided by (used in) operating activities		(1,670)	(2,105)	(2,088)	(71,134)	153,814
Cash flows from noncapital financing activities:						
Intergovernmental operating subsidy and grants		-	-	-	-	-
Advances between funds		-	-	-	-	-
Transfers in (out)		-	-	-	-	-
Net cash provided by (used in) noncapital financing activities		-	-	-	-	-
Cash flows from capital and related financing activities:						
Issuance of note payable		-	-	-	-	-
Principal payments on debt		-	-	-	-	-
Lease receipts		-	-	-	300,341	-
Lease payments		-	-	-	-	(26,480)
Interest payments		-	-	-	(36,947)	(22,576)
Other financing and project development costs		-	-	-	-	-
Capital grants		-	-	-	-	-
Extraordinary items, gain (loss)		-	-	-	-	-
Acquisition and construction of capital assets		-	-	-	-	-
Proceeds from capital contributions		-	-	-	-	-
Proceeds from sale of assets		-	-	-	-	-
Net cash provided by (used in) capital and related financing activities		-	-	-	263,394	(49,056)
Cash flows from investing activities:						
Issuance of notes receivable		-	-	-	-	-
Receipt of payments on notes receivable		-	-	-	-	-
Short-term loan		-	-	-	-	-
Proceeds from sales and maturities of investments		1,788	2,577	2,229	99,045	48,516
Purchase of investments		(141)	(530)	(174)	(313,165)	(105,125)
Investment in partnership		-	-	-	-	-
Purchase of partnership interest		-	-	-	-	-
Interest received		23	58	33	21,860	-
Net cash provided by (used in) investing activities		1,670	2,105	2,088	(192,260)	(56,609)
Net increase (decrease) in cash and cash equivalents		-	-	-	-	48,149
Cash and cash equivalents, January 1		-	-	-	-	73,408
Cash and cash equivalents, December 31	$	-	-	-	-	121,557

Continued on next page

		MVEC Housing Inc.	SLR Housing Inc.	CSG Housing Inc.	Curtis Park Horse Barn Inc.	Youth Employment Academy
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	$	(1,670)	(2,105)	(2,088)	23,922	41,327
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation and amortization		-	-	-	152,108	52,592
Amortization of deferred inflows – leases		-	-	-	(283,574)	-
Changes in operating assets and liabilities:						
Accounts receivable						
Tenants		-	-	-	-	-
Intergovernmental		-	-	-	-	-
Other		-	-	-	(2,398)	(16,277)
Due from other funds		-	-	-	-	-
Due from DCU		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		-	-	-	769	(172)
Accounts payable		-	-	-	(913)	3,870
Compensated absences payable		-	-	-	-	-
Accrued liabilities		-	-	-	2,005	383
Unearned Revenue		-	-	-	-	35,516
Due to other funds		-	-	-	36,947	36,575
Due to DCU		-	-	-	-	-
Family Self Sufficiency escrow		-	-	-	-	-
Tenant security deposits		-	-	-	-	-
Escrow held for others		-	-	-	-	-
Net cash provided by (used in) operating activities	$	(1,670)	(2,105)	(2,088)	(71,134)	153,814
Noncash investing, capital, and financing activities:						
Increase (decrease) in fairvalue of investments		17	28	22	3,835	1,344
Amortization of assets		-	-	-	-	17,560
Depreciation of assets		-	-	-	152,108	52,592
Lease interest revenue and (expense)		-	-	-	46,489	(18,687)
Lease operating revenue recognition		-	-	-	283,574	-

See accompanying independent auditors' report.

	Osage Café LLC	Decatur Fresh LLC	DHA Park Hill LLC	DHA Chestnut Housing LLC	DLIHDC
Cash flows from operating activities:					
Receipts from HUD	$ 386,869	-	-	-	-
Receipts from tenants and others	672,070	571,426	16,557	35,821	-
Payments to employees	(315,146)	(102,886)	-	-	-
Payments to vendors and suppliers	(577,298)	(413,264)	(92)	(35,850)	-
Net cash provided by (used in) operating activities	166,495	55,276	16,465	(29)	-
Cash flows from noncapital financing activities:					
Intergovernmental operating subsidy and grants	-	-	-	-	-
Advances between funds	-	-	-	-	-
Transfers in (out)	-	-	-	-	-
Net cash provided by (used in) noncapital financing activities	-	-	-	-	-
Cash flows from capital and related financing activities:					
Issuance of note payable	-	-	-	-	-
Principal payments on debt	-	-	-	-	-
Lease receipts	-	-	-	-	-
Lease payments	-	-	-	-	-
Interest payments	-	(4,891)	-	-	-
Other financing and project development costs	-	-	-	-	-
Capital grants	-	-	-	-	-
Extraordinary items, gain (loss)	-	-	-	-	-
Acquisition and construction of capital assets	-	-	-	-	-
Proceeds from capital contributions	-	-	-	-	-
Proceeds from sale of assets	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	-	(4,891)	-	-	-
Cash flows from investing activities:					
Issuance of notes receivable	-	-	-	-	-
Receipt of payments on notes receivable	-	-	-	-	-
Short-term loan	-	-	-	-	-
Proceeds from sales and maturities of investments	32,069	-	49,767	22,134	-
Purchase of investments	(49,914)	(15,554)	(71,860)	(24,099)	-
Investment in partnership	-	-	-	-	-
Purchase of partnership interest	-	-	-	-	-
Interest received	2,393	-	5,628	1,994	-
Net cash provided by (used in) investing activities	(15,452)	(15,554)	(16,465)	29	-
Net increase (decrease) in cash and cash equivalents	151,043	34,831	-	-	-
Cash and cash equivalents, January 1	49,602	78,241	-	-	-
Cash and cash equivalents, December 31	$ 200,645	113,072	-	-	-

Continued on next page

		Osage Café LLC	Decatur Fresh LLC	DHA Park Hill LLC	DHA Chestnut Housing LLC	DLIHDC
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	$	(11,889)	(49,368)	(92)	(29)	-
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation and amortization		1,064	2,384	-	-	-
Amortization of deferred inflows – leases		-	-	-	-	-
Changes in operating assets and liabilities:						
Accounts receivable						
Tenants		-	-	-	-	-
Intergovernmental		-	-	-	-	-
Other		22,879	152,867	16,557	-	-
Due from other funds		15,933	-	-	-	-
Due from DCU		-	-	-	-	-
Inventories		(16,170)	6,555	-	-	-
Prepaid items		(1,557)	(881)	-	-	-
Accounts payable		4,719	(43)	-	-	-
Compensated absences payable		-	-	-	-	-
Accrued liabilities		3,686	2,487	-	-	-
Unearned Revenue		990	-	-	-	-
Due to other funds		146,840	(58,725)	-	-	-
Due to DCU		-	-	-	-	-
Family Self Sufficiency escrow		-	-	-	-	-
Tenant security deposits		-	-	-	-	-
Escrow held for others		-	-	-	-	-
Net cash provided by (used in) operating activities	$	166,495	55,276	16,465	(29)	-
Noncash investing, capital, and financing activities:						
Increase (decrease) in fairvalue of investments		(121)	189	1,108	(58)	-
Amortization of assets		-	-	-	-	-
Depreciation of assets		1,064	2,384	-	-	-
Lease interest revenue and (expense)		-	-	-	-	-
Lease operating revenue recognition		-	-	-	-	-

See accompanying independent auditors' report.

	1035 Osage Inc.	DHA Energy LLC	Denver Affordable Energy Inc.	DHA Vida Housing I LLC	DHA Vida Housing II LLC
Cash flows from operating activities:					
Receipts from HUD	$ -	-	-	-	-
Receipts from tenants and others	542,033	2,782	1,206,751	24,477	42,835
Payments to employees	-	-	-	-	-
Payments to vendors and suppliers	(211,642)	(2,100)	(246,410)	(24,498)	(42,978)
Net cash provided by (used in) operating activities	330,391	682	960,341	(21)	(143)
Cash flows from noncapital financing activities:					
Intergovernmental operating subsidy and grants	-	-	-	-	-
Advances between funds	-	-	-	-	-
Transfers in (out)	(233,085)	-	221,463	-	-
Net cash provided by (used in) noncapital financing activities	(233,085)	-	221,463	-	-
Cash flows from capital and related financing activities:					
Issuance of note payable	-	-	-	-	-
Principal payments on debt	-	-	(634,346)	-	-
Lease receipts	-	-	-	-	-
Lease payments	-	-	(48,000)	-	-
Interest payments	(296,950)	-	(568,588)	-	-
Other financing and project development costs	-	-	(45,515)	-	-
Capital grants	-	-	-	-	-
Extraordinary items, gain (loss)	-	-	-	-	-
Acquisition and construction of capital assets	-	-	(34,101)	-	-
Proceeds from capital contributions	-	-	-	-	-
Proceeds from sale of assets	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	(296,950)	-	(1,330,550)	-	-
Cash flows from investing activities:					
Issuance of notes receivable	-	-	-	-	-
Receipt of payments on notes receivable	-	-	-	-	-
Short-term loan	-	-	-	-	-
Proceeds from sales and maturities of investments	60,974	1,435	226,593	1,483	107,703
Purchase of investments	(75,680)	(2,281)	(161,094)	(1,594)	(117,264)
Investment in partnership	-	-	(48,471)	-	-
Purchase of partnership interest	-	-	-	-	-
Interest received	16,350	164	144,560	132	9,704
Net cash provided by (used in) investing activities	1,644	(682)	161,588	21	143
Net increase (decrease) in cash and cash equivalents	(198,000)	-	12,842	-	-
Cash and cash equivalents, January 1	411,438	-	1,142,521	-	-
Cash and cash equivalents, December 31	$ 213,438	-	1,155,363	-	-

Continued on next page

	1035 Osage Inc.	DHA Energy LLC	Denver Affordable Energy Inc.	DHA Vida Housing I LLC	DHA Vida Housing II LLC
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	$ (105,923)	682	278,408	24,456	42,692
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	909,233	-	465,572	-	-
Amortization of deferred inflows – leases	(472,304)	-	-	-	-
Changes in operating assets and liabilities:					
Accounts receivable					
Tenants	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Other	-	-	(12,706)	-	-
Due from other funds	-	-	36,219	-	-
Due from DCU	-	-	-	(24,477)	(42,835)
Inventories	-	-	-	-	-
Prepaid items	(615)	-	-	-	-
Accounts payable	-	-	(26,059)	-	-
Compensated absences payable	-	-	-	-	-
Accrued liabilities	-	-	105,861	-	-
Unearned Revenue	-	-	34,102	-	-
Due to other funds	-	-	78,944	-	-
Due to DCU	-	-	-	-	-
Family Self Sufficiency escrow	-	-	-	-	-
Tenant security deposits	-	-	-	-	-
Escrow held for others	-	-	-	-	-
Net cash provided by (used in) operating activities	$ 330,391	682	960,341	(21)	(143)
Noncash investing, capital, and financing activities:					
Increase (decrease) in fairvalue of investments	2,970	29	3,484	28	2,046
Amortization of assets	-	-	66,933	-	-
Depreciation of assets	909,233	-	465,572	-	-
Lease interest revenue and (expense)	1,142,736	-	(26,582)	-	-
Lease operating revenue recognition	472,304	-	-	-	-

See accompanying independent auditors' report.

		Vida Commercial Partners Inc.	DHA Vida LLC	Vida at Sloans Owners Association	SVED	PVH Housing LLC
Cash flows from operating activities:						
Receipts from HUD	$	-	-	-	-	-
Receipts from tenants and others		194,544	50,964	599,026	27,249	1,547
Payments to employees		-	-	-	-	-
Payments to vendors and suppliers		(95,337)	(50,977)	(549,045)	(11)	(1,660)
Net cash provided by (used in) operating activities		99,207	(13)	49,981	27,238	(113)
Cash flows from noncapital financing activities:						
Intergovernmental operating subsidy and grants		-	-	-	-	-
Advances between funds		-	-	-	-	-
Transfers in (out)		-	-	-	-	-
Net cash provided by (used in) noncapital financing activities		-	-	-	-	-
Cash flows from capital and related financing activities:						
Issuance of note payable		-	-	-	-	-
Principal payments on debt		-	-	-	-	-
Lease receipts		-	-	-	-	-
Lease payments		-	-	-	-	-
Interest payments		(117,472)	-	(908)	(27,251)	-
Other financing and project development costs		-	-	-	-	-
Capital grants		-	-	-	-	-
Extraordinary items, gain (loss)		-	-	-	-	-
Acquisition and construction of capital assets		(6,444)	-	-	-	-
Proceeds from capital contributions		-	-	-	-	-
Proceeds from sale of assets		-	-	-	-	-
Net cash provided by (used in) capital and related financing activities		(123,916)	-	(908)	(27,251)	-
Cash flows from investing activities:						
Issuance of notes receivable		-	-	-	-	-
Receipt of payments on notes receivable		-	-	-	-	-
Short-term loan		-	-	-	-	-
Proceeds from sales and maturities of investments		5,531	2,054	-	18	329
Purchase of investments		-	(2,225)	(49,073)	(5)	(218)
Investment in partnership		9,553	-	-	-	-
Purchase of partnership interest		-	-	-	-	-
Interest received		-	184	-	-	2
Net cash provided by (used in) investing activities		15,084	13	(49,073)	13	113
Net increase (decrease) in cash and cash equivalents		(9,625)	-	-	-	-
Cash and cash equivalents, January 1		139,167	-	250	-	-
Cash and cash equivalents, December 31	$	129,542	-	250	-	-

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Housing Authority of the City and County of Denver
Notes to Basic Financial Statements
Blended Component Units
For the Fiscal Year Ended December 31, 2023

		Vida Commercial Partners Inc.	DHA Vida LLC	Vida at Sloans Owners Association	SVED	PVH Housing LLC
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	$	1,436	(50,977)	887	(11)	(1,660)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation and amortization		280,022	-	-	-	-
Amortization of deferred inflows – leases		(235,325)	-	-	-	-
Changes in operating assets and liabilities:						
Accounts receivable						
Tenants		-	-	-	-	-
Intergovernmental		-	-	-	-	-
Other		-	-	-	-	-
Due from other funds		43,875	50,964	-	-	-
Due from DCU		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		-	-	(87)	-	-
Accounts payable		-	-	41,134	-	-
Compensated absences payable		-	-	-	-	-
Accrued liabilities		-	-	8,047	-	-
Unearned Revenue		-	-	-	-	-
Due to other funds		9,199	-	-	27,249	1,547
Due to DCU		-	-	-	-	-
Family Self Sufficiency escrow		-	-	-	-	-
Tenant security deposits		-	-	-	-	-
Escrow held for others		-	-	-	-	-
Net cash provided by (used in) operating activities	$	99,207	(13)	49,981	27,238	(113)
Noncash investing, capital, and financing activities:						
Increase (decrease) in fairvalue of investments		531	39	21	-	1
Amortization of assets		-	-	-	-	-
Depreciation of assets		280,022	-	-	-	-
Lease interest revenue and (expense)		384,653	-	-	-	-
Lease operating revenue recognition		235,325	-	-	-	-

See accompanying independent auditors’ report.

	Kaleidoscope Management 1035 LLC	Kaleidoscope Collaborative Center	SVH 2 North LLC	SVH 2 South LLC	Shoshone D3 Housing LLC
Cash flows from operating activities:					
Receipts from HUD	$ -	-	-	-	-
Receipts from tenants and others	54,717	260,045	27,338	53,361	-
Payments to employees	-	(92,122)	-	-	-
Payments to vendors and suppliers	(6,689)	(146,455)	(25,219)	(24,411)	(11)
Net cash provided by (used in) operating activities	48,028	21,468	2,119	28,950	(11)
Cash flows from noncapital financing activities:					
Intergovernmental operating subsidy and grants	-	-	-	-	-
Advances between funds	-	-	-	-	-
Transfers in (out)	-	-	-	-	-
Net cash provided by (used in) noncapital financing activities	-	-	-	-	-
Cash flows from capital and related financing activities:					
Issuance of note payable	-	-	-	-	-
Principal payments on debt	-	-	-	-	-
Lease receipts	-	-	-	-	-
Lease payments	-	-	-	-	-
Interest payments	-	(8,436)	(1,772)	(24,204)	-
Other financing and project development costs	-	-	-	-	-
Capital grants	-	-	-	-	-
Extraordinary items, gain (loss)	-	-	-	-	-
Acquisition and construction of capital assets	-	-	-	-	-
Proceeds from capital contributions	-	-	-	-	-
Proceeds from sale of assets	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	-	(8,436)	(1,772)	(24,204)	-
Cash flows from investing activities:					
Issuance of notes receivable	-	-	-	-	-
Receipt of payments on notes receivable	-	-	-	-	-
Short-term loan	-	-	-	-	-
Proceeds from sales and maturities of investments	16,820	397	-	-	762
Purchase of investments	(69,498)	-	(373)	(5,102)	(819)
Investment in partnership	-	-	-	-	-
Purchase of partnership interest	-	-	-	-	-
Interest received	4,650	-	26	356	68
Net cash provided by (used in) investing activities	(48,028)	397	(347)	(4,746)	11
Net increase (decrease) in cash and cash equivalents	-	13,429	-	-	-
Cash and cash equivalents, January 1	-	101,848	-	-	-
Cash and cash equivalents, December 31	$ -	115,277	-	-	-

Continued on next page

	Kaleidoscope Management 1035 LLC	Kaleidoscope Collaborative Center	SVH 2 North LLC	SVH 2 South LLC	Shoshone D3 Housing LLC
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	$ 105,074	(46,348)	25,161	24,391	(11)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	-	-	-	-	-
Amortization of deferred inflows – leases	-	-	-	-	-
Changes in operating assets and liabilities:					
Accounts receivable					
Tenants	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Other	(57,046)	(12,328)	-	-	-
Due from other funds	-	-	-	-	-
Due from DCU	-	-	(25,197)	(24,401)	-
Inventories	-	-	-	-	-
Prepaid items	-	-	-	-	-
Accounts payable	-	5,880	13	-	-
Compensated absences payable	-	-	-	-	-
Accrued liabilities	-	421	-	-	-
Unearned Revenue	-	(540)	-	-	-
Due to other funds	-	74,383	2,142	28,960	-
Due to DCU	-	-	-	-	-
Family Self Sufficiency escrow	-	-	-	-	-
Tenant security deposits	-	-	-	-	-
Escrow held for others	-	-	-	-	-
Net cash provided by (used in) operating activities	$ 48,028	21,468	2,119	28,950	(11)
Noncash investing, capital, and financing activities:					
Increase (decrease) in fairvalue of investments	692	(486)	(373)	(5,102)	14
Amortization of assets	-	-	-	-	-
Depreciation of assets	-	-	-	-	-
Lease interest revenue and (expense)	-	-	-	-	-
Lease operating revenue recognition	-	-	-	-	-

See accompanying independent auditors’ report.

	Blake & Broadway LLC	SVH GreenHaus LLC	SV GHP Condo 50 LLC	SV THP Condo 30 LLC	DHA SV Land 1 LLC
Cash flows from operating activities:					
Receipts from HUD	$ -	-	-	-	-
Receipts from tenants and others	667,106	35,000	108,151	164,084	33,015
Payments to employees	-	-	(28,314)	(14,484)	-
Payments to vendors and suppliers	(607,871)	(35,081)	(456,227)	(128,165)	(33,378)
Net cash provided by (used in) operating activities	59,235	(81)	(376,390)	21,435	(363)
Cash flows from noncapital financing activities:					
Intergovernmental operating subsidy and grants	-	-	-	-	-
Advances between funds	-	-	-	-	-
Transfers in (out)	-	81	-	-	-
Net cash provided by (used in) noncapital financing activities	-	81	-	-	-
Cash flows from capital and related financing activities:					
Issuance of note payable	-	-	2,851,463	1,274,382	-
Principal payments on debt	-	-	-	-	-
Lease receipts	-	-	-	-	559
Lease payments	-	-	-	-	-
Interest payments	(61,992)	-	(326,927)	(216,390)	-
Other financing and project development costs	-	-	-	-	-
Capital grants	-	-	-	-	-
Extraordinary items, gain (loss)	-	-	-	-	-
Acquisition and construction of capital assets	-	-	(2,068,938)	(1,051,368)	-
Proceeds from capital contributions	-	-	-	-	-
Proceeds from sale of assets	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	(61,992)	-	455,598	6,624	559
Cash flows from investing activities:					
Issuance of notes receivable	-	-	-	-	-
Receipt of payments on notes receivable	-	-	-	-	-
Short-term loan	-	-	-	-	-
Proceeds from sales and maturities of investments	2,795	-	-	-	-
Purchase of investments	(38)	-	(79,208)	(20,706)	(196)
Investment in partnership	-	-	-	(7,353)	-
Purchase of partnership interest	-	-	-	-	-
Interest received	-	-	-	-	-
Net cash provided by (used in) investing activities	2,757	-	(79,208)	(28,059)	(196)
Net increase (decrease) in cash and cash equivalents	-	-	-	-	-
Cash and cash equivalents, January 1	-	-	-	65	-
Cash and cash equivalents, December 31	$ -	-	-	65	-

Continued on next page

		Blake & Broadway LLC	SVH GreenHaus LLC	SV GHP Condo 50 LLC	SV THP Condo 30 LLC	DHA SV Land 1 LLC
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	$	37,032	34,990	(553,244)	(375,292)	11,914
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation and amortization		-	-	493,501	350,664	-
Amortization of deferred inflows – leases		-	-	-	-	(22,767)
Changes in operating assets and liabilities:						
Accounts receivable						
Tenants		-	-	(8,847)	(7,374)	-
Intergovernmental		-	-	-	-	-
Other		-	-	-	-	-
Due from other funds		-	-	11,439	7,682	21,929
Due from DCU		(607,761)	(35,001)	-	(18,000)	-
Inventories		-	-	-	-	-
Prepaid items		-	-	-	-	-
Accounts payable		(10)	-	-	424	-
Compensated absences payable		-	-	-	-	-
Accrued liabilities		-	-	1,504	6,288	-
Unearned Revenue		-	-	-	2,464	-
Due to other funds		629,974	(70)	(333,493)	43,704	(11,439)
Due to DCU		-	-	-	-	-
Family Self Sufficiency escrow		-	-	-	-	-
Tenant security deposits		-	-	12,750	10,875	-
Escrow held for others		-	-	-	-	-
Net cash provided by (used in) operating activities	$	59,235	(81)	(376,390)	21,435	(363)
Noncash investing, capital, and financing activities:						
Increase (decrease) in fairvalue of investments		2,408	-	406	109	-
Amortization of assets		-	-	-	-	-
Depreciation of assets		-	-	493,501	350,664	-
Lease interest revenue and (expense)		-	-	-	-	-
Lease operating revenue recognition		-	-	-	-	22,767

See accompanying independent auditors' report.

	DHA SV Land 3 LLC	SVH Thrive LLC	SV Thrive OZ Fund LLC	Sun Valley Zuni LLC	Thomas Bean Towers LP
Cash flows from operating activities:					
Receipts from HUD	$ -	-	-	-	920,949
Receipts from tenants and others	73,533	-	14,250	502,625	1,748,922
Payments to employees	-	-	-	-	(237,390)
Payments to vendors and suppliers	(70,388)	(81)	(12,829)	(16,462)	(1,288,578)
Net cash provided by (used in) operating activities	3,145	(81)	1,421	486,163	1,143,903
Cash flows from noncapital financing activities:					
Intergovernmental operating subsidy and grants	-	-	-	-	-
Advances between funds	-	-	-	-	-
Transfers in (out)	124	81	-	-	-
Net cash provided by (used in) noncapital financing activities	124	81	-	-	-
Cash flows from capital and related financing activities:					
Issuance of note payable	-	-	-	500,000	-
Principal payments on debt	-	-	-	-	-
Lease receipts	(3,225)	-	-	-	4,814
Lease payments	-	-	-	-	-
Interest payments	(15)	-	(48)	(502,591)	(904,634)
Other financing and project development costs	-	-	-	-	-
Capital grants	-	-	-	-	-
Extraordinary items, gain (loss)	-	-	-	-	-
Acquisition and construction of capital assets	-	-	-	(682,952)	(177,502)
Proceeds from capital contributions	-	-	-	-	-
Proceeds from sale of assets	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	(3,240)	-	(48)	(685,543)	(1,077,322)
Cash flows from investing activities:					
Issuance of notes receivable	-	-	-	-	-
Receipt of payments on notes receivable	-	-	-	-	-
Short-term loan	-	-	-	-	-
Proceeds from sales and maturities of investments	-	-	-	309,349	9,660
Purchase of investments	(29)	-	(744)	(115,274)	(4,576)
Investment in partnership	-	-	-	-	-
Purchase of partnership interest	-	-	-	-	-
Interest received	-	-	32	5,305	-
Net cash provided by (used in) investing activities	(29)	-	(712)	199,380	5,084
Net increase (decrease) in cash and cash equivalents	-	-	661	-	71,665
Cash and cash equivalents, January 1	-	-	24,359	-	535,168
Cash and cash equivalents, December 31	$ -	-	25,020	-	606,833

Continued on next page

	DHA SV Land 3 LLC	SVH Thrive LLC	SV Thrive OZ Fund LLC	Sun Valley Zuni LLC	Thomas Bean Towers LP
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	$ (27,205)	(11)	1,401	(44,337)	(91,278)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	-	-	-	-	152,907
Amortization of deferred inflows – leases	(24,524)	-	-	-	-
Changes in operating assets and liabilities:					
Accounts receivable					
Tenants	-	-	-	-	10,486
Intergovernmental	-	-	-	-	-
Other	-	-	-	-	258,126
Due from other funds	62,626	-	(6,800)	-	-
Due from DCU	-	-	-	-	-
Inventories	-	-	-	-	-
Prepaid items	-	-	-	23,795	713
Accounts payable	-	-	-	3,099	25,302
Compensated absences payable	-	-	-	-	-
Accrued liabilities	-	-	-	1,015	(4,311)
Unearned Revenue	-	-	-	-	3,551
Due to other funds	(7,752)	(70)	6,820	502,591	790,157
Due to DCU	-	-	-	-	-
Family Self Sufficiency escrow	-	-	-	-	-
Tenant security deposits	-	-	-	-	(1,750)
Escrow held for others	-	-	-	-	-
Net cash provided by (used in) operating activities	$ 3,145	(81)	1,421	486,163	1,143,903
Noncash investing, capital, and financing activities:					
Increase (decrease) in fairvalue of investments	(29)	-	13	248	(1,656)
Amortization of assets	-	-	-	-	422,103
Depreciation of assets	-	-	-	-	152,907
Lease interest revenue and (expense)	-	-	-	-	14,202
Lease operating revenue recognition	24,524	-	-	-	-

See accompanying independent auditors' report.

	Park Avenue Redevelopment (Block 1B)	SVH Joli LLC	SV JHP Condo 46 LLC	Joli Commercial Partners Inc	GreenHaus Owners Association
Cash flows from operating activities:					
Receipts from HUD	$ 433,282	-	-	-	-
Receipts from tenants and others	1,478,640	-	335,292	361,642	247,726
Payments to employees	(254,893)	-	-	-	-
Payments to vendors and suppliers	(817,128)	(21)	(36,201)	(19,779)	(247,726)
Net cash provided by (used in) operating activities	839,901	(21)	299,091	341,863	-
Cash flows from noncapital financing activities:					
Intergovernmental operating subsidy and grants	-	-	-	-	-
Advances between funds	-	-	-	-	-
Transfers in (out)	-	21	-	-	-
Net cash provided by (used in) noncapital financing activities	-	21	-	-	-
Cash flows from capital and related financing activities:					
Issuance of note payable	-	-	4,577,215	-	-
Principal payments on debt	(111,378)	-	-	-	-
Lease receipts	39,166	-	-	-	-
Lease payments	-	-	-	-	-
Interest payments	(605,750)	-	(30,452)	(126,625)	-
Other financing and project development costs	-	-	(10,566)	-	-
Capital grants	-	-	-	-	-
Extraordinary items, gain (loss)	-	-	-	-	-
Acquisition and construction of capital assets	(53,495)	-	(4,835,288)	(3,600,795)	-
Proceeds from capital contributions	-	-	-	-	-
Proceeds from sale of assets	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	(731,457)	-	(299,091)	(3,727,420)	-
Cash flows from investing activities:					
Issuance of notes receivable	-	-	-	-	-
Receipt of payments on notes receivable	-	-	-	-	-
Short-term loan	-	-	-	-	-
Proceeds from sales and maturities of investments	12,666	-	-	-	-
Purchase of investments	(134)	-	-	-	-
Investment in partnership	-	-	-	(3,500)	-
Purchase of partnership interest	-	-	-	-	-
Interest received	7,554	-	-	-	-
Net cash provided by (used in) investing activities	20,086	-	-	(3,500)	-
Net increase (decrease) in cash and cash equivalents	128,530	-	-	(3,389,057)	-
Cash and cash equivalents, January 1	1,403,772	-	-	14,232,342	-
Cash and cash equivalents, December 31	$ 1,532,302	-	-	10,843,285	-

Continued on next page

		Park Avenue Redevelopment (Block 1B)	SVH Joli LLC	SV JHP Condo 46 LLC	Joli Commercial Partners Inc	GreenHaus Owners Association
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	$	132,538	(21)	-	-	-
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation and amortization		352,758	-	-	-	-
Amortization of deferred inflows – leases		(39,166)	-	-	-	-
Changes in operating assets and liabilities:						
Accounts receivable						
Tenants		(10,113)	-	-	-	-
Intergovernmental		-	-	-	-	-
Other		-	-	-	-	-
Due from other funds		-	-	(1)	-	-
Due from DCU		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		(3,474)	-	-	-	(15,902)
Accounts payable		34,134	-	(36,200)	(19,779)	13,190
Compensated absences payable		-	-	-	-	-
Accrued liabilities		4,126	-	-	-	31
Unearned Revenue		14,798	-	-	-	-
Due to other funds		354,654	-	335,292	361,642	2,681
Due to DCU		-	-	-	-	-
Family Self Sufficiency escrow		-	-	-	-	-
Tenant security deposits		(354)	-	-	-	-
Escrow held for others		-	-	-	-	-
Net cash provided by (used in) operating activities	$	839,901	(21)	299,091	341,863	-
Noncash investing, capital, and financing activities:						
Increase (decrease) in fairvalue of investments		40	-	-	-	-
Amortization of assets		-	-	-	-	-
Depreciation of assets		352,758	-	-	-	-
Lease interest revenue and (expense)		-	-	-	-	-
Lease operating revenue recognition		39,166	-	-	-	-

See accompanying independent auditors’ report.

	Thrive Owners Association	SV Block 3 Owners Association	SV SHP Condo 37 LLC	DHC SV Block 1 Land LLC	DHC SV Block 3 Land LLC
Cash flows from operating activities:					
Receipts from HUD	$ -	-	-	-	-
Receipts from tenants and others	269,152	-	76,649	330,878	197,456
Payments to employees	-	-	-	-	-
Payments to vendors and suppliers	(268,966)	(1,661)	(392,978)	(1,880,701)	(1,741,345)
Net cash provided by (used in) operating activities	186	(1,661)	(316,329)	(1,549,823)	(1,543,889)
Cash flows from noncapital financing activities:					
Intergovernmental operating subsidy and grants	-	-	-	-	-
Advances between funds	-	-	-	-	-
Transfers in (out)	-	1,661	-	11	11
Net cash provided by (used in) noncapital financing activities	-	1,661	-	11	11
Cash flows from capital and related financing activities:					
Issuance of note payable	-	-	3,518,534	-	-
Principal payments on debt	-	-	-	-	-
Lease receipts	-	-	-	1,549,812	1,543,878
Lease payments	-	-	-	-	-
Interest payments	(280)	-	(89,550)	-	-
Other financing and project development costs	-	-	(116,845)	-	-
Capital grants	-	-	-	-	-
Extraordinary items, gain (loss)	-	-	-	-	-
Acquisition and construction of capital assets	-	-	(2,995,910)	-	-
Proceeds from capital contributions	-	-	100	-	-
Proceeds from sale of assets	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	(280)	-	316,329	1,549,812	1,543,878
Cash flows from investing activities:					
Issuance of notes receivable	-	-	-	-	-
Receipt of payments on notes receivable	-	-	-	-	-
Short-term loan	-	-	-	-	-
Proceeds from sales and maturities of investments	94	-	-	-	-
Purchase of investments	-	-	-	-	-
Investment in partnership	-	-	-	-	-
Purchase of partnership interest	-	-	-	-	-
Interest received	-	-	-	-	-
Net cash provided by (used in) investing activities	94	-	-	-	-
Net increase (decrease) in cash and cash equivalents	-	-	-	-	-
Cash and cash equivalents, January 1	-	-	-	-	-
Cash and cash equivalents, December 31	$ -	-	-	-	-

Continued on next page

	Thrive Owners Association	SV Block 3 Owners Association	SV SHP Condo 37 LLC	DHC SV Block 1 Land LLC	DHC SV Block 3 Land LLC
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	$ 186	(1,661)	-	(11)	(11)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	-	-	-	-	-
Amortization of deferred inflows – leases	-	-	-	-	-
Changes in operating assets and liabilities:					
Accounts receivable					
Tenants	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Other	(2,774)	-	-	-	-
Due from other funds	-	-	(330,878)	(1,880,690)	(1,741,334)
Due from DCU	-	-	-	-	-
Inventories	-	-	-	-	-
Prepaid items	(18,019)	-	-	-	-
Accounts payable	9,351	-	(62,100)	-	-
Compensated absences payable	-	-	-	-	-
Accrued liabilities	8,959	-	-	-	-
Unearned Revenue	-	-	-	-	-
Due to other funds	2,483	-	76,649	330,878	197,456
Due to DCU	-	-	-	-	-
Family Self Sufficiency escrow	-	-	-	-	-
Tenant security deposits	-	-	-	-	-
Escrow held for others	-	-	-	-	-
Net cash provided by (used in) operating activities	$ 186	(1,661)	(316,329)	(1,549,823)	(1,543,889)
Noncash investing, capital, and financing activities:					
Increase (decrease) in fairvalue of investments	94	-	-	-	-
Amortization of assets	-	-	-	-	-
Depreciation of assets	-	-	-	-	-
Lease interest revenue and (expense)	-	-	-	-	-
Lease operating revenue recognition	-	-	-	-	-

See accompanying independent auditors’ report.

		SVH Sol LLC	SV Block 1 Sol Owners Association	SVH Flo LLC	Total
Cash flows from operating activities:					
Receipts from HUD	$	-	-	-	14,175,585
Receipts from tenants and others		62,737	-	-	21,349,205
Payments to employees		-	-	-	(3,243,551)
Payments to vendors and suppliers		(21)	(60)	-	(18,396,744)
Net cash provided by (used in) operating activities		62,716	(60)	-	13,884,495
Cash flows from noncapital financing activities:					
Intergovernmental operating subsidy and grants		-	-	-	-
Advances between funds		-	-	-	-
Transfers in (out)		100	60	100	(3,809,372)
Net cash provided by (used in) noncapital financing activities		100	60	100	(3,809,372)
Cash flows from capital and related financing activities:					
Issuance of note payable		-	-	-	24,619,568
Principal payments on debt		-	-	-	(1,777,321)
Lease receipts		-	-	-	2,770,455
Lease payments		-	-	-	(74,480)
Interest payments		-	-	-	(5,355,633)
Other financing and project development costs		-	-	-	(172,926)
Capital grants		-	-	-	-
Extraordinary items, gain (loss)		-	-	-	-
Acquisition and construction of capital assets		(62,716)	-	-	(29,801,458)
Proceeds from capital contributions		-	-	-	100
Proceeds from sale of assets		-	-	-	-
Net cash provided by (used in) capital and related financing activities		(62,716)	-	-	(9,791,695)
Cash flows from investing activities:					
Issuance of notes receivable		-	-	-	-
Receipt of payments on notes receivable		-	-	-	-
Short-term loan		-	-	-	-
Proceeds from sales and maturities of investments		-	-	-	4,701,280
Purchase of investments		-	-	-	(5,565,352)
Investment in partnership		(100)	-	(100)	(50,021)
Purchase of partnership interest		-	-	-	-
Interest received		-	-	-	566,599
Net cash provided by (used in) investing activities		(100)	-	(100)	(347,494)
Net increase (decrease) in cash and cash equivalents		-	-	-	(64,066)
Cash and cash equivalents, January 1		-	-	-	28,497,986
Cash and cash equivalents, December 31	$	-	-	-	28,433,920

Continued on next page

	SVH Sol LLC	SV Block 1 Sol Owners Association	SVH Flo LLC	Total
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:				
Operating income (loss)	$ (21)	(60)	-	6,829,081
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:				
Depreciation and amortization	-	-	-	4,513,773
Amortization of deferred inflows – leases	-	-	-	(1,158,720)
Changes in operating assets and liabilities:				-
Accounts receivable				-
Tenants	-	-	-	(38,750)
Intergovernmental	-	-	-	-
Other	-	-	-	246,866
Due from other funds	-	-	-	(2,839,703)
Due from DCU	-	-	-	(619,749)
Inventories	-	-	-	(9,615)
Prepaid items	-	-	-	2,430
Accounts payable	-	-	-	438
Compensated absences payable	-	-	-	-
Accrued liabilities	-	-	-	147,787
Unearned Revenue	-	-	-	356,241
Due to other funds	62,737	-	-	6,420,549
Due to DCU	-	-	-	-
Family Self Sufficiency escrow	-	-	-	-
Tenant security deposits	-	-	-	33,867
Escrow held for others	-	-	-	-
Net cash provided by (used in) operating activities	$ 62,716	(60)	-	13,884,495
Noncash investing, capital, and financing activities:				
Increase (decrease) in fairvalue of investments	-	-	-	99,421
Amortization of assets	-	-	-	672,082
Depreciation of assets	-	-	-	4,513,773
Lease interest revenue and (expense)	-	-	-	1,604,857
Lease operating revenue recognition	-	-	-	1,158,720

See accompanying independent auditors’ report.

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government
December 31, 2023

Assets & Deferred Outflow of Resources		General Administrative	Public Housing	Denver Housing Program	Section 8
Current assets:					
Cash and cash equivalents	$	2,589,475	1,150	3,107,265	150
Investments		245,569	20,990,633	15,919,459	6,496,485
Receivables:					
Tenants		-	328,278	61,107	-
Interest		245,279	346,228	87,279	-
Intergovernmental		-	1,922,977	7,729	386,830
HAP from outside source		-	-	-	-
Other		267,521	152,469	582,760	2,146
Current portion of notes receivable		-	-	53,047,412	-
Current portion of lease receivable		-	17,661	845,269	-
Due from other funds		2,312,038	13,692,480	16,799,072	-
Due from DPCU		1,224,479	-	6,370,594	-
Due from DPCU - Leases		-	-	-	-
Inventories		-	-	-	-
Assets held for sale		-	-	-	-
Prepaid items		279,244	40,560	32,165	10
Restricted:					
Cash		-	2,078,038	8,388,332	-
Investments		-	3,343,320	282,206	1,925,986
Total current assets		7,163,605	42,913,794	105,530,649	8,811,607
Noncurrent assets:					
Noncurrent portion of notes receivable		-	200,782,405	246,284,087	-
Due from other funds		-	-	-	-
Due from DPCU		-	-	24,702,011	-
Due from DPCU - Leases		-	887,982	-	-
Deferred amount on financing		-	-	-	-
Lease receivable - long term		-	1,039,840	14,175,444	-
Other		-	-	1,450,323	-
Restricted:					
Cash		-	23,135,939	89,199,327	-
Investments		-	-	-	-
Capital assets:					-
Land		-	10,914,728	68,436,125	-
Buildings		-	138,954,477	36,235,273	-
Accumulated depreciation – buildings		-	(112,612,785)	(6,462,265)	-
Improvements		-	22,409,196	4,700,164	-
Accumulated depreciation – improvements		-	(18,623,971)	(1,519,595)	-
Machinery and equipment		25,932	490,773	4,014,865	-
Accumulated depreciation – machinery and equipment		(25,120)	(484,261)	(1,651,886)	-
Construction in progress		-	8,198,412	8,904,716	-
Right to use, net of amortization		-	-	34,329,796	-
Total capital assets		812	49,246,569	146,987,193	-
Total noncurrent assets		812	275,092,735	522,798,385	-
Total assets		7,164,417	318,006,529	628,329,034	8,811,607
Deferred Outflow of Resources:					
Total deferred outflow of resources		-	-	-	-
Total assets and deferred outflow of resources	$	7,164,417	318,006,529	628,329,034	8,811,607

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Assets & Deferred Outflow of Resources		Grants	Internal Service Funds	Component Units	Combining Entries	Total
Current assets:						
Cash and cash equivalents	$	-	-	7,340,206	-	13,038,246
Investments		118,266	-	12,271,936	-	56,042,348
Receivables:					-	
Tenants		-	-	180,109	-	569,494
Interest		-	-	26,743	-	705,529
Intergovernmental		321,468	-	-	-	2,639,004
HAP from outside source		-	-	-	-	-
Other		134,910	-	838,155	-	1,977,961
Current portion of notes receivable		-	-	-	-	53,047,412
Current portion of lease receivable			-	817,707	(786,987)	893,650
Due from other funds		-	2,744,642	59,949	(35,608,181)	-
Due from DPCU		-	-	3,768,577	-	11,363,650
Due from DPCU - Leases		-	-	64,010	-	64,010
Inventories		-	-	53,467	-	53,467
Assets held for sale		-	-	-	-	-
Prepaid items		970	17,121	205,655	-	575,725
Restricted:					-	
Cash		-	-	20,378,485	-	30,844,855
Investments		-	-	314,709	-	5,866,221
Total current assets		575,614	2,761,763	46,319,708	(36,395,168)	177,681,572
Noncurrent assets:						
Noncurrent portion of notes receivable		3,960,000	-	250,000	(60,477,740)	390,798,752
Due from other funds		-	-	16,966,106	(16,966,106)	-
Due from DPCU		-	-	123,000	-	24,825,011
Due from DPCU - Leases		-	-	1,958,427	-	2,846,409
Deferred amount on financing		-	-	-	-	-
Lease receivable - long term		-	-	40,158,641	(38,399,521)	16,974,404
Other		-	-	10,435,256	(6,454,815)	5,430,764
Restricted:					-	
Cash		-	-	715,229	-	113,050,495
Investments		-	-	-	-	-
Capital assets:					-	
Land		-	-	29,395,144	(12,290,222)	96,455,775
Buildings		750,000	-	142,147,870	-	318,087,620
Accumulated depreciation – buildings		(45,308)	-	(55,661,197)	-	(174,781,555)
Improvements		-	-	8,702,667	-	35,812,027
Accumulated depreciation – improvements		-	-	(5,456,966)	-	(25,600,532)
Machinery and equipment		-	276,369	8,478,910	-	13,286,849
Accumulated depreciation – machinery and equipment		-	(259,741)	(2,459,231)	-	(4,880,239)
Construction in progress		-	-	38,864,180	-	55,967,308
Right to use, net of amortization		-	309,343	997,448	(34,855,627)	780,960
Total capital assets		704,692	325,971	165,008,825	(47,145,849)	315,128,213
Total noncurrent assets		4,664,692	325,971	235,615,484	(169,444,031)	869,054,048
Total assets		5,240,306	3,087,734	281,935,192	(205,839,199)	1,046,735,620
Deferred Outflow of Resources:						
Total deferred outflow of resources		-	-	7,386,808	-	7,386,808
Total assets and deferred outflow of resources	$	5,240,306	3,087,734	289,322,000	(205,839,199)	1,054,122,428

Housing Authority of the City and County of Denver
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Liabilities, Deferred Inflow of Resources & Net Position		General Administrative	Public Housing	Denver Housing Program	Section 8
Current liabilities:					
Accounts payable	$	101,592	1,460,161	887,569	105,901
Current portion of compensated absences payable		1,032,508	-	-	-
Accrued liabilities		424,392	596,456	1,042,425	153,313
Unearned revenue		4,444	1,101,476	1,503,184	855,246
Intergovernmental payables		-	5,081	-	64,515
Lease liability - current portion		-	-	281,636	-
Accrued interest payable		-	49,048	4,873,057	-
Current portion of long-term debt		-	1,575,508	90,313,770	-
Due to other funds		3,561,244	4,475,789	2,572,551	386,830
Due to DPCU		-	19,965	1,723,635	-
Due to DPCU - leases		-	-	-	-
		5,124,180	9,283,484	103,197,827	1,565,805
Current liabilities payable from restricted assets:					
Accrued interest payable		-	-	-	-
HAP Payable		-	-	-	-
Current portion of long-term debt		-	316,910	-	-
Family Self Sufficiency escrow		-	89,935	-	335,259
Tenant security deposits		-	135,830	169,773	-
Escrow held for others		-	-	-	-
Current liabilities payable from restricted assets		-	542,675	169,773	335,259
Total current liabilities		5,124,180	9,826,159	103,367,600	1,901,064
Noncurrent liabilities:					
Compensated absences payable		140,797	-	-	-
Due to other funds		-	-	11,076,412	-
Due to DPCU		-	-	696,447	-
Due to DPCU - leases		-	-	-	-
Accrued liabilities		731	3,072	4,514,827	-
Unearned Revenue		-	-	432,744	-
Lease liability		-	-	38,469,434	-
Notes and bonds payable		-	13,475,298	296,797,298	-
Family Self Sufficiency escrow		-	134,002	-	521,316
Total noncurrent liabilities		141,528	13,612,372	351,987,162	521,316
Total liabilities		5,265,708	23,438,531	455,354,762	2,422,380
Deferred inflow of resources		-	7,906,004	14,472,084	-
Net position:					
Investment in capital assets		812	37,552,315	20,241,130	-
Restricted:					
Housing Assistance Payments - Section 8		-	-	-	149,648
Operating Reserve Fund		-	-	776,519	-
ACC Reserve		-	764,105	1,668,721	-
Bond Project Fund		-	-	408	-
Master Payment Fund		-	-	81	-
Replacement Reserve Fund		-	1,060,805	1,866,017	-
Debt Service Reserve Fund		-	350	-	-
Interest Reserve Fund		-	-	-	-
Escrow Fund		-	252,778	124,089	-
Disposition Proceeds		-	23,135,939	-	-
Redemption Bond Fund		-	-	29,113	-
Other		-	2,983,553	112,434	-
Unrestricted		1,897,897	220,912,149	133,683,676	6,239,579
Total net position		1,898,709	286,661,994	158,502,188	6,389,227
Total liabilities, deferred inflow of resources and net position	$	7,164,417	318,006,529	628,329,034	8,811,607

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Liabilities, Deferred Inflow of Resources & Net Position		Grants	Internal Service Funds	Component Units	Combining Entries	Total
Current liabilities:						
Accounts payable	$	4,804	9,464	5,564,610	-	8,134,101
Current portion of compensated absences payable		-	-	-	-	1,032,508
Accrued liabilities		29,444	71,199	2,073,577	-	4,390,806
Unearned revenue		55,473	-	2,942,730	-	6,462,553
Intergovernmental payables		-	-	-	-	69,596
Lease liability - current portion		-	182,147	30,757	(289,767)	204,773
Accrued interest payable		-	-	166,318	-	5,088,423
Current portion of long-term debt		-	-	12,723,280	-	104,612,558
Due to other funds		432,105	2,600,309	21,579,353	(35,608,181)	-
Due to DPCU		-	-	-	-	1,743,600
Due to DPCU - leases		-	-	-	-	-
		521,826	2,863,119	45,080,625	(35,897,948)	131,738,918
Current liabilities payable from restricted assets:						
Accrued interest payable		-	-	-	-	-
HAP Payable		-	-	-	-	-
Current portion of long-term debt		-	-	256,032	-	572,942
Family Self Sufficiency escrow		-	-	-	-	425,194
Tenant security deposits		-	-	227,483	-	533,086
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		-	-	483,515	-	1,531,222
Total current liabilities		521,826	2,863,119	45,564,140	(35,897,948)	133,270,140
Noncurrent liabilities:						
Compensated absences payable		-	-	-	-	140,797
Due to other funds		-	-	5,889,693	(16,966,105)	-
Due to DPCU		-	-	-	-	696,447
Due to DPCU - leases		-	-	-	-	-
Accrued liabilities		-	-	320,655	-	4,839,285
Unearned Revenue		-	-	576,211	-	1,008,955
Lease liability		-	136,841	876,297	(38,896,740)	585,832
Notes and bonds payable		-	-	150,593,746	(60,477,740)	400,388,602
Family Self Sufficiency escrow		-	-	-	-	655,318
Total noncurrent liabilities		-	136,841	158,256,602	(116,340,585)	408,315,236
Total liabilities		521,826	2,999,960	203,820,742	(152,238,533)	541,585,376
Deferred inflow of resources		-	-	47,813,667	(34,855,627)	35,336,128
Net position:						
Investment in capital assets		704,692	6,983	17,792,356	52,518,398	128,816,686
Restricted:		-				
Housing Assistance Payments - Section 8		-	-	-	-	149,648
Operating Reserve Fund		-	-	900,723	-	1,677,242
ACC Reserve		-	-	1,427,136	-	3,859,962
Bond Project Fund		-	-	-	-	408
Master Payment Fund		-	-	65	-	146
Replacement Reserve Fund		-	-	1,407,686	-	4,334,508
Debt Service Reserve Fund		-	-	420,604	-	420,954
Interest Reserve Fund		-	-	-	-	-
Escrow Fund		-	-	76,874	-	453,741
Disposition Proceeds		-	-	-	-	23,135,939
Redemption Bond Fund		-	-	-	-	29,113
Other		-	-	5,975,025	-	9,071,012
Unrestricted		4,013,788	80,791	9,687,122	(71,263,437)	305,251,565
Total net position		4,718,480	87,774	37,687,591	(18,745,039)	477,200,924
Total liabilities, deferred inflow of						-
resources and net position	$	5,240,306	3,087,734	289,322,000	(205,839,199)	1,054,122,428

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		General Administrative	Public Housing	Denver Housing Program	Section 8
Operating revenues:					
Rental revenues	$	-	7,489,921	818,034	-
Vacancy Loss		-	(484,769)	(87,681)	-
Nondwelling revenue		-	456,625	1,724,932	-
Intergovernmental		2,526	22,048,848	7,599,525	131,752,068
Property Management fee revenue		9,157,692	8,100	328,085	-
Developer fee revenue		-	-	5,840,691	-
Renewable Energy credit revenue		-	-	-	-
Other revenues		1,194,337	577,644	3,612,907	3,546
Charges for services		219,702	-	56,285	-
Total operating revenues		10,574,257	30,096,369	19,892,778	131,755,614
Operating expenses:					
Administrative		12,241,422	3,796,723	2,562,176	4,975,329
Management fees		-	2,718,163	2,279,359	1,767,344
Tenant services		664,535	1,246,447	161,697	88,182
Utilities		-	3,259,733	484,519	-
Ordinary maintenance		71,146	5,958,536	1,382,892	-
General		225,353	1,249,333	747,050	85,739
Nonroutine maintenance		-	372,839	4,634,529	-
Depreciation		1,195	3,189,968	1,782,678	-
Housing assistance payments		-	-	-	123,756,302
Cost of sales and services		-	-	-	-
Other operating expenses		-	6,288,182	94,368	-
Total operating expenses		13,203,651	28,079,924	14,129,268	130,672,896
Operating income (loss)		(2,629,394)	2,016,445	5,763,510	1,082,718
Nonoperating revenues (expenses):					
Intergovernmental		-	-	7,453,949	-
Interest revenue - leases		-	59,572	484,049	-
Interest revenue - other		-	2,509,145	13,410,214	225,033
Net increase (decrease) in the fair value of investments		(39,613)	187,996	160,582	83,181
Interest expense - leases		-	-	(1,508,703)	-
Interest expense - other		-	(575,260)	(12,476,316)	-
Financing expense		-	-	(46,485)	-
Amortization expense - leases		-	(68,986)	(1,367,101)	-
Amortization expense - other		-	-	(83,979)	-
Gain (loss) on disposition of assets		-	(33,701)	-	-
Nonoperating revenues (expenses), net		(39,613)	2,078,766	6,026,210	308,214
Income (loss) before other revenues, expenses, gains, losses, and transfers		(2,669,007)	4,095,211	11,789,720	1,390,932
Transfers in (out)		3,663,195	-	146,177	-
Capital grants - Capital Fund		-	3,983,984	-	-
Capital grants - other than Capital Fund		-	3,629,000	-	-
Capital contributions from general and limited partners		-	-	-	-
Changes in net position		994,188	11,708,195	11,935,897	1,390,932
Net position, January 1		904,521	274,953,799	146,566,291	4,998,295
Net position, End of Period	$	1,898,709	286,661,994	158,502,188	6,389,227

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		Grants	Internal Service Funds	Component Units	Combining Entries	Total
Operating revenues:						
Rental revenues	$	-	-	7,521,608	-	15,829,563
Vacancy Loss		-	-	(1,072,639)	-	(1,645,089)
Nondwelling revenue		-	-	1,892,811	(1,872,729)	2,201,639
Intergovernmental		1,173,157	-	14,175,585	(12,269,625)	164,482,084
Property Management fee revenue		-	-	526,459	(8,051,676)	1,968,660
Developer fee revenue		-	-	-	-	5,840,691
Renewable Energy credit revenue		-	-	545,479	-	545,479
Other revenues		38,249	-	4,624,549	(818,101)	9,233,131
Charges for services		-	2,716,786	-	(2,096,774)	895,999
Total operating revenues		1,211,406	2,716,786	28,213,852	(25,108,905)	199,352,157
Operating expenses:						
Administrative		224,686	77,947	2,783,100	(722,814)	25,938,569
Management fees		18,600	-	1,723,487	(7,865,563)	641,390
Tenant services		1,059,992	1,259	1,970,144	(278,124)	4,914,132
Utilities		-	-	2,797,330	(319,855)	6,221,727
Ordinary maintenance		-	-	4,956,073	(1,822,036)	10,546,611
General		-	-	2,326,995	(410,005)	4,224,465
Nonroutine maintenance		-	-	313,869	-	5,321,237
Depreciation		18,750	7,751	4,513,773	-	9,514,115
Housing assistance payments		-	-	-	(11,374,843)	112,381,459
Cost of sales and services		-	2,908,488	-	-	2,908,488
Other operating expenses		-	-	-	(894,782)	5,487,768
Total operating expenses		1,322,028	2,995,445	21,384,771	(23,688,022)	188,099,961
Operating income (loss)		(110,622)	(278,659)	6,829,081	(1,420,883)	11,252,196
Nonoperating revenues (expenses):						
Intergovernmental		-	-	-	-	7,453,949
Interest revenue - leases		-	-	1,650,126	(1,527,390)	666,357
Interest revenue - other		432	-	563,875	(2,163,307)	14,545,392
Net increase (decrease) in the fair value of investments		15	-	99,421	-	491,582
Interest expense - leases		-	(14,448)	(45,269)	1,527,390	(41,030)
Interest expense - other		-	-	(5,239,379)	2,163,307	(16,127,648)
Financing expense		-	-	(262,203)	-	(308,688)
Amortization expense - leases		-	(285,632)	(204,464)	1,384,661	(541,522)
Amortization expense - other		-	-	(467,618)	36,219	(515,378)
Gain (loss) on disposition of assets		-	12,695	-	-	(21,006)
Nonoperating revenues (expenses), net		447	(287,385)	(3,905,511)	1,420,880	5,602,008
Income (loss) before other revenues, expenses, gains, losses, and transfers		(110,175)	(566,044)	2,923,570	(3)	16,854,204
Transfers in (out)		-	-	(3,809,372)	-	-
Capital grants - Capital Fund		-	-	-	-	3,983,984
Capital grants - other than Capital Fund		-	-	-	-	3,629,000
Capital contributions from general and limited partners		-	-	100	(100)	-
Changes in net position		(110,175)	(566,044)	(885,702)	(103)	24,467,188
Net position, January 1		4,828,655	653,818	38,573,293	(18,744,936)	452,733,736
Net position, End of Period	$	4,718,480	87,774	37,687,591	(18,745,039)	477,200,924

		General Administrative	Public Housing	Denver Housing Program	Section 8
Cash flows from operating activities:					
Receipts from HUD	$	2,526	23,148,369	8,283,487	128,134,801
Receipts from tenants and others		11,553,561	7,840,132	11,824,438	1,400
Payments to employees		(10,800,539)	(5,207,911)	(1,756,577)	(3,863,723)
Payments to vendors and suppliers		(5,297,041)	(22,140,461)	(19,240,262)	(126,282,971)
Net cash provided by (used in) operating activities		(4,541,493)	3,640,129	(888,914)	(2,010,493)
Cash flows from noncapital financing activities:					
Intergovernmental nonoperating subsidy and grants		-	-	7,453,949	-
Advances between funds		-	-	-	-
Transfers in (out)		3,663,195	-	146,177	-
Net cash provided by (used in) noncapital financing activities		3,663,195	-	7,600,126	-
Cash flows from capital and related financing activities:					
Issuance of note payable		-	-	98,715,425	-
Principal payments on debt		-	(1,803,879)	(7,346,453)	-
Lease receipts		-	54,152	1,310,516	-
Lease payments		-	-	(650,553)	-
Interest payments		-	(587,007)	(9,994,404)	-
Other financing and project development costs		-	-	127,482	-
Capital grants		-	7,612,984	-	-
Extraordinary items		-	-	-	-
Acquisition and construction of capital assets		-	(2,745,737)	(23,113,444)	-
Proceeds from capital contributions		-	-	-	-
Proceeds from sale of assets		-	2,440,000	-	-
Net cash provided by (used in) capital and related financing activities		-	4,970,513	59,048,569	-
Cash flows from investing activities:					
Issuance of notes receivable		-	(9,041,507)	(31,832,977)	-
Receipt of payment on notes receivable		-	24,486	380,607	-
Short-term loan		-	-	-	-
Proceeds from sales and maturities of investments		741,685	8,255,924	6,025,964	5,452,226
Purchase of investments		(106,910)	(10,593,912)	(7,053,479)	(3,666,766)
Investment in partnership		-	-	-	-
Purchase of partnership interest		-	-	-	-
Interest received		(245,279)	2,399,538	13,489,415	225,033
Net cash provided by (used in) investing activities		389,496	(8,955,471)	(18,990,470)	2,010,493
net cash provided by operating activities: and cash equivalents		(488,802)	(344,829)	46,769,311	-
Cash and cash equivalents, January 1		3,078,277	25,559,956	53,925,613	150
Cash and cash equivalents, December 31	$	2,589,475	25,215,127	100,694,924	150

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Combining Financial Schedules
Primary Government
For the Fiscal Year Ended December 31, 2023

		General Administrative	Public Housing	Denver Housing Program	Section 8
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	$	(2,629,394)	2,016,445	5,763,510	1,082,718
Adjustments to reconcile operating income (loss)					
Depreciation		1,195	3,189,968	1,782,678	-
Amortization of deferred inflows – leases		-	(167,309)	(1,182,136)	-
Changes in operating assets and liabilities:					
Accounts Receivables					
Tenants		-	(47,020)	(16,568)	-
Intergovernmental		-	1,094,440	683,962	(272,205)
Other		977,386	62,567	(193,287)	(2,146)
Due from other funds		(2,163,973)	(681,597)	435,900	-
Due from DCU		(1,130,322)	97,439	(7,433,655)	-
Inventories		-	-	-	-
Prepaid items		(101,785)	18,568	24,203	7,904
Accounts payable		(108,572)	(95,968)	(603,001)	39,964
Compensated absences payable		37,273	-	-	-
Accrued liabilities		66,407	33,624	(382,802)	35,510
Unearned revenue		4,444	18,067	921,875	(3,343,559)
Intergovernmental payable		-	5,081	-	(1,503)
Due to other funds		505,848	(1,849,149)	(795,491)	272,205
Due to DCU		-	(24,212)	182,652	-
Family Self Sufficiency escrow		-	(25,615)	(71,978)	170,619
Tenant security deposits		-	(5,200)	(4,776)	-
Escrow held for others		-	-	-	-
Net cash provided by (used in) operating activities	$	(4,541,493)	3,640,129	(888,914)	(2,010,493)
Noncash investing, capital, and financing activities:					
Increase (decrease) in fairvalue of investments		(39,613)	187,996	160,582	83,181
Amortization of assets		-	68,986	1,451,080	-
Depreciation of assets		1,195	3,189,968	1,782,678	-
Lease interest revenue and (expense)		-	59,572	(1,024,654)	-
Lease operating revenue recognition		-	167,309	1,182,136	-

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government
For the Fiscal Year Ended December 31, 2023

		Grants	Internal Service Funds	Component Units	Combining Entries	Total
Cash flows from operating activities:						
Receipts from HUD	$	1,059,484	-	14,175,585	(12,269,625)	162,534,627
Receipts from tenants and others		249,563	2,716,786	21,349,205	(12,131,652)	43,403,433
Payments to employees		(1,062,392)	(537,762)	(3,243,551)	-	(26,472,455)
Payments to vendors and suppliers		(313,891)	(1,891,647)	(18,396,744)	23,688,024	(169,874,993)
Net cash provided by (used in) operating activities		(67,236)	287,377	13,884,495	(713,253)	9,590,612
Cash flows from noncapital financing activities:						
Intergovernmental nonoperating subsidy and grants		-	-	-	-	7,453,949
Advances between funds		-	-	-	-	-
Transfers in (out)		-	-	(3,809,372)	-	-
Net cash provided by (used in) noncapital financing activities		-	-	(3,809,372)	-	7,453,949
Cash flows from capital and related financing activities:						
Issuance of note payable		-	-	24,619,568	(9,058,294)	114,276,699
Principal payments on debt		-	-	(1,777,321)	-	(10,927,653)
Lease receipts		-	-	2,770,455	0	4,135,123
Lease payments		-	(299,597)	(74,480)	677,034	(347,596)
Interest payments		-	-	(5,355,633)	2,163,307	(13,773,737)
Other financing and project development costs		-	-	(172,926)	36,319	(9,125)
Capital grants		-	-	-	-	7,612,984
Extraordinary items		-	-	-	-	-
Acquisition and construction of capital assets		-	(474)	(29,801,458)	-	(55,661,113)
Proceeds from capital contributions		-	-	100	(100)	-
Proceeds from sale of assets		-	12,694	-	-	2,452,694
Net cash provided by (used in) capital and related financing activities		-	(287,377)	(9,791,695)	(6,181,734)	47,758,276
Cash flows from investing activities:						
Issuance of notes receivable		-	-	-	9,058,295	(31,816,189)
Receipt of payment on notes receivable		-	-	-	-	405,093
Short-term loan		-	-	-	-	-
Proceeds from sales and maturities of investments		149,501	-	4,701,280	(116,901)	25,209,679
Purchase of investments		(82,697)	-	(5,565,352)	116,900	(26,952,216)
Investment in partnership		-	-	(50,021)	-	(50,021)
Purchase of partnership interest		-	-	-	-	-
Interest received		432	-	566,599	(2,163,307)	14,272,431
Net cash provided by (used in) investing activities		67,236	-	(347,494)	6,894,987	(18,931,223)
net cash provided by operating activities: and cash equivalents		-	-	(64,066)	-	45,871,614
Cash and cash equivalents, January 1		-	-	28,497,986	-	111,061,982
Cash and cash equivalents, December 31	$	-	-	28,433,920	-	156,933,596

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Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government
For the Fiscal Year Ended December 31, 2023

		Grants	Internal Service Funds	Component Units	Combining Entries	Total
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	$	(110,622)	(278,659)	6,829,081	(1,420,883)	11,252,196
Adjustments to reconcile operating income (loss)						
Depreciation		18,750	7,751	4,513,773	-	9,514,115
Amortization of deferred inflows – leases		-	-	(1,158,720)	707,628	(1,800,537)
Changes in operating assets and liabilities:						
Accounts Receivables						
Tenants		-	-	(38,750)	-	(102,338)
Intergovernmental		(113,673)	-	-	-	1,392,524
Other		(72,539)	-	246,866	-	1,018,847
Due from other funds		-	76,743	(2,839,703)	5,172,630	-
Due from DCU		-	-	(619,749)	-	(9,086,287)
Inventories		-	-	(9,615)	-	(9,615)
Prepaid items		(970)	41,096	2,430	-	(8,554)
Accounts payable		(7,634)	(27,615)	438	-	(802,388)
Compensated absences payable		-	-	-	-	37,273
Accrued liabilities		3,150	10,224	147,787	-	(86,100)
Unearned revenue		55,473	-	356,241	-	(1,987,459)
Intergovernmental payable		-	-	-	-	3,578
Due to other funds		160,829	457,837	6,420,549	(5,172,628)	-
Due to DCU		-	-	-	-	158,440
Family Self Sufficiency escrow		-	-	-	-	73,026
Tenant security deposits		-	-	33,867	-	23,891
Escrow held for others		-	-	-	-	-
Net cash provided by (used in) operating activities	$	(67,236)	287,377	13,884,495	(713,253)	9,590,612
Noncash investing, capital, and financing activities:						
Increase (decrease) in fairvalue of investments		15	-	99,421	-	491,582
Amortization of assets		-	285,632	672,082	(1,420,880)	1,056,900
Depreciation of assets		18,750	7,751	4,513,773	-	9,514,115
Lease interest revenue and (expense)		-	(14,448)	1,604,857	-	625,327
Lease operating revenue recognition		-	-	1,158,720	(707,628)	1,800,537

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government - Grants
December 31, 2023

Assets & Deferred Outflow of Resources		Service Coordinator Grant	Housing Counseling Grant	CDBG	CSBG	Jobs Plus
Current assets:						
Cash and cash equivalents	$	-	-	-	-	-
Investments		-	-	17,222	-	-
Receivables:						
Tenants		-	-	-	-	-
Interest		-	-	-	-	-
Intergovernmental		28,216	20,959	82,000	-	88,549
HAP from outside source		-	-	-	-	-
Other		-	-	-	-	-
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DCU - leases		-	-	-	-	-
Inventories		-	-	-	-	-
Assets held for sale		-	-	-	-	-
Prepaid items		970	-	-	-	-
Restricted:						
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Total current assets		29,186	20,959	99,222	-	88,549
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	3,380,000	-	-
Due from other funds		-	-	-	-	-
Due from DCU		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Other		-	-	-	-	-
Restricted:						
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Capital assets:						
Land		-	-	-	-	-
Buildings		-	-	750,000	-	-
Accumulated depreciation – buildings		-	-	(45,308)	-	-
Improvements		-	-	-	-	-
Accumulated depreciation – improvements		-	-	-	-	-
Machinery and equipment		-	-	-	-	-
Accumulated depreciation – machinery and equipment		-	-	-	-	-
Construction in progress		-	-	-	-	-
Right to use, net of amortization		-	-	-	-	-
Total capital assets		-	-	704,692	-	-
Total noncurrent assets		-	-	4,084,692	-	-
Total assets		29,186	20,959	4,183,914	-	88,549
Deferred Outflow of Resources						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	29,186	20,959	4,183,914	-	88,549

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government - Grants
December 31, 2023

Assets & Deferred Outflow of Resources		Kresge Sun Valley Community Connectors	Family Self Sufficiency Program	JAG	Community College - WORKNOW	National Housing Trust Funds
Current assets:						
Cash and cash equivalents	$	-	-	-	-	-
Investments		38,744	-	-	-	-
Receivables:						
Tenants		-	-	-	-	-
Interest		-	-	-	-	-
Intergovernmental		-	73,539	-	-	-
HAP from outside source		-	-	-	-	-
Other		-	-	-	27,652	-
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DCU - leases		-	-	-	-	-
Inventories		-	-	-	-	-
Assets held for sale		-	-	-	-	-
Prepaid items		-	-	-	-	-
Restricted:						
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Total current assets		38,744	73,539	-	27,652	-
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	580,000
Due from other funds		-	-	-	-	-
Due from DCU		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Other		-	-	-	-	-
Restricted:						
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Capital assets:						
Land		-	-	-	-	-
Buildings		-	-	-	-	-
Accumulated depreciation – buildings		-	-	-	-	-
Improvements		-	-	-	-	-
Accumulated depreciation – improvements		-	-	-	-	-
Machinery and equipment		-	-	-	-	-
Accumulated depreciation – machinery and equipment		-	-	-	-	-
Construction in progress		-	-	-	-	-
Right to use, net of amortization		-	-	-	-	-
Total capital assets		-	-	-	-	-
Total noncurrent assets		-	-	-	-	580,000
Total assets		38,744	73,539	-	27,652	580,000
Deferred Outflow of Resources						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	38,744	73,539	-	27,652	580,000

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government - Grants
December 31, 2023

Assets & Deferred Outflow of Resources		Colorado Works Program	Coronavirus State and Local Fiscal Recovery Funds	Homeowner Assistance Fund Program	Affordable Connectivity Outreach Program	Total
Current assets:						
Cash and cash equivalents	$	-	-	-	-	-
Investments		-	7,027	55,273	-	118,266
Receivables:						
Tenants		-	-	-	-	-
Interest		-	-	-	-	-
Intergovernmental		13,613	14,592	-	-	321,468
HAP from outside source		-	-	-	-	-
Other		-	107,258	-	-	134,910
Current portion of notes receivable		-	-	-	-	-
Current portion of lease receivable		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DPCU		-	-	-	-	-
Due from DCU - leases		-	-	-	-	-
Inventories		-	-	-	-	-
Assets held for sale		-	-	-	-	-
Prepaid items		-	-	-	-	970
Restricted:						
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Total current assets		13,613	128,877	55,273	-	575,614
Noncurrent assets:						
Noncurrent portion of notes receivable		-	-	-	-	3,960,000
Due from other funds		-	-	-	-	-
Due from DCU		-	-	-	-	-
Deferred amount on financing		-	-	-	-	-
Other		-	-	-	-	-
Restricted:						
Cash		-	-	-	-	-
Investments		-	-	-	-	-
Capital assets:						
Land		-	-	-	-	-
Buildings		-	-	-	-	750,000
Accumulated depreciation – buildings		-	-	-	-	(45,308)
Improvements		-	-	-	-	-
Accumulated depreciation – improvements		-	-	-	-	-
Machinery and equipment		-	-	-	-	-
Accumulated depreciation – machinery and equipment		-	-	-	-	-
Construction in progress		-	-	-	-	-
Right to use, net of amortization		-	-	-	-	-
Total capital assets		-	-	-	-	704,692
Total noncurrent assets		-	-	-	-	4,664,692
Total assets		13,613	128,877	55,273	-	5,240,306
Deferred Outflow of Resources						
Total deferred outflow of resources		-	-	-	-	-
Total assets and deferred outflow of resources	$	13,613	128,877	55,273	-	5,240,306

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government - Grants
December 31, 2023

Liabilities, Deferred Inflow of Resources & Net Position	Service Coordinator Grant	Housing Counseling Grant	CDBG	CSBG	Jobs Plus
Current liabilities:					
Accounts payable	$ 4,286	192	88	-	-
Current portion of compensated absences payable	-	-	-	-	-
Accrued liabilities	6,027	-	5,600	-	-
Unearned revenue	-	200	-	-	-
Intergovernmental payables	-	-	-	-	-
Lease liab - current portion	-	-	-	-	-
Accrued interest payable	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-
Due to other funds	18,873	20,567	81,426	-	88,549
Due to DCU	-	-	-	-	-
Due to DHA - leases	-	-	-	-	-
	29,186	20,959	87,114	-	88,549
Current liabilities payable from restricted assets:					
Accrued interest payable	-	-	-	-	-
HAP Payable	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-
Family Self Sufficiency escrow	-	-	-	-	-
Tenant security deposits	-	-	-	-	-
Escrow held for others	-	-	-	-	-
Current liabilities payable from restricted assets	-	-	-	-	-
Total current liabilities	29,186	20,959	87,114	-	88,549
Noncurrent liabilities:					
Compensated absences payable	-	-	-	-	-
Due to other funds	-	-	-	-	-
Due to DCU	-	-	-	-	-
Accrued liabilities	-	-	-	-	-
Unearned Revenue	-	-	-	-	-
Lease liability	-	-	-	-	-
Notes and bonds payable	-	-	-	-	-
Family Self Sufficiency escrow	-	-	-	-	-
Total noncurrent liabilities	-	-	-	-	-
Total liabilities	29,186	20,959	87,114	-	88,549
Deferred inflow of resources	-	-	-	-	-
Net position:					
Investment in capital assets	-	-	704,692	-	-
Restricted:					
Housing Assistance Payments - Section 8	-	-	-	-	-
Operating Reserve Fund	-	-	-	-	-
ACC Reserve	-	-	-	-	-
Bond Project Fund	-	-	-	-	-
Master Payment Fund	-	-	-	-	-
Replacement Reserve Fund	-	-	-	-	-
Debt Service Reserve Fund	-	-	-	-	-
Interest Reserve Fund	-	-	-	-	-
Escrow Fund	-	-	-	-	-
Disposition Proceeds	-	-	-	-	-
Redemption Bond Fund	-	-	-	-	-
Other	-	-	-	-	-
Unrestricted	-	-	3,392,108	-	-
Total net position	-	-	4,096,800	-	-
Total liabilities, deferred inflow of resources and net position	$ 29,186	20,959	4,183,914	-	88,549

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government - Grants
December 31, 2023

Liabilities, Deferred Inflow of Resources & Net Position	Kresge Sun Valley Community Connectors	Family Self Sufficiency Program	JAG	Community College - WORKNOW	National Housing Trust Funds
Current liabilities:					
Accounts payable	$ 200	-	-	-	-
Current portion of compensated absences payable	-	-	-	-	-
Accrued liabilities	-	13,035	-	-	-
Unearned revenue	-	-	-	-	-
Intergovernmental payables	-	-	-	-	-
Lease liab - current portion	-	-	-	-	-
Accrued interest payable	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-
Due to other funds	-	60,504	-	24,652	-
Due to DCU	-	-	-	-	-
Due to DHA - leases	-	-	-	-	-
	200	73,539	-	24,652	-
Current liabilities payable from restricted assets:					
Accrued interest payable	-	-	-	-	-
HAP Payable	-	-	-	-	-
Current portion of long-term debt	-	-	-	-	-
Family Self Sufficiency escrow	-	-	-	-	-
Tenant security deposits	-	-	-	-	-
Escrow held for others	-	-	-	-	-
Current liabilities payable from restricted assets	-	-	-	-	-
Total current liabilities	200	73,539	-	24,652	-
Noncurrent liabilities:					
Compensated absences payable	-	-	-	-	-
Due to other funds	-	-	-	-	-
Due to DCU	-	-	-	-	-
Accrued liabilities	-	-	-	-	-
Unearned Revenue	-	-	-	-	-
Lease liability	-	-	-	-	-
Notes and bonds payable	-	-	-	-	-
Family Self Sufficiency escrow	-	-	-	-	-
Total noncurrent liabilities	-	-	-	-	-
Total liabilities	200	73,539	-	24,652	-
Deferred inflow of resources	-	-	-	-	-
Net position:					
Investment in capital assets	-	-	-	-	-
Restricted:					
Housing Assistance Payments - Section 8	-	-	-	-	-
Operating Reserve Fund	-	-	-	-	-
ACC Reserve	-	-	-	-	-
Bond Project Fund	-	-	-	-	-
Master Payment Fund	-	-	-	-	-
Replacement Reserve Fund	-	-	-	-	-
Debt Service Reserve Fund	-	-	-	-	-
Interest Reserve Fund	-	-	-	-	-
Escrow Fund	-	-	-	-	-
Disposition Proceeds	-	-	-	-	-
Redemption Bond Fund	-	-	-	-	-
Other	-	-	-	-	-
Unrestricted	38,544	-	-	3,000	580,000
Total net position	38,544	-	-	3,000	580,000
Total liabilities, deferred inflow of resources and net position	$ 38,744	73,539	-	27,652	580,000

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government - Grants
December 31, 2023

Liabilities, Deferred Inflow of Resources & Net Position		Colorado Works Program	Coronavirus State and Local Fiscal Recovery Funds	Homeowner Assistance Fund Program	Affordable Connectivity Outreach Program	Total
Current liabilities:						
Accounts payable	$	-	38	-	-	4,804
Current portion of compensated absences payable		-	-	-	-	-
Accrued liabilities		2,237	2,545	-	-	29,444
Unearned revenue		-	-	55,273	-	55,473
Intergovernmental payables		-	-	-	-	-
Lease liab - current portion		-	-	-	-	-
Accrued interest payable		-	-	-	-	-
Current portion of long-term debt		-	-	-	-	-
Due to other funds		11,376	126,158	-	-	432,105
Due to DCU		-	-	-	-	-
Due to DHA - leases		-	-	-	-	-
		13,613	128,741	55,273	-	521,826
Current liabilities payable from restricted assets:						
Accrued interest payable		-	-	-	-	-
HAP Payable		-	-	-	-	-
Current portion of long-term debt		-	-	-	-	-
Family Self Sufficiency escrow		-	-	-	-	-
Tenant security deposits		-	-	-	-	-
Escrow held for others		-	-	-	-	-
Current liabilities payable from restricted assets		-	-	-	-	-
Total current liabilities		13,613	128,741	55,273	-	521,826
Noncurrent liabilities:						
Compensated absences payable		-	-	-	-	-
Due to other funds		-	-	-	-	-
Due to DCU		-	-	-	-	-
Accrued liabilities		-	-	-	-	-
Unearned Revenue		-	-	-	-	-
Lease liability		-	-	-	-	-
Notes and bonds payable		-	-	-	-	-
Family Self Sufficiency escrow		-	-	-	-	-
Total noncurrent liabilities		-	-	-	-	-
Total liabilities		13,613	128,741	55,273	-	521,826
Deferred inflow of resources		-	-	-	-	-
Net position:						
Investment in capital assets		-	-	-	-	704,692
Restricted:						
Housing Assistance Payments - Section 8		-	-	-	-	-
Operating Reserve Fund		-	-	-	-	-
ACC Reserve		-	-	-	-	-
Bond Project Fund		-	-	-	-	-
Master Payment Fund		-	-	-	-	-
Replacement Reserve Fund		-	-	-	-	-
Debt Service Reserve Fund		-	-	-	-	-
Interest Reserve Fund		-	-	-	-	-
Escrow Fund		-	-	-	-	-
Disposition Proceeds		-	-	-	-	-
Redemption Bond Fund		-	-	-	-	-
Other		-	-	-	-	-
Unrestricted		-	136	-	-	4,013,788
Total net position		-	136	-	-	4,718,480
Total liabilities, deferred inflow of						-
resources and net position	$	13,613	128,877	55,273	-	5,240,306

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government - Grants
For the Fiscal Year Ended December 31, 2023

	Service Coordinator Grant	Housing Counseling Grant	CDBG	CSBG	Jobs Plus
Operating revenues:					
Rental revenues	$ -	-	-	-	-
Vacancy Loss	-	-	-	-	-
Nondwelling revenue	-	-	-	-	-
Intergovernmental	145,241	44,831	179,821	-	135,176
Property Management fee revenue	-	-	-	-	-
Developer fee revenue	-	-	-	-	-
Renewable Energy credit revenue	-	-	-	-	-
Intergovernmental agreements	-	-	-	-	-
HAP Revenue from outside source	-	-	-	-	-
Other revenues	-	-	-	-	-
Charges for services	-	-	-	-	-
Total operating revenues	145,241	44,831	179,821	-	135,176
Operating expenses:					
Administrative	21,224	32,456	9,929	-	6,146
Management fees	-	-	-	-	-
Tenant services	124,017	12,375	169,900	-	129,030
Utilities	-	-	-	-	-
Ordinary maintenance	-	-	-	-	-
General	-	-	-	-	-
Nonroutine maintenance	-	-	-	-	-
Depreciation	-	-	18,750	-	-
Housing assistance payments	-	-	-	-	-
Cost of sales and services	-	-	-	-	-
Other operating expenses	-	-	-	-	-
Total operating expenses	145,241	44,831	198,579	-	135,176
Operating income (loss)	-	-	(18,758)	-	-
Nonoperating revenues (expenses):					
Intergovernmental	-	-	-	-	-
Interest revenue - leases		-	-	-	-
Interest revenue - other	-	-	432	-	-
Net increase (decrease) in the fair value of investments	-	-	92	-	-
Interest expense - leases	-	-	-	-	-
Interest expense - other	-	-	-	-	-
Financing expense	-	-	-	-	-
Amortization expense	-	-	-	-	-
Mortgage insurance expense	-	-	-	-	-
Extraordinary items, net gain/loss	-	-	-	-	-
Loss on assets held for sale	-	-	-	-	-
Acquisition of entity gain (loss)	-	-	-	-	-
Gain (loss) on disposition of assets	-	-	-	-	-
Nonoperating revenues (expenses), net	-	-	524	-	-
Income (loss) before other revenues, expenses, gains, losses, and transfers	-	-	(18,234)	-	-
Transfers in (out)	-	-	-	-	-
Capital grants - Capital Fund	-	-	-	-	-
Capital grants - other than Capital Fund	-	-	-	-	-
Capital contributions from general and limited partners	-	-	-	-	-
Changes in net position	-	-	(18,234)	-	-
Net position, January 1	-	-	4,115,034	-	-
Net position, End of Period	$ -	-	4,096,800	-	-

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government - Grants
For the Fiscal Year Ended December 31, 2023

	Kresge Sun Valley Community Connectors	Family Self Sufficiency Program	JAG	Community College - WORKNOW	National Housing Trust Funds
Operating revenues:					
Rental revenues	$ -	-	-	-	-
Vacancy Loss	-	-	-	-	-
Nondwelling revenue	-	-	-	-	-
Intergovernmental	-	377,194	-	-	-
Property Management fee revenue	-	-	-	-	-
Developer fee revenue	-	-	-	-	-
Renewable Energy credit revenue	-	-	-	-	-
Intergovernmental agreements	-	-	-	-	-
HAP Revenue from outside source	-	-	-	-	-
Other revenues	-	-	-	38,249	-
Charges for services	-	-	-	-	-
Total operating revenues	-	377,194	-	38,249	-
Operating expenses:					
Administrative	-	10,726	-	-	-
Management fees	-	-	-	-	-
Tenant services	92,001	366,468	-	38,249	-
Utilities	-	-	-	-	-
Ordinary maintenance	-	-	-	-	-
General	-	-	-	-	-
Nonroutine maintenance	-	-	-	-	-
Depreciation	-	-	-	-	-
Housing assistance payments	-	-	-	-	-
Cost of sales and services	-	-	-	-	-
Other operating expenses	-	-	-	-	-
Total operating expenses	92,001	377,194	-	38,249	-
Operating income (loss)	(92,001)	-	-	-	-
Nonoperating revenues (expenses):					
Intergovernmental	-	-	-	-	-
Interest revenue - leases	-	-	-	-	-
Interest revenue - other	-	-	-	-	-
Net increase (decrease) in the fair value of investments	-	-	-	-	-
Interest expense - leases	-	-	-	-	-
Interest expense - other	-	-	-	-	-
Financing expense	-	-	-	-	-
Amortization expense	-	-	-	-	-
Mortgage insurance expense	-	-	-	-	-
Extraordinary items, net gain/loss	-	-	-	-	-
Loss on assets held for sale	-	-	-	-	-
Acquisition of entity gain (loss)	-	-	-	-	-
Gain (loss) on disposition of assets	-	-	-	-	-
Nonoperating revenues (expenses), net	-	-	-	-	-
Income (loss) before other revenues, expenses, gains, losses, and transfers	(92,001)	-	-	-	-
Transfers in (out)	-	-	-	-	-
Capital grants - Capital Fund	-	-	-	-	-
Capital grants - other than Capital Fund	-	-	-	-	-
Capital contributions from general and limited partners	-	-	-	-	-
Changes in net position	(92,001)	-	-	-	-
Net position, January 1	130,545	-	-	3,000	580,000
Net position, End of Period	$ 38,544	-	-	3,000	580,000

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government - Grants
For the Fiscal Year Ended December 31, 2023

		Colorado Works Program	Coronavirus State and Local Fiscal Recovery Funds	Homeowner Assistance Fund Program	Affordable Connectivity Outreach Program	Total
Operating revenues:						
Rental revenues	$	-	-	-	-	-
Vacancy Loss		-	-	-	-	-
Nondwelling revenue		-	-	-	-	-
Intergovernmental		77,355	204,539	9,000	-	1,173,157
Property Management fee revenue		-	-	-	-	-
Developer fee revenue		-	-	-	-	-
Renewable Energy credit revenue		-	-	-	-	-
Intergovernmental agreements		-	-	-	-	-
HAP Revenue from outside source		-	-	-	-	-
Other revenues		-	-	-	-	38,249
Charges for services		-	-	-	-	-
Total operating revenues		77,355	204,539	9,000	-	1,211,406
Operating expenses:						
Administrative		7,404	136,801	-	-	224,686
Management fees		-	9,600	9,000	-	18,600
Tenant services		69,951	58,001	-	-	1,059,992
Utilities		-	-	-	-	-
Ordinary maintenance		-	-	-	-	-
General		-	-	-	-	-
Nonroutine maintenance		-	-	-	-	-
Depreciation		-	-	-	-	18,750
Housing assistance payments		-	-	-	-	-
Cost of sales and services		-	-	-	-	-
Other operating expenses		-	-	-	-	-
Total operating expenses		77,355	204,402	9,000	-	1,322,028
Operating income (loss)		-	137	-	-	(110,622)
Nonoperating revenues (expenses):						
Intergovernmental		-	-	-	-	-
Interest revenue - leases		-	-	-	-	-
Interest revenue - other		-	-	-	-	432
Net increase (decrease) in the fair value of investments		-	(77)	-	-	15
Interest expense - leases		-	-	-	-	-
Interest expense - other		-	-	-	-	-
Financing expense		-	-	-	-	-
Amortization expense		-	-	-	-	-
Mortgage insurance expense		-	-	-	-	-
Extraordinary items, net gain/loss		-	-	-	-	-
Loss on assets held for sale		-	-	-	-	-
Acquisition of entity gain (loss)		-	-	-	-	-
Gain (loss) on disposition of assets		-	-	-	-	-
Nonoperating revenues (expenses), net		-	(77)	-	-	447
Income (loss) before other revenues, expenses, gains, losses, and transfers		-	60	-	-	(110,175)
Transfers in (out)		-	-	-	-	-
Capital grants - Capital Fund		-	-	-	-	-
Capital grants - other than Capital Fund		-	-	-	-	-
Capital contributions from general and limited partners		-	-	-	-	-
Changes in net position		-	60	-	-	(110,175)
Net position, January 1		-	76	-	-	4,828,655
Net position, End of Period	$	-	136	-	-	4,718,480

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government - Grants
For the Fiscal Year Ended December 31, 2023

	Service Coordinator Grant	Housing Counseling Grant	CDBG	CSBG	Jobs Plus
Cash flows from operating activities:					
Receipts from HUD	$ 135,183	36,825	122,365	-	46,627
Receipts from tenants and others	-	2,814	51,212	-	88,549
Payments to employees	(120,962)	(29,391)	(159,265)	-	(116,936)
Payments to vendors and suppliers	(24,221)	(15,248)	(19,319)	-	(18,240)
Net cash provided by (used in) operating activities	(10,000)	(5,000)	(5,007)	-	-
Cash flows from noncapital financing activities:					
Intergovernmental operating subsidy and grants	-	-	-	-	-
Advances between funds	-	-	-	-	-
Transfers in (out)	-	-	-	-	-
Net cash provided by (used in) noncapital financing activities	-	-	-	-	-
Cash flows from capital and related financing activities:					
Issuance of note payable	-	-	-	-	-
Principal payments on debt	-	-	-	-	-
Interest payments	-	-	-	-	-
Capital grants	-	-	-	-	-
Acquisition and construction of capital assets	-	-	-	-	-
Proceeds from capital contributions	-	-	-	-	-
Proceeds from sale of assets	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	-	-	-	-	-
Cash flows from investing activities:					
Issuance of notes receivable	-	-	-	-	-
Receipt of payments on notes receivable	-	-	-	-	-
Short-term loan	-	-	-	-	-
Proceeds from sales and maturities of investments	10,000	5,000	12,073	-	-
Purchase of investments	-	-	(7,498)	-	-
Investment in partnership	-	-	-	-	-
Purchase of partnership interest	-	-	-	-	-
Interest received	-	-	432	-	-
Net cash provided by (used in) investing activities	10,000	5,000	5,007	-	-
Net increase (decrease) in cash and cash equivalents	-	-	-	-	-
Cash and cash equivalents, January 1	-	-	-	-	-
Cash and cash equivalents, December 31	$ -	-	-	-	-

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government - Grants
For the Fiscal Year Ended December 31, 2023

		Service Coordinator Grant	Housing Counseling Grant	CDBG	CSBG	Jobs Plus
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	$	-	-	(18,758)	-	-
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation and amortization		-	-	18,750	-	-
Changes in operating assets and liabilities:						
Accounts receivable						
Tenants		-	-	-	-	-
Intergovernmental		(10,058)	(8,006)	(57,456)	-	(88,549)
Other		-	-	-	-	-
Due from other funds		-	-	-	-	-
Due from DCU		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		(970)	-	-	-	-
Accounts payable		4,286	192	88	-	-
Compensated absences payable		-	-	-	-	-
Accrued liabilities		2,736	-	1,157	-	-
Intergovernmental payable		-	-	-	-	-
Due to other funds		(5,994)	2,614	51,212	-	88,549
Unearned Revenue		-	200	-	-	-
Family Self Sufficiency escrow		-	-	-	-	-
Tenant security deposits		-	-	-	-	-
Escrow held for others		-	-	-	-	-
Net cash provided by (used in) operating activities	$	(10,000)	(5,000)	(5,007)	-	-
Noncash investing, capital, and financing activities:						
Increase (decrease) in fairvalue of investments		-	-	92	-	-

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government - Grants
For the Fiscal Year Ended December 31, 2023

		Kresge Sun Valley Community Connectors	Family Self Sufficiency Program	JAG	Community College - WORKNOW	National Housing Trust Funds
Cash flows from operating activities:						
Receipts from HUD	$	-	396,334	-	-	29,000
Receipts from tenants and others		5,000	-	-	44,756	-
Payments to employees		(80,018)	(369,558)	-	(38,249)	-
Payments to vendors and suppliers		(11,879)	(31,776)	-	(11,507)	(29,000)
Net cash provided by (used in) operating activities		(86,897)	(5,000)	-	(5,000)	-
Cash flows from noncapital financing activities:						
Intergovernmental operating subsidy and grants		-	-	-	-	-
Advances between funds		-	-	-	-	-
Transfers in (out)		-	-	-	-	-
Net cash provided by (used in) noncapital financing activities		-	-	-	-	-
Cash flows from capital and related financing activities:						
Issuance of note payable		-	-	-	-	-
Principal payments on debt		-	-	-	-	-
Interest payments		-	-	-	-	-
Capital grants		-	-	-	-	-
Acquisition and construction of capital assets		-	-	-	-	-
Proceeds from capital contributions		-	-	-	-	-
Proceeds from sale of assets		-	-	-	-	-
Net cash provided by (used in) capital and related financing activities		-	-	-	-	-
Cash flows from investing activities:						
Issuance of notes receivable		-	-	-	-	-
Receipt of payments on notes receivable		-	-	-	-	-
Short-term loan		-	-	-	-	-
Proceeds from sales and maturities of investments		103,764	5,000	-	5,000	-
Purchase of investments		(16,867)	-	-	-	-
Investment in partnership		-	-	-	-	-
Purchase of partnership interest		-	-	-	-	-
Interest received		-	-	-	-	-
Net cash provided by (used in) investing activities		86,897	5,000	-	5,000	-
Net increase (decrease) in cash and cash equivalents		-	-	-	-	-
Cash and cash equivalents, January 1		-	-	-	-	-
Cash and cash equivalents, December 31	$	-	-	-	-	-

	Kresge Sun Valley Community Connectors	Family Self Sufficiency Program	JAG	Community College - WORKNOW	National Housing Trust Funds
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	$ (92,001)	-	-	-	-
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	-	-	-	-	-
Changes in operating assets and liabilities:					
Accounts receivable					
Tenants	-	-	-	-	-
Intergovernmental	-	19,140	-	-	29,000
Other	5,000	-	-	6,507	-
Due from other funds	-	-	-	-	-
Due from DCU	-	-	-	-	-
Inventories	-	-	-	-	-
Prepaid items	-	-	-	-	-
Accounts payable	104	-	-	-	-
Compensated absences payable	-	-	-	-	-
Accrued liabilities	-	(3,090)	-	-	-
Intergovernmental payable	-	-	-	-	-
Due to other funds	-	(21,050)	-	(11,507)	(29,000)
Unearned Revenue	-	-	-	-	-
Family Self Sufficiency escrow	-	-	-	-	-
Tenant security deposits	-	-	-	-	-
Escrow held for others	-	-	-	-	-
Net cash provided by (used in) operating activities	$ (86,897)	(5,000)	-	(5,000)	-
Noncash investing, capital, and financing activities:					
Increase (decrease) in fairvalue of investments	-	-	-	-	-

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government - Grants
For the Fiscal Year Ended December 31, 2023

	Colorado Works Program	Coronavirus State and Local Fiscal Recovery Funds	Homeowner Assistance Fund Program	Affordable Connectivity Outreach Program	Total
Cash flows from operating activities:					
Receipts from HUD	$ 71,629	212,521	9,000	-	1,059,484
Receipts from tenants and others	924	1,035	55,273	-	249,563
Payments to employees	(65,232)	(82,781)	-	-	(1,062,392)
Payments to vendors and suppliers	(12,321)	(131,380)	(9,000)	-	(313,891)
Net cash provided by (used in) operating activities	(5,000)	(605)	55,273	-	(67,236)
Cash flows from noncapital financing activities:					
Intergovernmental operating subsidy and grants	-	-	-	-	-
Advances between funds	-	-	-	-	-
Transfers in (out)	-	-	-	-	-
Net cash provided by (used in) noncapital financing activities	-	-	-	-	-
Cash flows from capital and related financing activities:					
Issuance of note payable	-	-	-	-	-
Principal payments on debt	-	-	-	-	-
Interest payments	-	-	-	-	-
Capital grants	-	-	-	-	-
Acquisition and construction of capital assets	-	-	-	-	-
Proceeds from capital contributions	-	-	-	-	-
Proceeds from sale of assets	-	-	-	-	-
Net cash provided by (used in) capital and related financing activities	-	-	-	-	-
Cash flows from investing activities:					
Issuance of notes receivable	-	-	-	-	-
Receipt of payments on notes receivable	-	-	-	-	-
Short-term loan	-	-	-	-	-
Proceeds from sales and maturities of investments	5,000	3,664	-	-	149,501
Purchase of investments	-	(3,059)	(55,273)	-	(82,697)
Investment in partnership	-	-	-	-	-
Purchase of partnership interest	-	-	-	-	-
Interest received	-	-	-	-	432
Net cash provided by (used in) investing activities	5,000	605	(55,273)	-	67,236
Net increase (decrease) in cash and cash equivalents	-	-	-	-	-
Cash and cash equivalents, January 1	-	-	-	-	-
Cash and cash equivalents, December 31	$ -	-	-	-	-

Housing Authority of the City and County of Denver
Combining Financial Schedules
Primary Government - Grants
For the Fiscal Year Ended December 31, 2023

		Colorado Works Program	Coronavirus State and Local Fiscal Recovery Funds	Homeowner Assistance Fund Program	Affordable Connectivity Outreach Program	Total
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	$	-	137	-	-	(110,622)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation and amortization		-	-	-	-	18,750
Changes in operating assets and liabilities:						
Accounts receivable						
Tenants		-	-	-	-	-
Intergovernmental		(5,726)	7,982	-	-	(113,673)
Other		-	(84,046)	-	-	(72,539)
Due from other funds		-	-	-	-	-
Due from DCU		-	-	-	-	-
Inventories		-	-	-	-	-
Prepaid items		-	-	-	-	(970)
Accounts payable		-	(12,304)	-	-	(7,634)
Compensated absences payable		-	-	-	-	-
Accrued liabilities		(198)	2,545	-	-	3,150
Intergovernmental payable		-	-	-	-	-
Due to other funds		924	85,081	-	-	160,829
Unearned Revenue		-	-	55,273	-	55,473
Family Self Sufficiency escrow		-	-	-	-	-
Tenant security deposits		-	-	-	-	-
Escrow held for others		-	-	-	-	-
Net cash provided by (used in) operating activities	$	(5,000)	(605)	55,273	-	(67,236)
Noncash investing, capital, and financing activities:						
Increase (decrease) in fairvalue of investments		-	(77)	-	-	15

The following are descriptions of the columns in the Combining Financial Schedules:

General Administrative – Used to account for most administrative departmental operations.

Public Housing – Used to account for the administration, operation, maintenance, improvement, and construction of DHA's low-income public housing units under declaration of trust with HUD.

Denver Housing Program – Used to account for the administration, operation, maintenance, improvement, and construction of DHA's independently owned low-income housing units.

Section 8 – Used to account for Housing Assistance Payments made to landlords on behalf of eligible low-income clients.

Internal Service Funds – Used to account for goods and services provided to the other areas on a cost-reimbursement basis.

Grants

Service Coordinator Grant – Used to account for supportive or medical services provided to disabled and/or elderly residents that allow them to continue to live independently.

Housing Counseling Grant – Used to provide homeownership counseling to potential home buyers.

CDBG – Used to account for Community Development Block Grant to conduct, monitor and enforce the City's Section 3 requirements for certain CDBG and HOME funded construction projects.

Jobs Plus – Used to account for employment related activities and support services.

Kresge Sun Valley Community Connectors – Used to account for the Co Creating with Community Connectors project, servicing curriculum development for youth community art projects.

Family Self-Sufficiency Program – Used to account for activities that help residents work toward self-sufficiency, such as employment, career building, life skills, homeownership and money management.

Community College WORKNOW – Used to account for the development of a local worker pipeline for infrastructure construction job opportunities through career information, education and training, resource support and employment or navigation services.

National Housing Trust Funds – Used to account for construction costs for the Sun Valley Gateway South project.

Colorado Works Program – Used to account for Colorado Works/Temporary Assistance for Needy Families (TANF) funds to provide intensive case management services to assist participants who need ongoing support to gain employment, educational opportunities or connection to services for long-term barriers.

Coronavirus State and Local Fiscal Recovery Funds – Used to account for career coaching and neighborhood activation projects.

Homeowner Assistance Fund Program – Used to account for eligible homeowners receiving mortgage assistance to prevent foreclosures.

STATISTICAL SECTION

Financial Trends

Revenue Capacity

Debt Capacity

Demographic and Economic Information

Operating Information

This part of DHA's ACFR presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information say about the DHA's overall financial health.

Contents	**Tables**
Financial Trends	1 - 2
These schedules contain trend information to help the reader understand how DHA's financial performance and well-being have changed overtime.	
Revenue Capacity	3
These schedules contain information to help the reader assess DHA's most significant revenue sources.	
Debt Capacity	4
These schedules present information to help the reader assess the affordability of DHA's current levels of outstanding debt and ability to issue additional debt in the future.	
Demographic and Economic Information	5 - 6
These schedules offer demographic and economic indicators to help the reader understand the environment within which DHA's financial activities take place.	
Operating Information	7 - 10
These schedules contain data to help the reader understand how the information in DHA's financial report relates to the services DHA provides and the activities it performs.	

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

Table 1

Housing Authority of the City and County of Denver
Net Position
Last Ten Fiscal Years
(Unaudited)

Fiscal year	Invested in capital assets	Restricted	Unrestricted	Total
2014	71,783,654	13,361,850	245,907,506	331,053,010
2015	84,648,215	18,889,788	233,613,117	337,151,120
2016	78,916,242	17,976,093	238,118,892	335,011,227
2017	92,700,653	28,304,401	228,531,742	349,536,796
2018	76,842,349	29,402,313	262,534,807	368,779,469
2019	81,922,964	35,879,700	269,718,552	387,521,216
2020	100,177,760	23,940,447	276,652,942	400,771,149
2021	115,725,040	23,034,091	278,140,238	416,899,369
2022	113,794,413	41,306,701	297,632,622	452,733,736
2023	128,816,686	43,132,673	305,251,565	477,200,924

Source: Previous years' ACFR and current year financial statements.

Table 2

Housing Authority of the City and County of Denver
Revenues, Expenses, and Changes in Net Position
Last Ten Fiscal Years
(Unaudited)

		2014	2015	2016	2017	2018*	2019	2020	2021	2022	2023
Operating revenue:											
Rental revenue	$	8,861,833	9,656,259	10,341,104	10,847,836	12,062,105	12,434,530	13,630,857	13,673,354	14,367,294	16,386,113
Intergovernmental		83,468,787	84,706,103	96,039,758	95,327,521	100,569,069	111,606,922	130,014,406	137,211,673	154,689,592	164,482,084
Property management fee revenue		7,104,568	4,861,500	2,880,261	6,312,775	2,158,866	1,295,001	1,391,329	1,719,225	1,959,078	1,968,660
Other revenues		7,516,635	4,305,261	5,178,792	8,295,357	4,511,983	13,112,404	11,967,333	16,253,514	11,858,537	15,619,301
Charges for services		-	-	-	-	1,025,895	1,028,683	643,546	689,374	670,257	895,999
Total operating revenue		106,951,823	103,529,123	114,439,915	120,783,489	120,327,918	139,477,540	157,647,471	169,547,140	183,544,758	199,352,157
Operating expenses:											
Administrative		14,627,797	15,385,058	15,456,815	15,893,431	17,485,742	18,455,039	20,214,920	20,711,326	22,576,857	25,938,569
Utilities		5,094,373	4,634,553	4,591,705	4,785,624	4,975,250	4,529,929	4,912,586	5,644,117	5,859,526	6,221,727
Ordinary maintenance		6,532,125	6,959,783	7,148,564	7,969,966	10,844,142	9,900,199	8,413,520	8,471,209	19,483,813	15,867,848
General expenses		1,878,464	1,708,444	1,740,278	2,587,075	2,216,527	2,729,067	3,439,708	4,162,656	3,453,389	4,224,465
Depreciation		9,971,622	9,086,723	8,657,874	7,839,977	7,205,766	6,420,947	7,877,497	7,879,917	7,830,861	9,514,115
Housing assistance payments		58,072,049	59,391,064	68,019,911	71,400,380	72,599,326	82,729,867	96,099,180	95,447,184	97,418,414	112,381,459
Other operating expenses		10,124,262	12,412,002	12,436,060	10,115,581	10,713,641	12,356,202	16,174,440	20,955,620	13,663,963	13,951,778
Total operating expenses		106,300,692	109,577,627	118,051,207	120,592,034	126,040,394	137,121,250	157,131,851	163,272,029	170,286,823	188,099,961
Operating loss		651,131	(6,048,504)	(3,611,292)	191,455	(5,712,476)	2,356,290	515,620	6,275,111	13,257,935	11,252,196
Nonoperating revenue and expenses:											
Intergovernmental		-	-	-	-	-	6,695,690	6,502,747	6,885,295	7,472,376	7,453,949
Interest revenue		1,435,392	2,958,399	1,655,002	2,073,358	5,506,122	4,746,976	4,940,385	3,698,461	8,915,827	15,211,749
Net increase (decrease) in the fair value of investments		8,295	(60,869)	16,394	(75,284)	30,474	182,878	29,027	(228,810)	(455,482)	491,582
Interest expense		(2,258,217)	(2,585,537)	(2,352,121)	(3,024,675)	(4,904,310)	(5,652,068)	(8,517,651)	(9,251,236)	(12,005,932)	(16,168,678)
Financing expense		-	-	-	(525,741)	-	(901,902)	(140,273)	(450,019)	(225,355)	(308,688)
Amortization expense		(10,760)	-	(10,760)	(32,672)	(79,944)	(103,205)	(336,390)	(296,326)	(833,866)	(1,056,900)
Other expense		(47,430)	(169,301)	-	-	-	-	-	-	-	-
Extraordinary items, net gain/loss		-	-	-	705,835	-	(1,953,565)	1,093,709	-	-	-
Acquisition of entity gain (loss)		-	-	143,557	-	-	-	-	-	-	-
Gain (loss) on disposition of assets		5,467,486	3,601,671	(1,088,684)	10,147,529	15,732,246	2,022,842	3,883,542	372,234	5,194,456	(21,006)
Nonoperating revenues – net		4,594,766	3,744,363	(1,636,612)	9,268,350	16,284,588	5,037,646	7,455,096	729,599	8,062,024	5,602,008
Net gain (loss)		5,245,897	(2,304,141)	(5,247,904)	9,459,805	10,572,112	7,393,936	7,970,716	7,004,710	21,319,959	16,854,204
Transfers		-	-	-	-	-	-	-	-	-	-
Capital contributions		6,125,644	8,402,251	3,108,011	5,065,764	7,854,514	11,347,811	5,279,217	9,123,510	14,514,408	7,612,984
Change in net position		11,371,541	6,098,110	(2,139,893)	14,525,569	18,426,626	18,741,747	13,249,933	16,128,220	35,834,367	24,467,188
Net Position at beginning of year		319,681,469	331,053,010	337,151,120	335,011,227	350,352,843	368,779,469	387,521,216	400,771,149	416,899,369	452,733,736
Net position at end of year	$	331,053,010	337,151,120	335,011,227	349,536,796	368,779,469	387,521,216	400,771,149	416,899,369	452,733,736	477,200,924

Source: Previous years' ACFR and current year financial statements.

2018 was restated to report Denver Metro Solar LLC as a blended component unit of the Authority. It was previously reported as a discretely presented component unit.

Table 3

Housing Authority of the City and County of Denver
Debt Service Coverage
Last Ten Years
(Unaudited)

		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Revenues	$	117,672,233	115,675,745	115,911,314	135,117,603	143,904,793	155,862,997	170,387,703	179,400,249	206,121,190	212,567,149
Expenses (excluding depreciation)		96,329,070	100,490,904	109,393,333	112,752,057	118,636,026	130,700,303	149,260,273	155,392,112	162,455,962	178,585,846
Revenue available for debt service	$	21,343,163	15,184,841	6,517,981	22,365,546	25,268,767	25,162,694	21,127,430	24,008,137	43,665,228	33,981,303
Debt service requirements:											
Principal	$	4,244,319	1,982,942	2,132,331	6,216,933	4,196,831	8,307,592	8,532,117	10,168,491	9,493,473	10,065,568
Interest		2,035,362	1,981,033	2,088,457	3,240,380	3,391,907	7,232,234	6,382,053	7,605,719	7,913,578	4,689,001
Total	$	6,279,681	3,963,975	4,220,788	9,457,313	7,588,738	15,539,826	14,914,170	17,774,210	17,407,051	14,754,569
Debt service coverage		3.40	3.83	1.54	2.36	3.33	1.62	1.42	1.35	2.51	2.30

Source: Previous years' ACFR and current year financial statements.

Table 4

Housing Authority of the City and County of Denver
Ratio of Debt to Capital Assets
Last Ten Fiscal Years
(Unaudited)

Fiscal year	Notes payable	Bonds payable	Line of credit	Total debt	Capital assets	Ratio of total debt to capital assets	% of Personal income	Total outstanding debt per capita
2014	37,031,473	18,330,000	12,514,281	67,875,754	139,659,408	48.6	0.16	102
2015	35,112,720	18,105,000	3,395,104	56,612,824	128,501,039	44.1	0.12	83
2016	33,547,006	23,019,364	8,155,104	64,721,474	125,628,352	51.5	0.14	93
2017	95,092,435	21,025,366	25,985,999	142,103,800	145,663,363	97.6	0.30	205
2018	92,088,688	36,696,908	16,509,999	145,295,595	155,687,912	93.3	0.25	203
2019	95,005,659	187,975,613	16,509,999	299,491,271	175,973,885	170.2	0.49	412
2020	93,906,807	226,214,458	10,270,999	330,392,264	229,898,626	143.7	0.64	448
2021	90,133,720	275,540,721	11,965,000	377,639,441	245,639,086	153.7	1.00	504
2022	135,454,041	244,768,984	22,002,025	402,225,050	267,070,146	150.6	n/a	552
2023	135,780,725	329,693,375	40,100,000	505,574,100	315,128,213	160.4	n/a	n/a

Note: Total debt amount includes short-term portion due within one year.
Source: DHA and City and County of Denver ACFRs for the related year.

Table 5

Housing Authority of the City and County of Denver
Resident Demographics: Population Statistics
Last Ten Fiscal Years
(Unaudited)

Public Housing and Non-HUD Housing Programs

Fiscal year	Number of minors (ages 0-18)	Number of adults (ages 19-61)	Number of elderly (age 62+)	Total number of residents
2014	4,322	3,752	1,544	9,618
2015	4,358	3,725	1,610	9,693
2016	4,467	3,817	1,688	9,972
2017	4,478	3,765	1,781	10,024
2018	4,324	3,607	1,774	9,705
2019	4,395	3,611	1,742	9,748
2020	4,257	3,685	1,792	9,734
2021	4,099	3,736	1,797	9,632
2022	4,040	3,754	1,774	9,568
2023	4,059	3,893	1,838	9,790

Housing Choice Voucher/Section 8 Program

Fiscal year	Number of minors (ages 0-18)	Number of adults (ages 19-61)	Number of elderly (age 62+)	Total number of residents
2014	7,702	6,787	1,515	16,004
2015	7,745	6,799	1,557	16,101
2016	7,293	6,597	1,644	15,534
2017	7,055	6,271	1,653	14,979
2018	8,064	7,323	1,796	17,183
2019	8,064	7,323	1,796	17,183
2020	7,859	7,434	1,909	17,202
2021	8,428	7,937	2,033	18,398
2022	8,375	8,197	2,145	18,717
2023	8,347	8,490	2,300	19,137

Source: DHA budget documents for the related year.

Table 6

Housing Authority of the City and County of Denver
Other Demographics/Statistics (1)
(Unaudited)

Year	Denver population		Personal income (expressed in millions)		Per capita personal income		School enrollment		DHA residents (1)	Denver unemployment rate	
2014	649,495	(3)	51,800	(3)	34,423	(3)	81,438	(5)	26,290	4.0	(6)
2015	663,862	(3)	n/a		n/a		87,398	(4)	25,757	5.0	(6)
2016	693,060	(3)	56,258	(3)	36,616	(3)	92,331	(7)	26,073	2.7	(6)
2017	704,621	(3)	60,098	(3)	38,991	(3)	92,984	(7)	25,558	3.0	(6)
2018	716,492	(3)	n/a		n/a		93,356	(7)	24,684	3.5	(6)
2019	727,211	(3)	n/a		n/a		92,112	(8)	26,931	3.3	(6)
2020	715,538	(3)	n/a		n/a		89,061	(8)	26,936	6.7	(6)
2021	711,323	(3)	78,177	(3)	50,642	(3)	88,889	(8)	28,030	4.6	(6)
2022	713,252	(3)	85,853	(3)	56,381	(3)	87,864	(8)	28,285	3.4	(6)
2023	716,577	(9)	n/a		n/a		88,235	(8)	28,927	3.4	(6)

1. Includes all DHA housing programs.
2. World Population Review. https://worldpopulationreview.com/us-cities/denver-co-population
3. Estimated by U.S. Census Bureau. State & County QuickFacts. (2022).
   https://www.census.gov/quickfacts/fact/table/denvercountycolorado,US/PST045216
4. Denver Public Schools Facts Sheet. (October 2016)
5. Denver Public Schools. (2015) Indeed. http://www.indeed.com/cmp/Denver-Public-Schools
6. Department of Numbers, Bureau of Labor Statistics. (February 2016).
   http://www.deptofnumbers.com/unemployment/colorado/denver/
7. Denver Public Schools Facts & Figures (October 2018)
   www.dpsk12.org/about-dps/facts-figures/#1473890264817-1aa2ce27-4615
8. Colorado Department of Education. Pupil Membership. (https://www.cde.state.co.us/cdereval/pupilcurrent)
9. Fred Economic Data, Federal Reserve Bank of St. Louis, (March 14, 2024)

Source: DHA budget documents for the related year.

Table 7

Housing Authority of the City and County of Denver
Number of DHA Dwelling Rental Units
December 31, 2023
(Unaudited)

Fiscal year	Public Housing	Section 8 Program	Blended Component Units*	Discretely Presented Component Units*	Villages at Curtis Park	DHC	DHP	Total
2014	3,981	6,690	91	862	94	99	57	11,874
2015	3,904	6,849	91	924	94	99	57	12,018
2016	3,937	6,872	91	985	94	99	57	12,135
2017	3,951	6,923	91	1,037	94	99	57	12,252
2018	3,921	6,942	91	1,034	94	99	57	12,238
2019	3,863	6,955	91	1,034	94	99	57	12,193
2020	3,901	7,003	91	1,163	94	99	57	12,408
2021	3,229	7,065	91	1,403	94	771	57	12,710
2022	2,967	7,967	91	1,533	94	771	57	13,480
2023	2,967	8,024	91	1,797	94	771	57	13,801

Source: DHA comprehensive operating budget document.
*Excludes public housing units which are included in Public Housing column.

Table 8

Housing Authority of the City and County of Denver
Property Characteristics and Unit Composition
(Includes Nondwelling Units)
December 31, 2023
(Unaudited)

Name of development	Address	Number of units	Year built or acquired
Public Housing Units:			
Columbine Homes	201 S. Yuma	200	1953
Westridge Homes	3537 W. 13th Ave.	200	1952
Quigg Newton Homes	4407 Mariposa St.	380	1952
Sun Valley Homes/Annex (Demolished)	990 Alcott Way	—	1952
The Villages at Curtis Park	1107 27th Street	135	2002
South Lincoln Homes (Demolished)	1000 Navajo Street	—	1954
Westwood Homes	3401 W. Kentucky	192	1953
Walsh Manor	1790 W. Mosier Pl.	89	1963
Walsh Manor Annex	1775 W. Mosier Pl.	100	1971
A. B. Hirschfeld Towers	333 W. Ellsworth	209	1967
Barney Lancelot Ford Heights	2024 Clarkson St.	81	1968
John R. Mulroy Apts.	3550 W. 13th Ave.	50	1969
Thomas F. Connole Apartments	1710 Williams St.	100	1971
North Lincoln – Midrise/Row Type	1425 Mariposa St.	206	1995
Thomas W. Bean LP (ACC units only)	2350 Cleveland Pl.	160	2005
Benedict Park Ave 1B (ACC units only)	2300-2380 Court St &	30	2006
Benedict Park Ave 3B (ACC units only)	2301-2381 Cleveland	30	2008
Benedict Park Ave 4B (ACC units only)	2301-2381 Cleveland	30	2009
Benedict Park Ave 5B (ACC units only)	2301-2381 Cleveland	30	2011
Tapiz at Mariposa	1099 Osage	100	2012
Dispersed East	Scattered Sites	75	1890 – 1988
Dispersed West	Scattered Sites	80	1890 – 1985
Dispersed South	Scattered Sites	153	1911 – 1986
South Lowell	4725 S. Lowell Blvd.	96	1973/2013
Mariposa Phase II	933-943,989,1011 Navajo St.	29	2013
Mariposa Phase III	933-943,989,1011 Navajo St.	31	2014
Mariposa Phase IV	1295 W. 10th Avenue	19	2015
Mariposa Phase VI	1295 W. 10th Avenue	36	2016
Vida I @ Sloans (9% unit)	4057 W. Colfax Ave.	64	2019
Platte Valley (ACC units only)	3011 Stout Street	50	2019
Gateway South (ACC units only)	995 Decature Street	27	2021
Total Public Housing units		2,982	
Denver Housing Corporation (DHC):			
Pacific Place	2020 S Vallejo St.	25	1979
Dispersed New Const. & Rehab	Various	74	1904 – 1979
DHC - Dispersed East	Scattered Sites	285	1890 – 1988
DHC - Dispersed West	Scattered Sites	268	1890 – 1985
DHC - Dispersed South	Scattered Sites	119	1911 – 1986
Total DHC/DHCRPs		771	

continued

Table 8

Housing Authority of the City and County of Denver
Property Characteristics and Unit Composition
(Includes Nondwelling Units)
December 31, 2023
(Unaudited)

Name of development	Address	Number of units	Year built or acquired
Denver Housing Program (DHP):			
*Lincoln Park 57	Various	57	1981 – 1982
Total DHP		57	
Globeville:			
351 East 51st Avenue	351 East 51st Avenue	41	2004
351 East 51st Avenue	351 East 51st Avenue	21	2005
Total Globeville		62	
Mountain View Redevelopment LLLP:			
Mountain View	1212 S Federal	154	1979
Eliot Cottages	1222 S Federal	100	1979
Total Mountain View		254	
CSG Redevelopment Partners			
Syracuse Plaza	4333 S Syracuse	100	1979
Casa Loma	3850 Alcott St.	87	1980
Goldsmith Village	4343 S Syracuse	35	1979
Total Mountain View		222	
Bean Towers LP (tax credit only units)	2350 Cleveland Pl.	29	2005
Villages at Curtis Park	1107 27th Street	188	2002 - 2005
Tax credit and market rate only:			
Benedict Park Place Block 1B	305 Park Avenue West	94	2007
Benedict Park Place Block 3B	305 Park Avenue West	61	2008
Benedict Park Place Block 4B	305 Park Avenue West	59	2009
Benedict Park Place Block 5B	305 Park Avenue West	59	2009
Mariposa Partners II LLLP	933-943,989,1011 Navajo St.	64	2013
Mariposa Partners III LLLP	1295 W. 10th Avenue	56	2014
Mariposa Partners IV LLLP	1295 W. 10th Avenue	58	2014
Mariposa Partners VI LLLP	1295 W. 10th Avenue	58	2016
Mariposa Partners VII LLLP	1295 W. 10th Avenue	31	2017
Mariposa Partners VIII LLLP	1295 W. 10th Avenue	21	2017
Gateway North (4%)	1005 Decatur Street	95	2021
Gateway South (9%)	995 Decature Street	65	2021
Blake & Broadway	655 Broadway Boulevard	110	2022
GreenHaus Housing Partners LLLP	2797 - 2799 W. 13th Avenue	79	2023
SV GHP Condo 50	2797 - 2799 W. 13th Avenue	50	2023
Thriive Housing Partners LLLP	2660 W. Holden Place	105	2022
SV THP Condo 30	2660 W. Holden Place	30	2022
Mariposa Phase VII - RAD conversion	1295 W. 10th Avenue	14	2017
Vida II @ Sloans (4% unit)	4057 W. Colfax Avenue	112	2019
Platte Valley - Arapahoe Plaza	3411 Arapahoe	18	2019
3210 Shoshone (9%)	3210 Shoshone St.	53	2021
Blake & Broadway	1510 Blake St.	33	2021
Total units		5,890	

Source: DHA comprehensive operating budget document.

Table 9

Housing Authority of the City and County of Denver
Staff Headcount by Division
Last Ten Fiscal Years
(Unaudited)

	Executive		Finance/Administration		Housing Management		Housing Choice Vouchers/ Section 8		Total	
Fiscal year	Regular	Temporary	Regular	Temporary	Regular	Temporary	Regular	Temporary	Regular	Temporary
2014	34	42	25	—	167	33	32	1	258	76
2015	30	45	30	—	167	37	30	1	257	83
2016	31	45	30	—	168	36	30	1	259	82
2017	31	41	30	—	168	36	30	1	259	78
2018	35	47	31	—	167	38	30	1	263	86
2019	40	45	33	—	169	35	34	1	276	81
2020	81	5	35	—	174	40	34	1	324	46
2021	100	5	40	—	177	42	40	1	357	48
2022	98	4	46	—	177	33	42	1	363	38
2023	101	3	48	—	178	35	46	1	373	39

Note: Various divisional restructurings occurred during the last ten years, accounting for the significant variances of employee counts between divisions.
Source: DHA’s operating budget documents for the related fiscal year.

Table 10

Housing Authority of the City and County of Denver
Principal Employers for the City and County of Denver
Current Year and Nine Years Ago (1)
(Unaudited)

	2022			2013		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Denver Public School District #1	12,644	1	2.1%	11,863	1	3.0%
City and County of Denver	11,503	2	1.9%	9,946	2	2.5%
State of Colorado Central Payroll	9,503	3	1.5%	9,790	3	2.5%
Denver Health & Hospital Authority	8,139	4	1.3%	5,408	5	1.4%
United Airlines, Inc.	7,669	5	1.2%	4,682	6	1.2%
CHC Payroll Agent, Inc (HCA Health One)	4,464	6	0.7%	4,153	7	1.1%
University of Denver	4,365	7	0.7%	3,764	8	1.0%
USDA National Finance Center	4,320	8	0.7%	7,567	4	1.9%
Southwest Airlines	3,079	9	0.5%	—	—	0.0%
ADP TotalSource	2,695	10	0.4%	—	—	0.0%
University of Colorado	—	—	0.0%	3,389	9	0.9%
Account Service Cener (U.S. Postal Service)	—	—	0.0%	3,188	10	0.8%
Total	68,381		11.0%	63,750		16.3%

Source: City and County of Denver ACFR, FY 12/31/2022
(1) Current year data is unavailable at the time of the preparation of the ACFR.

SINGLE AUDIT SECTION

Independent Auditor's Reports

Schedule of Expenditures and Federal Awards

Schedule of Findings and Questioned Costs

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Suite 300
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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*

Independent Auditor's Report

To Management and the Board of Commissioners
Housing Authority of the City and County of Denver

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of the Housing Authority of the City and County of Denver (DHA) as of and for the year ended December 31, 2023 and the related notes to the financial statements, which collectively comprise DHA's basic financial statements and have issued our report thereon dated June 12, 2024. The financial statements of the discretely presented component units, with the exception of CSG Redevelopment Partners, LLLP, were not audited in accordance with *Government Auditing Standards*.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered DHA'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 DHA's internal control. Accordingly, we do not express an opinion on the effectiveness of DHA'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 DHA'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 DHA'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*.

To Management and the Board of Commissioners
Housing Authority of the City and County of Denver

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 DHA's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering DHA's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Plante & Moran, PLLC

June 12, 2024

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Report on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance

Independent Auditor's Report

To the Board of Commissioners
Housing Authority of the City and County of Denver

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Housing Authority of the City and County of Denver's (DHA) compliance with the types of compliance requirements identified as subject to audit in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that could have a direct and material effect on DHA's major federal program for the year ended December 31, 2023. DHA's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, DHA complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the major federal program for the year ended December 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 (GAAS); 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* (the "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 DHA 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 DHA'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 DHA's federal program.

To the Board of Commissioners
Housing Authority of the City and County of Denver

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 DHA's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, 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 DHA's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *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 DHA'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 DHA'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 DHA's internal control over compliance. Accordingly, no such opinion is expressed.

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

Report on Internal Control Over Compliance

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

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

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

To the Board of Commissioners
Housing Authority of the City and County of Denver

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.

Plante & Moran, PLLC

June 12, 2024

Housing Authority of the City and County of Denver
Schedule of Expenditures of Federal Awards
For the Fiscal Year Ended December 31, 2023

	Assistance Listing Number	Pass-through Grantor's Number	Federal Expenditures	Total Amount Provided to Subrecipients
U.S. Department of Housing and Urban Development:				
Housing Voucher Cluster:				
Section 8 Housing Choice Voucher Program	14.871		$ 127,687,936	$ —
COVID-19 - Emergency Housing Vouchers	14.871		2,303,010	
Mainstream Voucher Program	14.879		678,635	
Total Housing Voucher Cluster			130,669,581	—
Section 8 Project-Based Cluster:				
Section 8 New Construction/Substantial Rehabilitation	14.182		2,753,629	—
Total Section 8 Project-Based Cluster			2,753,629	—
HOPE VI Cluster:				
Choice Neighborhoods Implementation Grants	14.889		4,783,141	—
Total HOPE VI Cluster			4,783,141	—
CDBG - Entitlement Grants Cluster:				
Passed through from the City and County of Denver:				
Community Development Block Grant	14.218	201846932	29,281	—
Community Development Block Grant	14.218	201946780	150,540	—
Total Community Development Block Grant Cluster			179,821	—
Public and Indian Housing	14.850		19,492,471	—
Public Housing Capital Fund	14.872		5,386,220	—
Multifamily Housing Service Coordinators	14.191		145,241	—
Family Self Sufficiency Service Coordinator	14.896		377,194	—
Jobs Plus	14.895		135,176	
Passed through from Colorado Housing Finance Authority:				
Housing Counseling Grant	14.169	HC 19084101	44,831	—
Total U.S. Department of Housing and Urban Development			163,967,305	—
U.S. Department of Treasury:				
Passed through from the State of Colorado:				
Homeowner Assistance Fund Program	21.026	H3HAF23005	9,000	
COVID- 19 Coronavirus State and Local Fiscal Recovery Funds	21.027	SLFRP0126	58,046	—
COVID- 19 Coronavirus State and Local Fiscal Recovery Funds	21.027	SLFRP4316	146,434	—
Total U.S. Department of Treasury			213,480	—
U.S. Department of Health and Human Services:				
Passed through from the State of Colorado:				
Temporary Assistance for Needy Families	93.558	202054937	77,355	—
Total U.S. Department of Health and Human Services			77,355	—
Total Federal Awards			$ 164,258,140	$ —

See accompanying notes to schedule of expenditures of federal awards.

(1) Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of the Housing Authority of the City and County of Denver (Denver Housing Authority) under programs of the federal government for the year ended December 31, 2023. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Because the Schedule presents only a selected portion of the operations of Denver Housing Authority, it is not intended to and does not present the financial position, changes in net position to agree with the financial statements, or cash flows as of December 31, 2023.

(2) Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the same basis of accounting as the basic financial statements. Such expenditures are recognized following, as applicable to 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 allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

Denver Housing Authority has not elected to use the 10-percent de minimis indirect cost rate to recover indirect costs as allowed under the Uniform Guidance.

(3) Reconciliation from Statement of Revenues, Expenses, and Changes in Net Position to the Schedules of Expenditures of Federal Awards

Operating intergovernmental revenues	$	164,482,084
Capital Funds - Capital Fund		3,983,984
Capital Funds - Other		3,629,000
		172,095,068
Denver's Road Home		(69,415)
Surplus HCV Funding		(1,082,487)
City GEO Bond Proceeds		(3,999,056)
IGA Bond		(1,483,050)
Shoshone IGA		(801,965)
City Healthy Food Grants		(386,869)
LRC/Ross Grants		(2,526)
CHFA Direct Effects Award		(10,000)
CALC DOTI Micro Grant		(1,500)
Coronavirus Surplus		(60)
	$	164,258,140

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? _______ Yes ___X___ No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? _______ Yes ___X___ None reported

Noncompliance material to financial statements noted? _______ Yes ___X___ No

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? _______ Yes ___X___ No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? _______ Yes ___X___ None reported

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 Section 2 CFR 200.516 (a)? _______ Yes ___X___ No

Identification of major programs:

Assistance Listing Number	Name of Federal Program or Cluster
14.871,14.879	Housing Voucher Cluster

Dollar threshold used to distinguish between type A and type B programs: $3,000,000

Auditee qualified as low-risk auditee? ___X___ Yes _______ No

Section II - Financial Statement Audit Findings

None

Section III - Federal Program Audit Findings

None

Housing Authority of the City and County of Denver
Unaudited Open and Close Out Schedule for Capital Grant Funding
Fiscal Year Ended December 31, 2023

	December 31, 2023 Open Projects									**December 31, 2023 Closed Projects**
	Capital Grant Program FFY 2019	Capital Grant Program FFY 2020	Capital Fund Housing Related Hazards Grant FFY 2020	Capital Grant Program FFY 2021	Capital Grant Program FFY 2022	Capital Grant Program FFY 2023	HOPE VI South Lincoln Park Homes	Choice Neighborhood Initiative Grant Sun Valley Homes	Choice Neighborhood Initiative Supplemental Grant Sun Valley Homes	Capital Grant Program FFY 2018
	CO01P001501-19	CO01P001501-20	CO01H001501-20	CO01P001501-21	CO01P001501-22	CO01P001501-23	CO06URD001I110	CO8A001CNG116	CO8A001CNG119	CO01P001501-18
2011	-	-	-	-	-	-	808,959	-	-	-
2012	-	-	-	-	-	-	7,886,616	-	-	-
2013	-	-	-	-	-	-	4,472,317	-	-	-
2014	-	-	-	-	-	-	2,549,348	-	-	-
2015	-	-	-	-	-	-	4,871,619	-	-	-
2016	-	-	-	-	-	-	1,411,141	-	-	-
2017	-	-	-	-	-	-	-	490,739	-	-
2018	-	-	-	-	-	-	-	3,731,627	-	54,231
2019	-	-	-	-	-	-	-	4,360,459	-	4,279,978
2020	1,859,726	-	-	-	-	-	-	3,941,625	-	2,042,775
2021	4,577,693	2,372,523	-	43,650	-	-	-	2,157,459	-	688,356
2022	1,060,219	2,332,067	26,130	2,863,484	-	-	-	11,871,687	-	446,644
2023	344,022	1,905,933	311,981	1,403,286	1,386,164	-	-	3,283,141	1,500,000	34,834
Total	7,841,660	6,610,523	338,111	4,310,420	1,386,164	-	22,000,000	29,836,737	1,500,000	7,546,818
Approved Funding	7,907,576	7,803,358	505,787	8,913,986	10,646,788	10,210,549	22,000,000	30,000,000	4,000,000	7,546,818

Actual Modernization Cost Certificate

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 11/30/2023)

Capital Fund Program (CFP)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. **Do not send this form to the above address.** This collection of information requires that each Public Housing Authority (PHA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

PHA Name:	**Modernization Project Number:**
Housing Authority of the City and County of Denver (DHA)	CO01P001501-18

The PHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Funds Approved	$ 7,546,818.00
B. Funds Disbursed	$ 7,546,818.00
C. Funds Expended (Actual Modernization Cost)	$ 7,546,818.00
D. Amount to be Recaptured (A–C)	$
E. Excess of Funds Disbursed (B-C)	$

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work;
5. That the time in which such liens could be filed has expired; and
6. That for any years in which the grantee is subject to the audit requirements of the Single Audit Act, 31 U.S.C. § 7501 et seq., as amended, the grantee has or will perform an audit in compliance with said requirements.
7. Please mark one:

✓ **A.** This grant **will** be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

B. This grant **will not** be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

I hereby certify all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. WARNING: Anyone who knowingly submits a false claim, or makes false statements is subject to criminal and civil penalties, including confinement for up to 5 years, fines, and civil penalties. (18 U.S.C. §§ 287, 1001 and 31 U.S.C. § 3729)"

Name & Title of Authorized Signatory (type or print clearly):
David Nisivoccia, Chief Executive Officer

Signature of Executive Director (or Authorized Designee):	**Date:**
X [signature] David Nisivoccia Jun 14 2023 15:37	Jun 14, 2023

For HUD Use Only

The Cost Certificate is approved for audit (if box 7A is marked):

Approved for Audit (Director, Office of Public Housing)	**Date:**
X [signature]	Sep 13 2023

The costs shown above agree with HUD verified costs (if box 7A or 7B is marked):

Approved: (Director, Office of Public Housing)	**Date:**
X Leslie J. Torgerson	09/17/2023

form **HUD-53001** (10/96)

HUD FINANCIAL DATA SCHEDULE (FDS)

(As required by HUD Uniform Financial Reporting Standards § 24 CFR, Part 5)

Line Item #	Account Description	Public Housing and Capital Fund	Central Office Cost Center	Housing Choice Vouchers	Mainstream	Emergency Housing Vouchers	CNI Grant Program
111	Cash - unrestricted	1,150	2,589,475	150	-	-	-
112	Cash - restricted - modernization and development	23,135,939	-	-	-	-	-
113	Cash - other restricted	2,078,038	-	-	-	-	-
114	Cash - tenant security deposits	-	-	-	-	-	-
100	Total cash	25,215,127	2,589,475	150	-	-	-
122	Accts Rec - HUD Other Projects	1,048,593	-	-	2,743	384,087	874,385
124	Accts Rec - other government	-	-	-	-	-	-
125	Accts Rec - Miscellaneous	96,461	1,492,000	400	-	-	-
126	Accts Rec - tenants	328,279	-	-	-	-	-
127	Notes, loans and mortgage receivable current	14,177,328	-	-	-	-	-
128	Fraud recovery	56,007	-	1,745	-	-	-
129	Accrued interest receivable	304,577	245,279	-	-	-	41,651
120	Total receivables, net of allowances	16,011,245	1,737,279	2,145	2,743	384,087	916,036
131	Investments - unrestricted	20,986,174	245,568	6,496,487	-	-	4,472
132	Investments - restricted	2,978,472	-	722,033	71,342	211,519	-
135	Investments - restricted for payment	364,847	-	910,628	5,265	5,198	-
142	Prepaid expense/other assets	40,562	296,365	10	-	-	-
143	Inventories	-	-	-	-	-	-
144	Interprogram due from	13,692,480	2,312,038	-	-	-	-
150	Total current assets	79,288,907	7,180,725	8,131,453	79,350	600,804	920,508
161	Land	10,914,730	-	-	-	-	-
162	Buildings	138,954,477	-	-	-	-	-
163	Furniture/equip - dwellings	139,724	-	-	-	-	-
164	Furniture/equip - administration	351,050	302,301	-	-	-	-
165	Leasehold improvements	22,409,197	309,343	-	-	-	-
166	Accumulated depreciation	(131,721,016)	(284,861)	-	-	-	-
167	Construction in progress	8,198,413	-	-	-	-	-
160	Total fixed assets net of accumulated depreciation	49,246,575	326,783	-	-	-	-
171	Notes, loans, and mortgage receivables - noncurrent	166,540,560	-	-	-	-	22,010,000
174	Other Assets	-	-	-	-	-	-
176	Investments In Joint Ventures	-	-	-	-	-	-
180	Total noncurrent assets	215,787,135	326,783	-	-	-	22,010,000
200	Deferred outflow of resources	-	-	-	-	-	-
290	Total assets & deferred outflow of resources	295,076,042	7,507,508	8,131,453	79,350	600,804	22,930,508
312	Accts payable <= 90 Days	1,364,712	89,533	105,900	-	-	95,452
321	Accrued wage/payroll taxes payable	142,878	483,214	153,313	-	-	-
322	Accrued compensated absences	-	1,032,508	-	-	-	-
325	Accrued interest payable	49,050	-	-	-	-	-
331	Accounts payable HUD PHA programs other	5,081	-	54,053	5,265	5,198	-
341	Tenant security deposits	135,830	-	-	-	-	-
342	Unearned Revenues	1,101,476	4,444	572,385	71,342	211,519	-
343	Current portion of long-term debt	1,080,509	182,147	-	-	-	-
344	Current Portion L/T Debt, operating borrowings	811,910	-	-	-	-	-
345	Other current liabilities	109,901	-	335,259	-	-	-
346	Accrued liabilities - other	453,577	33,900	-	-	-	-
347	Interprogram due to	3,696,856	3,416,914	-	2,743	384,087	778,933
310	Total current liabilities	8,951,780	5,242,660	1,220,910	79,350	600,804	874,385
351	Long-term debt, net of current	10,613,747	136,841	-	-	-	-
352	L/T Debt/Net of Current/Operating Borrowings	2,861,551	-	-	-	-	-
353	Noncurrent liabilities - other	137,072	731	521,316	-	-	-
354	Accrued compensated absences	-	140,797	-	-	-	-
350	Total noncurrent liabilities	13,612,370	278,369	521,316	-	-	-
300	Total liabilities	22,564,150	5,521,029	1,742,226	79,350	600,804	874,385
400	Deferred inflow of resources	7,906,004	-	-	-	-	-
508.4	Net investment in capital assets	37,552,319	7,795	-	-	-	-
511.4	Restricted net position	28,197,529	-	149,648	-	-	-
512.4	Unrestricted net position	198,856,040	1,978,684	6,239,579	-	-	22,056,123
513	Total equity/net position	264,605,888	1,986,479	6,389,227	-	-	22,056,123
600	Total liabilities, deferred inflow of resources and equity/net position	295,076,042	7,507,508	8,131,453	79,350	600,804	22,930,508

Note: FDS submission to HUD is by AMP and the total for the program is reported here.
Note: This is a summarized version of the FDS that was submitted to HUD.

Line Item #	Account Description	HOME	CDBG	Project Based Section 8	Multifamily Housing Service Coordinators	Housing Counseling Grant	FSS Program Coordinators
111	Cash - unrestricted	-	-	5,553,502	-	-	-
112	Cash - restricted - modernization and development	-	-	-	-	-	-
113	Cash - other restricted	-	-	5,424,417	-	-	-
114	Cash - tenant security deposits	-	-	-	-	-	-
100	Total cash	-	-	10,977,919	-	-	-
122	Accts Rec - HUD Other Projects	-	-	-	28,216	20,959	73,539
124	Accts Rec - other government	-	82,000	-	-	-	-
125	Accts Rec - Miscellaneous	-	-	154,280	-	-	-
126	Accts Rec - tenants	-	-	104,418	-	-	-
127	Notes, loans and mortgage receivable current	900,000	-	64,010	-	-	-
128	Fraud recovery	-	-	25,850	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-
120	Total receivables, net of allowances	900,000	82,000	348,558	28,216	20,959	73,539
131	Investments - unrestricted	160,382	17,222	8,753,095	-	38,744	-
132	Investments - restricted	112,433	-	-	-	-	-
135	Investments - restricted for payment	-	-	277,387	-	-	-
142	Prepaid expense/other assets	-	-	94,532	970	-	-
143	Inventories	-	-	-	-	-	-
144	Interprogram due from	822,625	-	-	-	-	-
150	Total current assets	1,995,440	99,222	20,451,491	29,186	59,703	73,539
161	Land	-	-	23,300,400	-	-	-
162	Buildings	-	750,000	64,633,582	-	-	-
163	Furniture/equip - dwellings	-	-	-	-	-	-
164	Furniture/equip - administration	-	-	-	-	-	-
165	Leasehold improvements	-	-	5,704,023	-	-	-
166	Accumulated depreciation	-	(45,308)	(56,901,723)	-	-	-
167	Construction in progress	-	-	19,740,700	-	-	-
160	Total fixed assets net of accumulated depreciation	-	704,692	56,476,982	-	-	-
171	Notes, loans, and mortgage receivables - noncurrent	9,246,500	3,380,000	1,958,427	-	-	-
174	Other Assets	-	-	-	-	-	-
176	Investments In Joint Ventures	-	-	-	-	-	-
180	Total noncurrent assets	9,246,500	4,084,692	58,435,409	-	-	-
200	Deferred outflow of resources	-	-	-	-	-	-
290	Total assets & deferred outflow of resources	11,241,940	4,183,914	78,886,900	29,186	59,703	73,539
312	Accts payable <= 90 Days	-	88	1,286,003	4,287	392	-
321	Accrued wage/payroll taxes payable	-	5,600	65,736	6,026	-	13,035
322	Accrued compensated absences	-	-	-	-	-	-
325	Accrued interest payable	-	-	14,263	-	-	-
331	Accounts payable HUD PHA programs other	-	-	-	-	-	-
341	Tenant security deposits	-	-	157,407	-	-	-
342	Unearned Revenues	-	-	2,612,690	-	200	-
343	Current portion of long-term debt	-	-	1,206,819	-	-	-
344	Current Portion L/T Debt, operating borrowings	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-
346	Accrued liabilities - other	-	-	1,079,083	-	-	-
347	Interprogram due to	-	81,426	3,734,590	18,873	20,567	60,504
310	Total current liabilities	-	87,114	10,156,591	29,186	21,159	73,539
351	Long-term debt, net of current	-	-	29,635,142	-	-	-
352	L/T Debt/Net of Current/Operating Borrowings	-	-	-	-	-	-
353	Noncurrent liabilities - other	-	-	172	-	-	-
354	Accrued compensated absences	-	-	-	-	-	-
350	Total noncurrent liabilities	-	-	29,635,314	-	-	-
300	Total liabilities	-	87,114	39,791,905	29,186	21,159	73,539
400	Deferred inflow of resources	-	-	3,736,540	-	-	-
508.4	Net investment in capital assets	-	704,692	25,635,021	-	-	-
511.4	Restricted net position	112,433	-	5,544,397	-	-	-
512.4	Unrestricted net position	11,129,507	3,392,108	4,179,037	-	38,544	-
513	Total equity/net position	11,241,940	4,096,800	35,358,455	-	38,544	-
600	Total liabilities, deferred inflow of resources and equity/net position	11,241,940	4,183,914	78,886,900	29,186	59,703	73,539

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Housing Authority of the City and County of Denver
Financial Data Schedule
For the Fiscal Year Ended December 31, 2023

Line Item #	Account Description	FSS Forfeitures	Coronavirus State and Local Fiscal Recovery Funds	Jobs Plus	TANF	National Housing Trust Funds	EMAP- Emergency Mortgage Assistance Program
111	Cash - unrestricted	-	-	-	-	-	-
112	Cash - restricted - modernization and development	-	-	-	-	-	-
113	Cash - other restricted	-	-	-	-	-	-
114	Cash - tenant security deposits	-	-	-	-	-	-
100	Total cash	-	-	-	-	-	-
122	Accts Rec - HUD Other Projects	-	-	88,549	-	-	-
124	Accts Rec - other government	-	14,592	-	13,613	-	-
125	Accts Rec - Miscellaneous	-	107,258	-	-	-	-
126	Accts Rec - tenants	-	-	-	-	-	-
127	Notes, loans and mortgage receivable current	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-
120	Total receivables, net of allowances	-	121,850	88,549	13,613	-	-
131	Investments - unrestricted	146,877	7,027	-	-	-	55,273
132	Investments - restricted	-	-	-	-	-	-
135	Investments - restricted for payment	-	-	-	-	-	-
142	Prepaid expense/other assets	-	-	-	-	-	-
143	Inventories	-	-	-	-	-	-
144	Interprogram due from	-	-	-	-	-	-
150	Total current assets	146,877	128,877	88,549	13,613	-	55,273
161	Land	-	-	-	-	-	-
162	Buildings	-	-	-	-	-	-
163	Furniture/equip - dwellings	-	-	-	-	-	-
164	Furniture/equip - administration	-	-	-	-	-	-
165	Leasehold improvements	-	-	-	-	-	-
166	Accumulated depreciation	-	-	-	-	-	-
167	Construction in progress	-	-	-	-	-	-
160	Total fixed assets net of accumulated depreciation	-	-	-	-	-	-
171	Notes, loans, and mortgage receivables - noncurrent	-	-	-	-	580,000	-
174	Other Assets	-	-	-	-	-	-
176	Investments In Joint Ventures	-	-	-	-	-	-
180	Total noncurrent assets	-	-	-	-	580,000	-
200	Deferred outflow of resources	-	-	-	-	-	-
290	Total assets & deferred outflow of resources	146,877	128,877	88,549	13,613	580,000	55,273
312	Accts payable <= 90 Days	-	38	-	-	-	-
321	Accrued wage/payroll taxes payable	-	2,545	-	2,237	-	-
322	Accrued compensated absences	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-
331	Accounts payable HUD PHA programs other	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	-	-	-
342	Unearned Revenues	-	-	-	-	-	55,273
343	Current portion of long-term debt	-	-	-	-	-	-
344	Current Portion L/T Debt, operating borrowings	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-
346	Accrued liabilities - other	-	-	-	-	-	-
347	Interprogram due to	-	126,158	88,549	11,376	-	-
310	Total current liabilities	-	128,741	88,549	13,613	-	55,273
351	Long-term debt, net of current	-	-	-	-	-	-
352	L/T Debt/Net of Current/Operating Borrowings	-	-	-	-	-	-
353	Noncurrent liabilities - other	-	-	-	-	-	-
354	Accrued compensated absences	-	-	-	-	-	-
350	Total noncurrent liabilities	-	-	-	-	-	-
300	Total liabilities	-	128,741	88,549	13,613	-	55,273
400	Deferred inflow of resources	-	-	-	-	-	-
508.4	Net investment in capital assets	-	-	-	-	-	-
511.4	Restricted net position	-	-	-	-	-	-
512.4	Unrestricted net position	146,877	136	-	-	580,000	-
513	Total equity/net position	146,877	136	-	-	580,000	-
600	Total liabilities, deferred inflow of resources and equity/net position	146,877	128,877	88,549	13,613	580,000	55,273

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Line Item #	Account Description	FCC Affordable Connectivity Program	State/Local	Business Activities	Blended Component Units	Discretely Presented Component Units	Elimination	Total
111	Cash - unrestricted	-	-	3,107,265	1,786,704	2,159,444	-	15,197,690
112	Cash - restricted - modernization and development	-	-	-	-	-	-	23,135,939
113	Cash - other restricted	-	-	97,307,209	15,917,678	14,561,918	-	135,289,260
114	Cash - tenant security deposits	-	-	-	32,067	169,552	-	201,619
100	Total cash	-	-	100,414,474	17,736,449	16,890,914	-	173,824,508
122	Accts Rec - HUD Other Projects	-	-	-	-	-	-	2,521,071
124	Accts Rec - other government	-	-	7,729	-	-	-	117,934
125	Accts Rec - Miscellaneous	-	27,652	6,944,954	4,429,001	2,330,270	-	15,582,276
126	Accts Rec - tenants	-	-	52,470	84,328	1,017,411	-	1,586,906
127	Notes, loans and mortgage receivable current	-	-	99,060,755	39,467,228	-	(99,664,248)	54,005,073
128	Fraud recovery	-	-	-	6,000	41,802	-	131,404
129	Accrued interest receivable	-	-	87,279	26,743	-	-	705,529
120	Total receivables, net of allowances	-	27,652	106,153,187	44,013,300	3,389,483	(99,664,248)	74,650,193
131	Investments - unrestricted	-	-	13,969,325	5,161,719	12,117,946	-	68,160,311
132	Investments - restricted	-	-	-	-	39,660	-	4,135,459
135	Investments - restricted for payment	-	-	149,566	57,528	594,094	-	2,364,513
142	Prepaid expense/other assets	-	-	30,762	112,524	183,641	-	759,366
143	Inventories	-	-	-	53,467	-	-	53,467
144	Interprogram due from	-	-	15,976,447	17,026,055	-	(49,829,645)	-
150	Total current assets	-	27,652	236,693,761	84,161,042	33,215,738	(149,493,893)	323,947,817
161	Land	-	-	67,664,922	6,865,947	1,730,000	(12,290,222)	98,185,777
162	Buildings	-	-	31,291,350	82,458,212	612,572,784	-	930,660,405
163	Furniture/equip - dwellings	-	-	1,961,810	294,700	5,092,491	-	7,488,725
164	Furniture/equip - administration	-	-	2,053,055	8,184,210	1,823,679	-	12,714,295
165	Leasehold improvements	-	-	38,903,539	4,122,512	61,456,558	(34,855,627)	98,049,545
166	Accumulated depreciation	-	-	(5,632,986)	(10,676,433)	(148,286,224)	-	(353,548,551)
167	Construction in progress	-	-	8,904,716	19,123,479	66,617,835	-	122,585,143
160	Total fixed assets net of accumulated depreciation	-	-	145,146,406	110,372,627	601,007,123	(47,145,849)	916,135,339
171	Notes, loans, and mortgage receivables - noncurrent	-	-	205,144,958	1,759,120	-	-	410,619,565
174	Other Assets	-	-	25,815,423	3,947,320	6,571,245	-	36,333,988
176	Investments In Joint Ventures	-	-	336,911	156,323	-	(200)	493,034
180	Total noncurrent assets	-	-	376,443,698	116,235,390	607,578,368	(47,146,049)	1,363,581,926
200	Deferred outflow of resources	-	-	-	7,386,808	-	-	7,386,808
290	Total assets & deferred outflow of resources	-	27,652	613,137,459	207,783,240	640,794,106	(196,639,942)	1,694,916,551
312	Accts payable <= 90 Days	-	-	879,505	4,279,828	16,030,829	-	24,136,567
321	Accrued wage/payroll taxes payable	-	-	52,303	65,904	122,399	-	1,115,190
322	Accrued compensated absences	-	-	-	-	-	-	1,032,508
325	Accrued interest payable	-	-	4,870,595	154,517	1,186,459	-	6,274,884
331	Accounts payable HUD PHA programs other	-	-	-	-	-	-	69,597
341	Tenant security deposits	-	-	149,566	90,282	716,950	-	1,250,035
342	Unearned Revenues	-	-	1,499,549	333,674	457,510	-	6,920,062
343	Current portion of long-term debt	-	-	90,162,417	11,946,469	53,957,935	-	158,536,296
344	Current Portion L/T Debt, operating borrowings	-	-	-	-	-	-	811,910
345	Other current liabilities	-	-	41,143,013	60,244,870	10,910,673	(99,664,248)	13,079,468
346	Accrued liabilities - other	-	-	983,980	875,844	4,214,987	-	7,641,371
347	Interprogram due to	-	24,652	13,648,963	23,734,454	-	(49,829,645)	-
310	Total current liabilities	-	24,652	153,389,891	101,725,842	87,597,742	(149,493,893)	220,867,888
351	Long-term debt, net of current	-	-	295,400,035	62,327,119	411,317,386	-	809,430,270
352	L/T Debt/Net of Current/Operating Borrowings	-	-	-	-	-	-	2,861,551
353	Noncurrent liabilities - other	-	-	5,643,926	896,788	76,547,966	-	83,747,971
354	Accrued compensated absences	-	-	-	-	-	-	140,797
350	Total noncurrent liabilities	-	-	301,043,961	63,223,907	487,865,352	-	896,180,589
300	Total liabilities	-	24,652	454,433,852	164,949,749	575,463,094	(149,493,893)	1,117,048,477
400	Deferred inflow of resources	-	-	14,472,084	44,077,126	-	(34,855,627)	35,336,127
508.4	Net investment in capital assets	-	-	19,948,958	52,927,245	135,731,802	(7,959,341)	264,548,491
511.4	Restricted net position	-	-	4,184,500	4,944,164	14,601,669	-	57,734,340
512.4	Unrestricted net position	-	3,000	120,098,065	(59,115,044)	(85,002,459)	(4,331,081)	220,249,116
513	Total equity/net position	-	3,000	144,231,523	(1,243,635)	65,331,012	(12,290,422)	542,531,947
600	Total liabilities, deferred inflow of resources and equity/net position	-	27,652	613,137,459	207,783,240	640,794,106	(196,639,942)	1,694,916,551

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Line Item #	Account Description	Public Housing and Capital Fund	Central Office Cost Center	Housing Choice Vouchers	Mainstream	Emergency Housing Vouchers	CNI Grant Program
70300	Net tenant rental revenue	7,005,152	-	-	-	-	-
70400	Tenant revenue - other	356,493	-	-	-	-	-
70500	Total tenant revenue	7,361,645	-	-	-	-	-
70600	HUD PHA operating grants	20,894,704	-	128,770,423	678,635	2,303,010	1,154,141
70610	Capital grants	3,983,982	-	-	-	-	3,629,000
70710	Management fee	-	6,081,183	-	-	-	-
70720	Asset management fee	-	283,800	-	-	-	-
70730	Bookkeeping fee	-	852,922	-	-	-	-
70740	Front line service fee	-	1,401,590	-	-	-	-
70750	Other Fees	-	3,168,173	-	-	-	-
70800	Other government grants	-	2,526	-	-	-	-
71100	Investment income - unrestricted	1,140,522	6,700	304,897	-	12,498	-
71200	Mortgage interest income	1,435,972	-	-	-	-	41,651
71400	Fraud recovery	-	-	3,472	-	-	-
71500	Other revenue	910,539	1,500,831	75	-	-	-
71600	Gain/loss on sale of capital assets	(33,701)	12,695	-	-	-	-
72000	Investment income-restricted	111,638	-	-	-	-	-
70000	Total revenue	35,805,301	13,310,420	129,078,867	678,635	2,315,508	4,824,792
91100	Administrative salaries	1,838,981	7,601,793	2,881,825	25,271	28,920	285,506
91200	Auditing fees	107,668	-	42,974	-	-	-
91300	Management Fee	1,967,557	-	1,061,028	5,964	20,604	-
91310	Bookkeeping fee	161,211	-	663,142	3,728	12,878	-
91500	Employee benefit - admin	486,483	2,147,431	798,957	7,312	7,225	67,339
91600	Office expenses	418,713	1,102,564	248,540	-	-	2,415
91700	Legal expense	47,127	30,849	26,774	-	-	-
91800	Travel	35,868	82,570	44,528	-	-	8
91900	Other	736,572	1,515,270	782,177	1,415	151	33,922
92000	Asset management fee	283,800	-	-	-	-	-
92100	Tenant services - salaries	239,363	508,399	-	-	49,674	430,557
92300	Employee benefit - tenant services	78,435	136,135	-	-	7,161	124,434
92400	Tenant services - other	174,670	7,412	-	-	30,290	178,806
93100	Water	484,226	-	-	-	-	-
93200	Electricity	1,223,294	-	-	-	-	-
93300	Gas	919,519	-	-	-	-	-
93600	Sewer	621,900	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	10,794
94100	Ordinary Maintenance and operations - labor	1,369,337	-	-	-	-	-
94200	Ordinary Maintenance and operations - material	925,684	12,122	-	-	-	875
94300	Ordinary Maintenance and operations - contract costs	3,083,366	2,563,901	-	-	-	17
94500	Employee benefit - ord maint	353,247	-	-	-	-	-
95200	Protective services - other contract	9,017	-	-	-	-	-
96100	Insurance premiums	988,820	357,619	141,669	837	1,262	14,014
96200	Other general expense	6,105,993	98,945	8,556	572	53	-
96210	Compensated absences	25,249	62,290	21,813	168	308	5,454
96300	Payment in lieu of taxes	178,212	-	-	-	-	-
96400	Bad debt - tenant rents	(30,948)	-	-	-	-	-
96600	Bad debt - other	41,520	9,155	-	-	-	-
96710	Interest of mortgage payable	575,260	-	-	-	-	-
96720	Interest on Notes Payble	-	14,448	-	-	-	-
96730	Amortization of bond issue costs	-	-	-	-	-	-
96900	Total operating expenses	23,450,144	16,250,903	6,721,983	45,267	158,526	1,154,141
97000	Excess of operating revenue over operating expenses	12,355,157	(2,940,483)	122,356,884	633,368	2,156,982	3,670,651
97100	Extraordinary maint	388,871	-	-	-	-	-
97200	Casualty losses - non-capitalized	149,056	-	-	-	-	-
97300	Housing assistance payments	-	-	120,965,953	633,368	2,156,982	-
97400	Depreciation expense	3,258,952	294,577	-	-	-	-
97800	Dwelling units rent expense	520,718	-	-	-	-	-
90000	Total expenses	27,767,741	16,545,480	127,687,936	678,635	2,315,508	1,154,141
10010	Operating transfer in	1,321,776	4,003,621	-	-	-	-
10020	Operating transfer out	(1,321,776)	(338,376)	-	-	-	-
10040	Operating transfers from/to component unit	-	(2,050)	-	-	-	-
10091	Inter-project excess cash transfer in	6,025,000	-	-	-	-	-
10092	Inter-project excess cash transfer out	(6,025,000)	-	-	-	-	-
10100	Total Other Financing Sources (Uses)	-	3,663,195	-	-	-	-
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	8,037,560	428,135	1,390,931	-	-	3,670,651
11020	Required annual debt principal payments	1,803,879	-	-	-	-	-
11030	Beginning equity	256,568,328	1,558,344	4,998,296	-	-	18,385,472
11040	Prior period adj, equity transfers, and corrections	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	6,239,579	-	-	-
11180	Housing Assistance Payments Equity	-	-	149,648	-	-	-
11190	Unit months available	35,784	-	92,601	1,200	2,280	-
11210	Unit months leased	33,170	-	88,419	499	1,717	-

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Line Item #	Account Description	HOME	CDBG	Project Based Section 8	Multifamily Housing Service Coordinators	Housing Counseling Grant	FSS Program Coordinators
70300	Net tenant rental revenue	-	-	4,702,123	-	-	-
70400	Tenant revenue - other	-	-	125,721	-	-	-
70500	Total tenant revenue	-	-	4,827,844	-	-	-
70600	HUD PHA operating grants	-	-	2,753,629	87,095	-	377,194
70610	Capital grants	-	-	-	-	-	-
70710	Management fee	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	-
70740	Front line service fee	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-
70800	Other government grants	-	179,821	10,578,552	58,146	44,831	-
71100	Investment income - unrestricted	-	536	201,418	-	-	-
71200	Mortgage interest income	76,452	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-
71500	Other revenue	-	-	816,507	-	-	-
71600	Gain/loss on sale of capital assets	-	-	-	-	-	-
72000	Investment income-restricted	-	-	116,990	-	-	-
70000	Total revenue	76,452	180,357	19,294,940	145,241	44,831	377,194
91100	Administrative salaries	-	-	487,068	-	14,252	-
91200	Auditing fees	-	-	12,194	-	-	-
91300	Management Fee	-	-	1,123,012	-	-	-
91310	Bookkeeping fee	-	-	-	-	-	-
91500	Employee benefit - admin	-	-	163,242	-	3,462	-
91600	Office expenses	-	78	69,365	3,206	8,276	-
91700	Legal expense	-	-	58,622	-	-	-
91800	Travel	-	-	10,515	2,268	-	-
91900	Other	-	9,851	664,094	15,750	6,075	10,726
92000	Asset management fee	-	-	-	-	-	-
92100	Tenant services - salaries	-	126,292	70,916	96,965	81,689	251,838
92300	Employee benefit - tenant services	-	31,483	17,215	24,430	7,980	107,745
92400	Tenant services - other	-	9,478	204,114	498	13,071	-
93100	Water	-	-	362,124	-	-	-
93200	Electricity	-	-	624,968	-	-	-
93300	Gas	-	-	544,151	-	-	-
93600	Sewer	-	-	400,029	-	-	-
93800	Other utilities expense	-	-	-	-	-	-
94100	Ordinary Maintenance and operations - labor	-	-	916,882	-	-	-
94200	Ordinary Maintenance and operations - material	-	-	515,320	-	-	-
94300	Ordinary Maintenance and operations - contract costs	-	-	1,691,076	-	-	-
94500	Employee benefit - ord maint	-	-	289,289	-	-	-
95200	Protective services - other contract	-	-	2,246	-	-	-
96100	Insurance premiums	-	1,873	667,759	1,503	1,870	4,870
96200	Other general expense	-	13	232,536	-	-	-
96210	Compensated absences	-	773	11,135	621	157	2,015
96300	Payment in lieu of taxes	-	-	-	-	-	-
96400	Bad debt - tenant rents	-	-	112,527	-	-	-
96600	Bad debt - other	-	-	-	-	-	-
96710	Interest of mortgage payable	-	-	1,255,181	-	-	-
96720	Interest on Notes Payble	-	-	-	-	-	-
96730	Amortization of bond issue costs	-	-	-	-	-	-
96900	Total operating expenses	-	179,841	10,505,580	145,241	136,832	377,194
97000	Excess of operating revenue over operating expenses	76,452	516	8,789,360	-	(92,001)	-
97100	Extraordinary maint	-	-	213,880	-	-	-
97200	Casualty losses - non-capitalized	-	-	398	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-
97400	Depreciation expense	-	18,750	1,695,496	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-
90000	Total expenses	-	198,591	12,415,354	145,241	136,832	377,194
10010	Operating transfer in	-	-	-	-	-	-
10020	Operating transfer out	-	-	(3,800,000)	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-
10091	Inter-project excess cash transfer in	-	-	-	-	-	-
10092	Inter-project excess cash transfer out	-	-	-	-	-	-
10100	Total Other Financing Sources (Uses)	-	-	(3,800,000)	-	-	-
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	76,452	(18,234)	3,079,586	-	(92,001)	-
11020	Required annual debt principal payments	-	-	1,177,991	-	-	-
11030	Beginning equity	11,165,488	4,115,034	32,278,869	-	-	-
11040	Prior period adj, equity transfers, and corrections	-	-	-	-	130,545	-
11170	Administrative Fee Equity	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-	-
11190	Unit months available	-	-	9,963	-	-	-
11210	Unit months leased	-	-	9,412	-	-	-

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Housing Authority of the City and County of Denver
Financial Data Schedule
For the Fiscal Year Ended December 31, 2023

Line Item #	Account Description	FSS Forfeitures	Coronavirus State and Local Fiscal Recovery Funds	Jobs Plus	TANF	National Housing Trust Funds	EMAP-Emergency Mortgage Assistance Program
70300	Net tenant rental revenue	-	-	-	-	-	-
70400	Tenant revenue - other	-	-	-	-	-	-
70500	Total tenant revenue	-	-	-	-	-	-
70600	HUD PHA operating grants	-	-	135,176	-	-	-
70610	Capital grants	-	-	-	-	-	-
70710	Management fee	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	-
70740	Front line service fee	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-
70800	Other government grants	-	204,539	-	77,355	-	9,000
71100	Investment income - unrestricted	3,578	-	-	-	-	-
71200	Mortgage interest income	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-
71500	Other revenue	143,506	-	-	-	-	-
71600	Gain/loss on sale of capital assets	-	-	-	-	-	-
72000	Investment income-restricted	-	-	-	-	-	-
70000	Total revenue	147,084	204,539	135,176	77,355	-	9,000
91100	Administrative salaries	-	31,766	-	-	-	-
91200	Auditing fees	-	-	-	-	-	-
91300	Management Fee	-	9,600	-	-	-	9,000
91310	Bookkeeping fee	-	-	-	-	-	-
91500	Employee benefit - admin	-	-	-	-	-	-
91600	Office expenses	-	50	127	185	-	-
91700	Legal expense	-	24	-	-	-	-
91800	Travel	-	-	-	-	-	-
91900	Other	52	104,960	6,020	7,217	-	-
92000	Asset management fee	-	-	-	-	-	-
92100	Tenant services - salaries	-	43,968	99,028	54,351	-	-
92300	Employee benefit - tenant services	-	8,420	15,275	9,171	-	-
92400	Tenant services - other	-	4,442	12,094	4,916	-	-
93100	Water	-	-	-	-	-	-
93200	Electricity	-	-	-	-	-	-
93300	Gas	-	-	-	-	-	-
93600	Sewer	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-
94100	Ordinary Maintenance and operations - labor	-	-	-	-	-	-
94200	Ordinary Maintenance and operations - material	-	-	-	-	-	-
94300	Ordinary Maintenance and operations - contract costs	-	-	-	-	-	-
94500	Employee benefit - ord maint	-	-	-	-	-	-
95200	Protective services - other contract	-	-	-	-	-	-
96100	Insurance premiums	-	831	1,928	1,077	-	-
96200	Other general expense	155	77	-	-	-	-
96210	Compensated absences	-	341	704	438	-	-
96300	Payment in lieu of taxes	-	-	-	-	-	-
96400	Bad debt - tenant rents	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-
96710	Interest of mortgage payable	-	-	-	-	-	-
96720	Interest on Notes Payble	-	-	-	-	-	-
96730	Amortization of bond issue costs	-	-	-	-	-	-
96900	Total operating expenses	207	204,479	135,176	77,355	-	9,000
97000	Excess of operating revenue over operating expenses	146,877	60	-	-	-	-
97100	Extraordinary maint	-	-	-	-	-	-
97200	Casualty losses - non-capitalized	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-
97400	Depreciation expense	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-
90000	Total expenses	207	204,479	135,176	77,355	-	9,000
10010	Operating transfer in	-	-	-	-	-	-
10020	Operating transfer out	-	-	-	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-
10091	Inter-project excess cash transfer in	-	-	-	-	-	-
10092	Inter-project excess cash transfer out	-	-	-	-	-	-
10100	Total Other Financing Sources (Uses)	-	-	-	-	-	-
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	146,877	60	-	-	-	-
11020	Required annual debt principal payments	-	-	-	-	-	-
11030	Beginning equity	-	76	-	-	580,000	-
11040	Prior period adj, equity transfers, and corrections	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-	-
11190	Unit months available	-	-	-	-	-	-
11210	Unit months leased	-	-	-	-	-	-

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Housing Authority of the City and County of Denver
Financial Data Schedule
For the Fiscal Year Ended December 31, 2023

Line Item #	Account Description	FCC Affordable Connectivity Program	State/Local	Business Activities	Blended Component Units	Discretely Presented Component Units	Elimination	Total
70300	Net tenant rental revenue	-	-	510,147	1,967,053	19,668,221	-	33,852,696
70400	Tenant revenue - other	-	-	1,663,094	32,662	171,673	-	2,349,643
70500	Total tenant revenue	-	-	2,173,241	1,999,715	19,839,894	-	36,202,339
70600	HUD PHA operating grants	-	-	-	-	2,079	-	157,156,086
70610	Capital grants	-	-	-	-	-	-	7,612,982
70710	Management fee	-	-	-	-	-	(6,081,183)	-
70720	Asset management fee	-	-	-	-	-	(283,800)	-
70730	Bookkeeping fee	-	-	-	-	-	(852,922)	-
70740	Front line service fee	-	-	-	-	-	(1,401,590)	-
70750	Other Fees	-	-	6,168,776	-	-	(1,023,269)	8,313,680
70800	Other government grants	-	-	407,757	1,751,201	9,018,353	(12,269,725)	10,062,356
71100	Investment income - unrestricted	-	-	1,121,514	205,305	475,740	-	3,472,708
71200	Mortgage interest income	-	-	8,367,084	110,150	-	(2,163,307)	7,868,002
71400	Fraud recovery	-	-	-	-	-	-	3,472
71500	Other revenue	-	38,250	17,973,051	8,268,702	3,607,517	(4,723,905)	28,535,073
71600	Gain/loss on sale of capital assets	-	-	-	-	-	-	(21,006)
72000	Investment income-restricted	-	-	3,880,165	23,610	60,104	-	4,192,507
70000	Total revenue	-	38,250	40,091,588	12,358,683	33,003,687	(28,799,701)	263,398,199
91100	Administrative salaries	-	-	1,113,328	379,363	1,589,390	-	16,277,463
91200	Auditing fees	-	-	6,800	200,384	193,200	-	563,220
91300	Management Fee	-	-	1,587,443	305,975	1,863,555	(6,081,183)	1,872,555
91310	Bookkeeping fee	-	-	-	11,963	-	(852,922)	-
91500	Employee benefit - admin	-	-	234,721	95,931	424,104	-	4,436,207
91600	Office expenses	-	-	104,140	188,282	313,913	(38,585)	2,421,269
91700	Legal expense	-	-	321,016	143,188	166,121	(104,361)	689,360
91800	Travel	-	-	27,684	10,568	19,675	-	233,684
91900	Other	-	-	1,317,656	661,833	1,065,500	(1,219,442)	5,719,799
92000	Asset management fee	-	-	-	-	-	(283,800)	-
92100	Tenant services - salaries	-	32,944	117,416	561,159	-	-	2,764,559
92300	Employee benefit - tenant services	-	4,515	23,949	68,098	-	-	664,446
92400	Tenant services - other	-	-	16,837	1,040,148	77,962	(278,124)	1,496,614
93100	Water	-	-	39,538	110,274	487,028	-	1,483,190
93200	Electricity	-	-	228,579	565,272	2,001,723	(319,855)	4,323,981
93300	Gas	-	-	37,397	95,860	633,679	-	2,230,606
93600	Sewer	-	-	117,555	156,032	772,192	-	2,067,708
93800	Other utilities expense	-	-	70	-	-	-	10,864
94100	Ordinary Maintenance and operations - labor	-	-	68,938	285,104	1,804,052	-	4,444,313
94200	Ordinary Maintenance and operations - material	-	-	163,577	214,492	1,200,081	-	3,032,151
94300	Ordinary Maintenance and operations - contract costs	-	-	719,622	825,651	4,878,026	(1,126,852)	12,634,807
94500	Employee benefit - ord maint	-	-	10,284	51,028	428,247	-	1,132,095
95200	Protective services - other contract	-	-	212,029	88,680	36,800	-	348,772
96100	Insurance premiums	-	650	311,218	870,941	2,020,529	-	5,389,270
96200	Other general expense	-	-	396,611	829,056	1,767,579	(2,008,057)	7,432,089
96210	Compensated absences	-	141	9,894	4,509	16,771	-	162,781
96300	Payment in lieu of taxes	-	-	-	-	-	-	178,212
96400	Bad debt - tenant rents	-	-	(1,815)	134,552	744,567	-	958,883
96600	Bad debt - other	-	-	128,472	134,572	-	-	313,719
96710	Interest of mortgage payable	-	-	12,435,636	3,939,368	12,397,276	(2,163,307)	28,439,414
96720	Interest on Notes Payble	-	-	1,508,703	45,269	370,729	(1,527,390)	411,759
96730	Amortization of bond issue costs	-	-	83,979	467,618	130,525	(36,219)	645,903
96900	Total operating expenses	-	38,250	21,341,277	12,485,170	35,403,224	(16,040,097)	112,779,693
97000	Excess of operating revenue over operating expenses	-	-	18,750,311	(126,487)	(2,399,537)	(12,759,604)	150,618,506
97100	Extraordinary maint	-	-	4,624,127	109,044	616,370	-	5,952,292
97200	Casualty losses - non-capitalized	-	-	13,280	-	577,829	-	740,563
97300	Housing assistance payments	-	-	-	-	-	(11,374,843)	112,381,460
97400	Depreciation expense	-	-	2,920,738	3,251,783	19,331,480	(1,384,661)	29,387,115
97800	Dwelling units rent expense	-	-	94,368	-	-	-	615,086
90000	Total expenses	-	38,250	28,993,790	15,845,997	55,928,903	(28,799,601)	261,856,209
10010	Operating transfer in	-	-	20,250,017	-	-	(25,575,414)	-
10020	Operating transfer out	-	-	(20,115,262)	-	-	25,575,414	-
10040	Operating transfers from/to component unit	-	-	11,422	(9,372)	-	-	-
10091	Inter-project excess cash transfer in	-	-	-	-	-	(6,025,000)	-
10092	Inter-project excess cash transfer out	-	-	-	-	-	6,025,000	-
10100	Total Other Financing Sources (Uses)	-	-	146,177	(9,372)	-	-	-
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-	-	11,243,975	(3,496,686)	(22,925,216)	(100)	1,541,990
11020	Required annual debt principal payments	-	-	7,195,006	746,118	1,054,341	-	11,977,335
11030	Beginning equity	-	133,545	132,987,548	2,253,051	88,256,228	(12,290,322)	540,989,957
11040	Prior period adj, equity transfers, and corrections	-	(130,545)	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	6,239,579
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	149,648
11190	Unit months available	-	-	744	2,226	33,006	-	177,804
11210	Unit months leased	-	-	691	1,893	29,672	-	165,473

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