# Boulder Housing Partners

**Financial Report**
**with Supplementary Information**
**December 31, 2025**

# Contents

Plante & Moran, PLLC
Suite 300
2601 Cambridge Court
Auburn Hills, MI 48326
Tel: 248.375.7100
Fax: 248.375.7101
plantemoran.com

# Independent Auditor's Report

To the Board of Commissioners
Boulder Housing Partners

## Report on the Audit of the Financial Statements

### *Opinions*

We have audited the financial statements of the primary government business-type activities and the aggregate discretely presented component units of the Housing Authority of the City of Boulder, Colorado, a Colorado Housing Authority d/b/a Boulder Housing Partners (BHP or the "Authority"), as of and for the year ended December 31, 2025 and the related notes to the financial statements, which collectively comprise Boulder Housing Partners' basic financial statements, as listed in the table of contents.

In our opinion, based on our audit and the report of the other auditors, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the primary government business-type activities and the aggregate discretely presented component units of Boulder Housing Partners as of December 31, 2025 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.

We did not audit the financial statements of the discretely presented component units, Boulder Communities, LLLP; Canopy at ROP LLLP; High Mar Community LLLP; Lee Hill Community LLLP; Palo Park Community, LLLP; Red Oak Park LLLP; West End Communities, LLLP; Westview Community LLLP; Ciclo LLLP; 30Pearl LLLP; Madison Woods Communities, LLLP; Tantra Lake Apartments, LLLP; Golden West IL LLLP; Hawthorn Court LLLP; Rally Flats LLLP; and Mount Calvary LLLP, which represent 100 percent of the assets and revenue of aggregate discretely presented component units as of and for the year ended December 31, 2025. Those financial statements were audited by other auditors, whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for aggregate discretely presented component units, is based solely on the report of the other auditors.

### *Basis for Opinions on U.S. Generally Accepted Accounting Principles*

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 Boulder Housing Partners 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 were not audited in accordance with *Government Auditing Standards*, except for West End Communities, LLLP.

### *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 Boulder Housing Partners' 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.

To the Board of Commissioners
Boulder Housing Partners

***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.

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 Boulder Housing Partners' 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 Boulder Housing Partners' 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, the schedule of the Authority's proportionate share of the net pension liability (asset), the schedule of the Authority's proportionate share of the net OPEB liability, the schedule of the Authority's OPEB contributions, and the schedule of the Authority's pension contributions 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.

To the Board of Commissioners
Boulder Housing Partners

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Boulder Housing Partners' basic financial statements. The 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 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 financial report. The other information comprises the HUD funded capital programs 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.

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 11, 2026 on our consideration of Boulder Housing Partners' 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 Boulder Housing Partners' 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 Boulder Housing Partners' internal control over financial reporting and compliance.

Plante & Moran, PLLC

June 11, 2026

# Management's Discussion and Analysis

As management of the Housing Authority of the City of Boulder, Colorado, doing business as Boulder Housing Partners (BHP or the "Authority"), we present this narrative overview and analysis of BHP's financial activities for the fiscal year ended December 31, 2025.

Management's discussion and analysis (MD&A) is designed to assist readers in focusing on significant financial issues, provide an overview of BHP's financial position and results of operations, and identify financial trends and potential areas of concern. Readers are encouraged to consider the information presented here in conjunction with BHP's financial statements and accompanying notes to obtain a comprehensive understanding of the Authority's financial position. This MD&A is presented in accordance with the requirements of Governmental Accounting Standards Board (GASB) Statement No. 34.Overview of the Financial Statements

The annual financial report consists of four components:

- Management's discussion and analysis
- Financial statements
- Supplemental financial data schedules
- Schedule of expenditures of federal awards

BHP follows accounting principles generally accepted in the United States of America (GAAP) reporting; accordingly, the financial statements are presented under the full accrual basis of accounting. The Authority-wide financial statements present the financial position and results of operations of BHP as a single enterprise. While detailed sub-fund information is not presented in the audited statements, separate accounts are maintained for each program to control and manage money for particular purposes. The supplemental information section of the financial statements includes the financial data schedules which provide net position by program and revenues, expenses, and changes in net position by the program. The program funds maintained by BHP are required by the Department of Housing and Urban Development (HUD).

GASB Statement No. 63, the financial statements include a statement of net position (similar to a balance sheet) which reports all financial and capital resources of BHP. Assets and liabilities are presented in order of liquidity. Assets are classified as "current" (convertible to cash within one year), "noncurrent," "capital assets" and "financing costs". Liabilities are classified as "current" (payable within one year) and "noncurrent" (payable with maturity beyond one year). The deferred outflow of resources represents the consumption of net assets that is applicable to a future reporting period. The deferred inflow of resources represents the acquisition of net assets that is applicable to a future reporting period.

The focus of the statement of net position is to present the available assets, net of liabilities, for the entire organization. Net position is reported in three broad categories as applicable:

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

**Restricted Net Position** - This component of net position consists of assets restricted when constraints are placed on use by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

**Unrestricted Net Position** - Unrestricted net position consists of a net position that does not meet the definition of net investment in capital assets or restricted net position.

The financial statements also include a statement of activities (similar to an income statement). This statement includes operating revenues (tenant revenue, operating grants, management and developer fee income, and other income), operating expenses (housing assistance payments, administrative costs, utilities, maintenance, depreciation, and other tenant and general expenses), and non-operating revenue and expenses (gain or loss on the sale of assets, interest income, and interest expense, and capital grant contributions).

The focus of the statement of revenues, expenses, and changes in net position is the change in net position for the year, which is similar to net income or a net loss.

A statement of cash flows is included, which discloses net cash provided by or used in operating activities, investing activities, and capital and related financing activities. This statement also includes a reconciliation of the change in net position to net cash from operating activities.

The financial statements are accompanied by notes that provide additional detail essential to understanding the Authority's financial position and results of operations.

To fully understand the activities and financial statements of Boulder Housing Partners, the following is a brief description of BHP's significant programs and services which are provided to residents within the City of Boulder.

### Moving to Work

BHP was awarded the designation of a Moving to Work (MTW) agency by HUD effective January 1, 2012. MTW agencies, of which there are currently 139 in the country, are accepted into the program on the strength of their long-range plan of how to use deregulation to further three federal goals: increase efficiency/reduce cost; increase housing choices; and leverage customers' ability to achieve self-sufficiency. MTW agencies write an annual plan in which they request waivers of rules under the 1937 U.S. Housing Act that allow them to respond to local community needs and issues.

The following programs are included in this designation:

- **Public Housing** - Under the public housing program, BHP rents units it owns to low-income households. This program operates under an annual contributions contract with HUD. HUD provides an operating subsidy to enable BHP to provide the housing at a rent that is based upon 30 percent of the adjusted gross income of the tenant. BHP had 14 public housing units under contract at the end of the calendar year 2024, disposed of the 14 units in 2025.

- **Capital Fund Program** - Under this program, BHP receives funding from HUD for physical improvements to its units within the public housing program. The program operates under an annual contributions contract with HUD.

- **MTW Housing Choice Voucher Program** - Pursuant to the Moving to Work contract with HUD, BHP receives funding to subsidize the rent of low-income families in the private market and earns an administrative fee to cover the program's operating costs. As of December 31, 2025, BHP received funding for 959 Housing Choice and Rental Assistance Demonstration (RAD) vouchers in the MTW program.

**Other Programs:**

**Housing Choice Voucher Programs** - In addition to the 959 MTW Housing Choice vouchers mentioned above, BHP receives funding through an annual contributions contract with HUD to subsidize the rent of additional low-income families in the private market and earns an administrative fee to cover the program's operating costs. As of December 31, 2025 BHP received funding for 181 Non-Elderly Disabled vouchers, 188 Mainstream programs, and 22 Emergency Housing Vouchers.

**Permanent Supportive Housing Program** - BHP receives funding from HUD's Continuum of Care Program which provides rental assistance and supportive services for 22 chronically homeless households. BHP administers the rental assistance dollars and All Roads (previously named Boulder Shelter for the Homeless), and BHP Resident Services provides case management for the supportive services. Participants in the program can lease a unit anywhere in Boulder County. This program is known internally as the Housing First Scattered Site. This program began in 2007.

BHP also provides 31 units of permanent supportive housing for the residents at Lee Hill, which is a tax credit property. Rental assistance is provided using BHP's project-based vouchers and supportive services are funded through HUD's Continuum of Care Program. Supportive services are managed by case managers through All Roads. This program began in 2014.

BHP has 10 units of permanent supportive housing at the Holiday Neighborhood. Rental assistance is provided using BHP's project-based vouchers and supportive services are funded through HUD's Continuum of Care Program. In this case, supportive services are provided by BHP Resident Services. This program began in 2004.

In addition, BHP has 10 units of permanent supportive housing at the 30Pearl property, which are funded by the Colorado Division of Housing. 30Pearl is a tax credit property. The program began in 2021, upon construction completion of this property.

In January 2018, BHP signed an agreement with the City of Boulder, which provides $200,000 a year to house and provide supportive services to 8 – 12 chronically homeless households. During 2019, the City of Boulder expanded this agreement for an additional $220,000 per year to house and provide supportive services to an additional 18 chronically homeless households. In 2020, the City of Boulder again expanded this agreement for an additional $519,875 per year to house and provide supportive services to an additional 18 households. The total grant of $1,021,875 received in 2025 supports up to 48 households with rental assistance and supportive services. This program works like the Housing First Scattered Site Program in that BHP administers the rental assistance and All Roads provides the case management supportive services. This program was brought about based on the success of the Housing First Scattered Site and a desire by the City of Boulder to help find a solution to the homeless situation in Boulder.

**Owned Permanently Affordable Housing** – BHP owns 549 units in 19 properties that are permanently affordable under covenants with the City of Boulder.

**Market Rate Housing** - BHP has a total of 140 market-rate units. BHP has four properties of which some units have no restrictions on the rents.

- Bridgewalk, with a total of 123 units, has 111 units with no restriction on rents and 12 units that are included in the Owned Permanently Affordable Housing count above;
- Foothills Community, with a total of 74 units, has 22 units with no restriction on rents and 52 units that are included in the Owned Permanently Affordable Housing count above;
- Twenty37 Walnut, with a total of 26 units, currently has 2 units with no restrictions on rents and is targeting 100% affordable at unit turns.
- Trout Farms, with a total of 31 units, currently has 5 units with no restrictions on rents and is targeting 100% affordable at unit turns.

Market rate units provide valuable cash flow to pay for organization overhead and smooth the effects of uncertain HUD funding for the Public Housing portfolio and Housing Choice administrative fees.

**Partnerships in Low Income Housing Tax Credits (LIHTC)** – As of December 31, 2025, BHP or its affiliate is the general partner in sixteen tax credit partnerships with a total of 1551 units in operational status; 30Pearl LLLP, Boulder Communities LLLP, Canopy at ROP, LLLP, Ciclo LLLP, Golden West IL LLLP, Hawthorn Court LLLP, High Mar Community, LLLP, Lee Hill Community LLLP, Madison Woods Communities, LLLP, Mount Calvary LLLP, Palo Park Community, LLLP, Rally Flats LLLP, Red Oak Park, LLLP, Tantra Lake Apartments, LLLP, WestView Community LLLP, and West End Communities, LLLP.

Mount Calvary LLLP, formerly Mount Calvary Lutheran Church, is a 60-unit senior housing site. Mount Calvary LLLP construction and lease-up was completed in 2025. Mount Calvary LLLP operates under the property name of Hilltop Senior Living with no legal name change.

Rally Flats LLLP, formerly Rally Sports Health Club, is a 100-unit deeply affordable housing site. Rally Flats LLLP construction and lease-up was completed in 2025.

Hawthorn Court, LLLP is a 73-unit family housing site. Hawthorn Court LLLP construction was completed in 2025 with lease-up anticipated in 2026.

BHP is the development manager for Mount Calvary LLLP, Rally Flats LLLP, and Hawthorn Court, LLLP.

On January 1, 2025, BHP took over as the general partner for the Golden West IL LLLP tax credit property in Boulder. Golden West has 253 units of affordable housing offered to residents aged 62+.

On December 31, 2025, the compliance period had ended for Broadway West Community, LLLP. BHP purchased the limited partner's 99.98% equity for $1.00. BHP Venture I LLC, 100% owned by BHP, has a limited partner ownership interest of 0.01%. BHP retained their 0.01% interest as general partner.

**Major Programs for 2025 Audit**

For the current period ended December 31, 2025, one program has been deemed by our auditors, Plante & Moran, PLLC, to be a major program.

- The Moving to Work Program, which includes the MTW Housing Choice Voucher Program, the Rental Assistance Determination (RAD), the Low-Income Public Housing Operating Subsidy, and the Capital Fund Program.

### Financial Highlights

During the years ended December 31, 2025, and 2024:

- In 2025, BHP sold Arapahoe Court for $3,850,000

- In 2025, due to the assumption of general partner of the Golden West IL LLLP LIHTC project, BHP received the North Tower. Per the appraisal, value of the land and building were assigned at $2,200,000 and $300,000, respectively, for a total value of $2,500,000

  Also as part of this transaction, BHP assumed from an affiliate of the withdrawing general partner:
  - three note receivables, principal of $40,211,180 and accrued interest of $4,904,074
  - guaranty reserve of $954,440
  - developer fee of $465,745

- In 2024, BHP purchased buildings and land for $5,100,000. This property and land will be held to eventually be sold into a LIHTC

### Condensed Comparative Financial Information

The following table is a summarized statement of net position as of December 31, 2025 and 2024:

**Summary Statement of Net Position**

| **Assets:** | **2025** | **2024** |
|---|---|---|
| Current assets | $ 21,273,990 | $ 20,494,775 |
| Noncurrent assets | $ 341,536,253 | $ 277,125,353 |
| Capital Assets (net of depreciation) | $ 88,522,724 | $ 76,330,150 |
| **Total Assets** | $ 451,332,967 | $ 373,950,278 |
| Deferred Outflows | $ 2,560,611 | $ 4,010,209 |
| **Total Assets and Deferred Outflows** | $ 453,893,578 | $ 377,960,487 |
| | | |
| **Liabilities:** | | |
| Current liabilities | $ 8,893,721 | $ 5,587,660 |
| Long-term liabilities | $ 154,378,938 | $ 151,658,788 |
| **Total liabilities** | $ 163,272,659 | $ 157,246,448 |
| Deferred Inflows | $ 245,390 | $ 585,401 |
| **Total Liabilities and Deferred Inflows** | $ 163,518,049 | $ 157,831,849 |
| | | |
| **Net Position:** | | |
| Unrestricted | $ 250,518,531 | $ 189,482,162 |
| Net Investment in Capital Assets | $ 39,696,958 | $ 30,478,831 |
| Restricted | $ 160,040 | $ 167,645 |
| **Total net position** | $ 290,375,529 | $ 220,128,638 |
| **Total liabilities and net position** | $ 453,893,578 | $ 377,960,487 |

For more detailed information, see the statement of net position.

**Financial Highlights Affecting the Statement of Net Position** (rounded to thousands)

Total assets increased by approximately $77,383,000 or 20.7% in 2025.

Current assets increased approximately $779,000 or 3.8%, compared to prior year.

- Unrestricted cash overall increased by $2,839,635 in 2025, mostly due to:
  - Arapahoe Court sale proceeds of $3,850,000
  - Rally Flats LLLP cost reimbursements $136,012
  - Golden West IL LLLP receipt of developer fee of $600,000
  - North Tower construction disbursements of $328,821
  - Disbursement of predevelopment fees related to future projects of $21,186
  - Unrestricted Replacement Cash Reserves usage of $875,349 for capital projects at existing properties

- Related Party receivables decreased by $2,169,637 in 2025, mostly due to the conversion of Mount Calvary LLLP note to partnership investment of $2,240,000

- Prepaid expenses increased $98,127 mostly due to insurance

Noncurrent assets increased approximately $64,411,000 or 23.2%, compared to prior year.

- Increase in investment in partnerships of $2,922,465 due to a BHP general partner equity contribution to Mount Calvary LLLP for payment of construction cost overruns

- Increase in related party note principal of $47,713,996 is the change in developer fees and soft debt owned from the LIHTCs, with the largest contributors of the balance being:

  - Golden West IL LLLP $41,165,620
  - Rally Flats LLLP $6,000,000

- Increase in related party note interest of $9,355,704 from the LIHTC properties; Golden West IL LLLP accounts for $4,904,074 of the change

- Increase in accrued partnership fees of $166,174, mostly attributed to Golden West IL LLLP owing $122,101

- Increase in bonds receivable of $4,209,136 from all LIHTCs, with $5,662,955 due from Rally Flats LLLP, offset by reduction of all other bond principal balances

- Decrease in Broadway West LLLP note due to conversion to BHP owned of $1,061,235

Capital Assets, net, increased by approximately $12,559,968 in 2025 to include Construction in Progress (CIP) and leased assets. Excluding CIP, assets increased $10,668,654. Noted below are major contributors to the overall change from 2024:

**Capital Assets**

| | December 31, 2025 | December 31, 2024 | Change from Prior Year |
|---|---|---|---|
| Land | $ 38,029,207 | $ 35,711,124 | $ 2,318,083 |
| Buildings | 83,320,975 | 75,456,228 | 8,197,649 |
| Equipment | 1,864,557 | 1,378,733 | 152,922 |
| Accum Depreciation | (40,956,734) | (39,986,359) | (970,375) |
| Subtotal | $ 82,258,005 | $ 72,559,726 | $ 9,698,279 |
| Construction in Progress | 6,264,719 | 3,403,030 | 2,861,689 |
| Total Capital Assets | $ 88,522,724 | $ 75,962,756 | $ 12,559,968 |

- Assumption of North Tower, with land valued at $2,200,000 per the appraisal
- Buildings:
  - Broadway West LLLP assets assumed of $2,328,000,
  - North Tower building and rehab improvements of $300,000 and $3,327,945, respectively,
  - Capitalized asset additions for existing properties of $3,912,274,
  - Disposed assets of $1,517,996, to include Arapahoe East of $559,083
- Equipment of $118,431 mostly due to the North Tower improvements
- Net increase in Accumulated Depreciation due to normal depreciation and disposal of assets of $970,375
- Net increase in Construction in Progress of $2,861,688 due to $1,465,366 of new projects and $1,396,497 of rehab costs on existing properties

Leased Assets are comprised of newer leased vehicles and copier equipment. These are now reported as assets at the full cost of the remaining lease as per GASB 87. This creates a decrease in assets of approximately $34,000.

Net Pension Asset and Deferred Outflows recognized pension income of $108,372 primarily the result of changes in unfunded pension and Other Post-Employment Benefits (OPEB) determined by Colorado's state-defined benefit pension plan (PERA). A further detailed discussion can be found in the Notes section of this report.

**Total Liabilities** increased by approximately $6,026,000 or 3.8%. Details of major drivers of the changes are discussed below;

Current liabilities increased by approximately $3,306,000 or 59.2% in 2025 due to:

- Decrease of $153,669 in Accounts Payable and operating accruals;
- Increase of $3,101,755 in current mortgage and bonds balances due, with North Tower attributing to $3,013,457 of the total;
- Retainage payable related to the North Tower reconstruction contributed a $144,825 increase in current liabilities;
- Accrued Payroll was noted as an increase of $160,785 over 2024;

Noncurrent liabilities increased by approximately $2,720,000 or 1.8% in 2025 primarily due to:

- Increase in notes payable due to absorption of a Broadway West LLLP note of $936,298;
- Mortgage payables for BHP properties decreased by $1,011,438 associated with routine debt payments;
- Increase of $4,156,968 of conduit debt related to LIHTC projects
- Net Pension Liability decreased by $1,319,319 as per GASB 68 and 75 requirements dictate. The annual computations are based on data provided by PERA. Further discussion on Pension information can be found in the Notes section of this report.

Deferred inflow liability decreased by $340,011 in 2025, the result of data provided by PERA. Further discussion of Pension information can be found in the Notes section of this report.

As of December 31, 2025 and 2024, the current ratio (current assets over current liabilities) is 2.39 and 3.67, respectively.

The BHP portfolio-wide debt coverage ratio as of December 31, 2025 and 2024 are 1.44 and 1.56 respectively. Our loans require a minimum debt service coverage ratio of 1.15.

Net Position increased approximately $70,247,000 or 31.9% in 2025 as discussed in the Statement of Activities section.

### Operating Activities

BHP receives its operating revenues to support its operating expenditures from rental charges, federal government subsidies, and grants. BHP receives grant funding from HUD and the City of Boulder (the "City") for certain capital expenditures. The following table summarizes and compares the changes related to BHP's operating and capital transactions between fiscal years 2025 and 2024.

**Summary Statement of Activities**

| | 2025 | 2024 | Variance |
|---|---|---|---|
| **Revenues** | | | |
| Revenue - Tenant | $ 10,073,396 | $ 9,592,854 | $ 480,542 |
| Grant Income | $ 25,821,905 | $ 22,462,608 | $ 3,359,297 |
| Management and Developer Fees | $ 8,450,843 | $ 4,973,894 | $ 3,476,949 |
| Other Income | $ 4,701,949 | $ 1,840,529 | $ 2,861,420 |
| Total | $ 49,048,093 | $ 38,869,885 | $10,178,208 |
| **Expenses** | | | |
| Adminstrative salaries and benefits | $ 12,568,393 | $ 8,344,130 | $ 4,224,263 |
| Utilities | $ 945,095 | $ 675,345 | $ 269,750 |
| Maintenance | $ 2,713,175 | $ 1,618,629 | $ 1,094,546 |
| General | $ 4,666,562 | $ 4,378,956 | $ 287,606 |
| Housing assistance payments | $ 22,113,613 | $ 19,671,171 | $ 2,442,442 |
| Depreciation and Amortization | $ 2,416,741 | $ 2,317,475 | $ 99,266 |
| Total | $ 45,423,579 | $ 37,005,706 | $ 8,417,873 |
| **Operating Income** | $ 3,624,514 | $ 1,864,179 | $ 1,760,335 |
| **Other Income (Expense)** | | | |
| Nonoperating Income (Expense) | $ 57,252,172 | $ 3,624,657 | $53,627,515 |
| Capital Grants | $ 9,370,205 | $ 9,989,480 | $ (619,275) |
| Change in Net Position | $ 70,246,891 | $ 15,478,316 | $54,768,575 |

For more detailed information, see the statement of activities.

**Financial Highlights Affecting the Statement of Activities**

- Tenant revenue reflects a net increase of $480,542 from leasing rate increases, conversion to gross rents and improved occupancy over 2024; vacancy losses were $72,206 higher than prior year, concessions given in 2025 compared to 2024 increased by $34,056, less billings for utilities due to conversion to gross rents of $75,042; maintenance revenues charged for painting services were $0 in 2025 compared to $97,129 in 2024
- HUD Grant Income increased $3,359,441 or 15% mostly due to more voucher revenues earned
- Management & Development Fees increased $3,476,949 compared to 2024, mostly attributed to the timing of Development fees earned for all LIHTC projects
  Developer fees can vary significantly from year to year depending on the status of ongoing construction projects. Funds received are considered reserves to support the development activities and are not budgeted for operational needs.

  2025 Developer Fee Earned:
    - $3,929,000 – Rally Flats LLLP
    - $2,751,001 – Hawthorn Court, LLLP
    - ($788,000) – Mount Calvary, LLLP – reduction of previously recognized portion to meet the 50% test and fund the Social Services Reserve for the LIHTC

  2024 Developer Fee Earned:
    - $2,500,000 - Mount Calvary, LLLP
    - $482,000 - Hawthorn Court, LLLP

- Other Income increased by $2,861,420 or 155.5% from 2024 to 2025, primarily due to the addition of newly managed LIHTC properties, including a $752,527 increase in maintenance salaries charged to properties and implementation of a leasing labor allocation methodology in 2025, resulting in $2,100,598 charged to managed properties

**Operating Expenses** in 2025 increased by approximately $8,417,873 or 22.7% compared to 2024:

- Salaries and Benefits; Excluding the aforementioned PERA pension adjustments per GASB 68 and GASB 75, expenses increased $4,224,263 or 50.6% primarily due to higher headcount, employee benefit costs and merit increases totaling $1,437,858, as well as the newly allocated leasing labor costs of $2,100,598 included in Other Income above
  Lastly, in 2025 pension salaries increased $685,807 over 2024 related to the annual pension adjustment.

- Utilities increased by $269,750 or 39.9% mostly attributed to the conversion to gross rents in 2025, with electricity costs alone increased $210,932

- Maintenance costs increased by $1,094,546 or 67.6%:
    - BHP utilized replacement reserves for capital improvements that did not meet capitalization requirements, such as painting, plumbing repairs and flooring installations
    - BHP had increases in contracts for flooring, finishing, grounds and painting
    - BHP also absorbed $229,154 of Mount Calvary LLLP cost overruns to expense

- General Costs increased by $287,606 or 6.6% compared to 2024:
    - Increases were:
        - Network Consulting costs of $73,337 for HappyCo & Aligned Intelligence contracts;
        - Computer equipment and software of $95,919 for upgrades and increased headcount;
        - Advertising and marketing costs of $70,756 for Google and Meta services;
        - Recruiting fees of $12,220 for staff placement;
        - Staff training of $13,088 due to YASC attendance;
        - Insurance premiums of $119,687 due to rate increases and increase in unit count;
        - Selling expenses attributed to the disposal of Arapahoe Court were $280,498.
    - Decreases were:
        - Bad debt expense of $50,127, due to better collection practices;
        - Legal costs of $115,887, mostly due to the Golden West IL LLLP assumption, which began in 2024;
        - Predevelopment costs of $204,735, mostly due to timing.

- Housing Assistance Voucher Payments increased by approximately $2,442,442 or 12.4% compared to 2024

- Depreciation and amortization 2025 expenses were 4.3% higher, or $99,266, compared to 2024

**Non-Operating Income and Expense (including Capital Grants)** increased approximately $53,628,000 since 2024. This category includes Capital Grants, Interest Income on Soft debt notes, Mortgage Interest Expense, and Gain or Loss on Sale of Assets. Capital Grants and Gain or Loss on Sale of assets normally vary significantly from year to year depending upon related Development activities. Mortgage Interest Expense decreases over time as a function of loan amortization. Interest Income on soft debt notes typically increases because of additional soft debt loans as new tax credit entities originate from Development activities.

- Golden West IL LLLP assumption of notes, interest, developer fee and guaranty reserve of $46,212,575. A further detailed discussion can be found in the Notes section of this report.

- State and Local Grants received in 2025 were $9,302,482, a decrease of $206,363 compared to 2024:
    - $6,000,000 – Rally Flats LLLP - City of Boulder
    - $2,176,587 – EOC grants for heating/cooling improvements at various properties
    - $630,814 – Mount Calvary LLLP - Colorado Division of Housing
    - $450,000 – North Tower – Worthy Cause
    - $45,080 – Alpine Balsam – City of Boulder reimbursement of costs

- Increase in Gain on sale of assets of $3,639,126, with $3,227,681 attributed to Arapahoe Court disposal transaction

- Interest Income on soft debt notes to the LIHTC properties increased $1,194,366 over 2024, with Golden West IL LLLP contributing $1,014,321 of the difference

**Economic Factors**

Several economic factors continue to impact BHP's operations and strategic initiatives. Inflation has moderated from peak levels in recent years; however, costs remain elevated in key areas such as construction materials, labor, and insurance. Interest rates have remained elevated through 2024 and into 2025, continuing to influence BHP's borrowing capacity for new development and acquisitions, as well as the cost of utilizing its line of credit.

While the broader labor market has shown signs of stabilization, recruiting and retaining qualified staff remains a challenge—particularly in skilled trades and property management roles. These conditions continue to affect operational efficiency and service delivery.

In response, BHP has pursued long-term interest rate locks for new developments to help mitigate borrowing costs. The organization is also focused on improving operational efficiency and identifying cost-saving opportunities across its portfolio. Maintaining high occupancy levels remains a key priority to support financial stability and ensure consistent rental income. In addition, BHP has leveraged state-level funding initiatives to support energy efficiency projects and upgrades to building systems and equipment, which are expected to reduce long-term operating costs and improve sustainability across the portfolio.

The Boulder rental market has remained relatively resilient, supported by strong underlying demand; however, conditions began to soften into the second half of 2025. This trend is primarily attributable to increased multifamily supply delivered across the region, which has contributed to more competitive leasing conditions, including modest increases in concessions and slower rent growth in certain segments of the market. Despite these conditions, BHP's affordable housing portfolio continues to perform well, serving households earning between 30% and 60% of Area Median Income. These units typically rent at levels significantly below prevailing market rates, supporting continued demand and providing some insulation from broader market fluctuations.

BHP continues to closely monitor macroeconomic conditions, including interest rates, inflation, and labor market trends, and adjusts its financial and operational strategies accordingly.

**Moving to Work**

BHP was awarded the designation of a Moving to Work (MTW) agency by HUD effective January 1, 2012. MTW agencies, of which there are 139 in the country, are accepted into the program on the strength of their long-range plan of how to use deregulation to further three federal goals: increase efficiency/reduce cost; increase housing choices; and leverage customers' ability to achieve self-sufficiency. MTW agencies write an annual plan in which they request waivers of rules under the 1937 U.S. Housing Act that allows them to better respond to local community needs and issues. MTW designation is a much sought-after tool in a PHA toolbox. In the context of this discussion, the flexibility provided by HUD to change the way we manage our funds and administer our programs will aid BHP in navigating current as well as anticipated changes in federal support for affordable housing programs.

The original 39 MTW agencies to which BHP belongs operate under a contract with HUD. BHP's contract was extended in May 2016 through 2028.

**Federal Funding**

BHP did not receive an inflation factor for 2025 and the pro-ration factor was set at 100.708%. This increased Budget Authority to $15,354,751 for 2025 for the MTW, NED and RAD programs. The voucher utilization rate on average in 2025 was 103.03%. The Mainstream Voucher program has a total of 188 vouchers, total budget authority of $2,605,135, which is a separate funding stream from the Housing Choice Voucher Program. Overall Mainstream voucher utilization for 2025 was 105.8%.

**Current Projects**

BHP continues to assess opportunities to acquire existing units rather than focusing solely on new construction. This allows us to add units quickly yet requires a large amount of equity funding and speed of execution which prohibits us from using tax credit financing. These opportunities will require significant support from the City of Boulder.

**Bringing School Home Program**

BHP recognizes that poverty is a bar to learning—and stable, affordable housing can change that. Bringing School integrates housing and education, and wraparound services to support Boulder's most vulnerable young children living in BHP's deeply affordable communities. The program serves 175 low-income households with children ages 0-5.

Launched in 2016 at five project-based housing sites, BHP created a housing preference for families with a child under age six. The program uses a whole-family (2-Gen) approach to address the root causes of instability while building social capital and protective factors.

Five properties with project-based vouchers maintain the housing preference, while the program now serves families at 26 properties, offering parenting classes, early childhood programs, preschool navigation, community activities, financial education, and health and wellness events. BHP delivers the HIPPY (Home Instruction for Parents of Preschool Youngsters) program to families with 2- and 3-year-olds, supporting kindergarten readiness. We also partner with Boulder County's Family Self-Sufficiency (FSS) program to extend FSS to more families using project-based vouchers.

The BHP Foundation, a 501(c)(3), is actively seeking additional funding to sustain and grow Bringing School Home.

**Contacting BHP's Financial Management**

The financial report is designed to provide a general overview of BHP's finances and to demonstrate BHP's accountability for the appropriations and grants that it receives. If you have any questions about this report or need additional financial information, contact Boulder Housing Partners, Finance Department, 4800 N. Broadway, Boulder, CO 80304.

# Statement of Net Position

**December 31, 2025**

| | Primary Government (BHP) | Total Discrete Component Units |
|---|---|---|
| **Assets** | | |
| Current assets: | | |
| Cash and cash equivalents - Unrestricted (Notes 3 and 15) | $ 11,404,357 | $ 5,549,329 |
| Receivables: | | |
| Grant receivable | 155,728 | - |
| Interest receivable - Related party (Note 4) | 1,168,454 | - |
| Developer fee receivable (Note 4) | 3,743,041 | - |
| Tenant and fraud recovery receivables | 104,482 | 158,467 |
| Bond receivable - Discretely presented component units - Current portion (Note 9) | 1,495,683 | - |
| Related party (Note 4) | 994,768 | 44,443 |
| Notes receivable - Related party (Note 4) | 1,033,261 | - |
| Cash and cash equivalents - Restricted (Notes 3 and 15) | 284,651 | 16,670,651 |
| Tenant security deposits - Restricted (Notes 3 and 15) | 440,754 | 768,028 |
| Prepaid expenses and other assets | 448,811 | 984,247 |
| Total current assets | 21,273,990 | 24,175,165 |
| Noncurrent assets: | | |
| Cash and cash equivalents - Restricted (Notes 3 and 15) | 106,193 | - |
| Investment in partnerships (Note 7) | 4,144,682 | - |
| Interest receivable - Related party notes (Note 4) | 31,051,351 | - |
| Notes receivable - Other (Note 6) | 100,000 | - |
| Notes receivable and developer fee receivable - Related party (Note 4) | 201,546,474 | - |
| Partnership management fees receivable | 400,742 | - |
| Bond receivable - Discretely presented component units (Note 9) | 104,186,811 | - |
| Capital assets: | | |
| Nondepreciable (Notes 5 and 15) | 44,293,926 | 43,443,159 |
| Net of depreciation (Notes 5 and 15) | 44,228,798 | 429,648,544 |
| Total noncurrent assets | 430,058,977 | 473,091,703 |
| Total assets | 451,332,967 | 497,266,868 |
| **Deferred Outflows of Resources** | | |
| Excess consideration provided in acquisition | 189,336 | - |
| Pensions (Note 10) | 2,224,646 | - |
| OPEB (Note 11) | 146,629 | - |
| Total deferred outflows of resources | 2,560,611 | - |

**December 31, 2025**

| | Primary Government (BHP) | Total Discrete Component Units |
|---|---|---|
| **Liabilities** | | |
| Current liabilities: | | |
| Accounts payable | $ 261,285 | $ 425,435 |
| Related party payable | - | 685,399 |
| Security deposit liability | 452,772 | 820,949 |
| Accrued liabilities and other: | | |
| Retainage payable - Construction | 144,825 | - |
| Miscellaneous agency accounts | 105,801 | - |
| Accrued interest | 150,930 | 610,041 |
| Other | 473,669 | 529,180 |
| Notes payable - Current portion (Notes 8 and 15) | 4,021,111 | 6,817,160 |
| Unearned revenue | 356,198 | 133,909 |
| Accrued wages/Payroll taxes payable | 608,127 | 25,957 |
| Accrued compensated absences | 642,356 | 96,975 |
| Other current liability | 180,964 | - |
| Current portion of bonds payable (Note 9) | 1,495,683 | - |
| Total current liabilities | 8,893,721 | 10,145,005 |
| Noncurrent liabilities: | | |
| Notes payable - Net of current portion (Notes 8 and 15) | 44,804,655 | 363,266,723 |
| Other liability | 178,243 | - |
| Net OPEB liability (Note 11) | 299,943 | - |
| Bonds payable - Net of current portion (Note 9) | 104,186,811 | - |
| Accrued interest | - | 32,268,236 |
| Net pension liability (Note 10) | 4,909,286 | - |
| Total noncurrent liabilities | 154,378,938 | 395,534,959 |
| Total liabilities | 163,272,659 | 405,679,964 |
| **Deferred Inflows of Resources** | | |
| Pensions (Note 10) | 65,151 | - |
| OPEB (Note 11) | 180,239 | - |
| Total deferred inflows of resources | 245,390 | - |
| **Net Position** | | |
| Net investment in capital assets | 39,696,958 | 103,536,856 |
| Restricted: | | |
| Restricted for HAP equity | 56,489 | - |
| Restricted for required reserves and escrow deposits | 103,551 | 16,670,651 |
| Unrestricted | 250,518,531 | (28,620,603) |
| Total net position | **$ 290,375,529** | **$ 91,586,904** |

# Statement of Activities

**Year Ended December 31, 2025**

| | Primary Government (BHP) | Total Discrete Component Units |
|---|---|---|
| **Operating Revenue** | | |
| Revenue - Tenant | $ 10,073,396 | $ 26,900,900 |
| HUD PHA operating grants | 24,531,879 | - |
| Other federal grants | 268,170 | - |
| State and local grants | 1,021,856 | - |
| Management and fee income | 2,558,842 | - |
| Developer fee income | 5,892,001 | - |
| Other income | 4,701,949 | 239,353 |
| Total operating revenue | 49,048,093 | 27,140,253 |
| **Operating Expenses** | | |
| Housing assistance payments | 22,113,613 | - |
| Administrative salaries and benefits | 12,568,393 | 2,317,415 |
| Administrative operating | 1,769,812 | 3,000,688 |
| Tenant services | 1,353,143 | 521,891 |
| Utilities | 945,095 | 3,041,418 |
| Protective services | 27,660 | - |
| Maintenance | 2,685,515 | 5,665,946 |
| Insurance premiums | 763,068 | 1,767,385 |
| Other general expense | 780,539 | - |
| Depreciation and amortization | 2,416,741 | 17,493,302 |
| Total operating expenses | 45,423,579 | 33,808,045 |
| **Operating Income (Loss)** | 3,624,514 | (6,667,792) |
| **Nonoperating Income (Expense)** | | |
| Gain (loss) on sale or disposal of capital assets (Note 5) | 3,241,574 | (402,957) |
| Interest income | 6,898,601 | 55,899 |
| Other nonoperating revenue (Note 17) | 48,712,575 | - |
| Interest expense (Note 8) | (1,600,578) | (13,692,979) |
| Total nonoperating income (expense) | 57,252,172 | (14,040,037) |
| **Income (Loss)** - Before capital contributions | 60,876,686 | (20,707,829) |
| **Capital Contributions** | | |
| Partner contributions | - | 22,150,589 |
| State and local capital grants and donations | 9,368,806 | - |
| Total capital contributions | 9,368,806 | 22,150,589 |
| **Capital Grants** - Federal | 1,399 | - |
| **Change in Net Position** | 70,246,891 | 1,442,760 |
| **Net Position** - Beginning of year, as previously reported | 220,128,638 | 77,547,928 |
| **Change in Reporting Entity** (Notes 2 and 16) | - | 12,596,216 |
| **Net Position** - Beginning of year, as adjusted | 220,128,638 | 90,144,144 |
| **Net Position** - End of year | **$ 290,375,529** | **$ 91,586,904** |

See notes to financial statements.

# Statement of Cash Flows

**Year Ended December 31, 2025**

| | Primary Government (BHP) |
|---|---|
| **Cash Flows from Operating Activities** | |
| Cash received from HUD operating subsidies and grants | $ 25,814,869 |
| Cash received from tenants | 10,090,447 |
| Other receipts | 6,514,302 |
| Cash payments for housing assistance | (22,113,613) |
| Cash payments for administrative expenses | (11,929,794) |
| Cash payments for other operating expenses | (5,828,652) |
| Net cash provided by operating activities | 2,547,559 |
| **Cash Flows Provided by Investing Activities** - Interest income | 339,901 |
| **Cash Flows from Capital and Related Financing Activities** | |
| Capital grants received | 9,370,205 |
| Proceeds from long-term debt | 3,013,457 |
| Purchase of property and equipment | (10,310,165) |
| Repayment of notes payable | (975,308) |
| Payments from notes receivable | 1,819,591 |
| Issuance of notes receivable | (5,567,143) |
| Proceeds from sale of capital assets | 3,890,960 |
| Interest expense | (1,600,578) |
| Acquisition of Broadway West - Cash acquired net of purchase price | 256,840 |
| Net cash used in capital and related financing activities | (102,141) |
| **Net Increase in Cash and Cash Equivalents** | 2,785,319 |
| **Cash and Cash Equivalents** - Beginning of year | 9,450,636 |
| **Cash and Cash Equivalents** - End of year | **$ 12,235,955** |
| **Cash and Cash Equivalents Reconciliation** | |
| Cash and investments | $ 11,404,357 |
| Restricted cash and security deposits - Current and noncurrent | 831,598 |
| Total cash and cash equivalents | **$ 12,235,955** |

**Year Ended December 31, 2025**

| | Primary Government (BHP) |
|---|---|
| **Reconciliation of Operating Income to Net Cash from Operating Activities** | |
| Operating income | $ 3,624,514 |
| Adjustments to reconcile operating income to net cash from operating activities: | |
| Depreciation | 2,416,741 |
| Bad debts | 105,649 |
| Deferred inflows and outflows | 1,109,587 |
| Gain on investment in partnerships | (26,010) |
| Noncash lease expense | 11,148 |
| Changes in assets and liabilities that used cash and cash equivalents: | |
| Receivables | (92,972) |
| Related party receivables | (3,340,699) |
| Prepaid expenses and other assets | (85,172) |
| Accounts payable and other accrued expenses | (1,134,760) |
| Security and other trust deposits | (40,467) |
| Total adjustments | (1,076,955) |
| Net cash and cash equivalents provided by operating activities | **$ 2,547,559** |
| **Significant Noncash Transactions** | |
| Golden West IL LLLP receivable assignment | $ 46,212,575 |
| Acquisition of land and building | 2,500,000 |
| Bonds receivable - Discretely presented component unit | 5,662,960 |

# Combining Balance Sheet for Discretely Presented Component Units

**December 31, 2025**

| | Ciclo | Madison Woods Communities | High Mar Community | Lee Hill Community | Red Oak Park | Westview Community | Palo Park Community | Boulder Communities |
|---|---|---|---|---|---|---|---|---|
| **Assets** | | | | | | | | |
| Cash and investments | $ 72,970 | $ 616,979 | $ 260,967 | $ 301,109 | $ 75,099 | $ 72,590 | $ 51,436 | $ 372,941 |
| Receivables | 812 | 22,979 | 1,901 | 32,150 | 6,298 | 8,457 | 2,552 | 28,032 |
| Tenant security deposits - Restricted | 28,873 | 34,150 | 26,699 | - | 49,998 | 25,200 | 18,287 | 130,005 |
| Prepaid expenses and other assets | 60,538 | 28,384 | 73,390 | 10,031 | 27,142 | 13,013 | 16,855 | 115,479 |
| Cash and cash equivalents - Restricted | 206,379 | 469,109 | 405,691 | 261,414 | 308,552 | 192,331 | 199,349 | 1,928,540 |
| Capital assets: | | | | | | | | |
| Nondepreciable | 887,666 | - | - | 885,045 | - | 470,000 | 177,821 | 12,331,149 |
| Net of depreciation | 11,112,034 | 20,539,648 | 6,768,024 | 3,680,385 | 5,918,675 | 3,186,500 | 8,905,547 | 45,960,747 |
| Total assets | 12,369,272 | 21,711,249 | 7,536,672 | 5,170,134 | 6,385,764 | 3,968,091 | 9,371,847 | 60,866,893 |
| **Liabilities** | | | | | | | | |
| Accounts payable | 29,043 | 15,147 | 8,389 | - | 12,105 | 16 | 4,856 | 38,235 |
| Security deposit liability | 28,175 | 34,279 | 27,244 | 439 | 48,698 | 24,584 | 19,318 | 135,255 |
| Related party payable | 12,624 | 34,022 | 28,880 | 13,883 | 26,953 | 14,383 | 16,199 | 130,229 |
| Notes payable - Net of current portion | 8,134,892 | 16,952,523 | 6,074,741 | 3,080,668 | 2,882,796 | 3,628,321 | 4,983,392 | 52,004,518 |
| Accrued liabilities and other | 20,624 | 40,836 | 12,982 | 173,376 | 25,633 | 16,634 | 108,227 | 45,562 |
| Notes payable - Current portion | 100,784 | 316,674 | 106,393 | 245,578 | 81,423 | 112,484 | 61,757 | 822,503 |
| Unearned revenue | 3,787 | 4,325 | 4,953 | 1,141 | 7,621 | - | 3,188 | 13,762 |
| Accrued wages/Payroll taxes payable | 667 | 1,194 | 1,036 | 544 | 1,036 | 597 | 615 | 4,900 |
| Accrued compensated absences | 2,493 | 4,462 | 3,871 | 2,034 | 3,871 | 2,231 | 2,296 | 18,306 |
| Noncurrent liabilities - Due in more than one year | 271,391 | 2,938,594 | 714,175 | 307,569 | 37,108 | 138,868 | 88,368 | 11,952,053 |
| Total liabilities | 8,604,480 | 20,342,056 | 6,982,664 | 3,825,232 | 3,127,244 | 3,938,118 | 5,288,216 | 65,165,323 |
| **Net Position (Deficit)** | | | | | | | | |
| Net investment in capital assets | 3,764,024 | 3,270,451 | 586,890 | 1,239,184 | 2,954,456 | - | 4,038,219 | 5,464,875 |
| Restricted - Reserves and escrow deposits | 206,379 | 469,109 | 405,691 | 261,414 | 308,552 | 192,331 | 199,349 | 1,928,540 |
| Unrestricted | (205,611) | (2,370,367) | (438,573) | (155,696) | (4,488) | (162,358) | (153,937) | (11,691,845) |
| Total net position (deficit) | **$ 3,764,792** | **$ 1,369,193** | **$ 554,008** | **$ 1,344,902** | **$ 3,258,520** | **$ 29,973** | **$ 4,083,631** | **$ (4,298,430)** |

See notes to financial statements.

## Combining Balance Sheet for Discretely Presented Component Units (Continued)

**December 31, 2025**

| | West End Communities | Canopy at ROP | 30Pearl | Tantra Lake Apartments | Mount Calvary | Rally Flats | Hawthorn Court | Golden West IL | Total |
|---|---|---|---|---|---|---|---|---|---|
| **Assets** | | | | | | | | | |
| Cash and investments | $ 982,576 | $ 78,644 | $ 345,918 | $ 564,265 | $ 283,261 | $ 373,444 | $ 85,185 | $ 1,011,945 | $ 5,549,329 |
| Receivables | 7,790 | 4,481 | 14,250 | 34,587 | 1,549 | 25,810 | 237 | 11,025 | 202,910 |
| Tenant security deposits - Restricted | 51,164 | 22,828 | 62,287 | 111,341 | 30,000 | 33,531 | 6,000 | 137,665 | 768,028 |
| Prepaid expenses and other assets | 76,984 | 22,753 | 63,069 | 122,409 | 60,312 | 56,041 | 41,559 | 196,288 | 984,247 |
| Cash and cash equivalents - Restricted | 780,596 | 208,920 | 1,008,807 | 2,333,054 | 874,351 | 5,052,065 | 976,764 | 1,464,729 | 16,670,651 |
| Capital assets: | | | | | | | | | |
| Nondepreciable | 1,700,000 | 925,000 | 3,180,675 | 3,977,585 | 5,603,275 | 9,307,449 | 2,673,202 | 1,324,292 | 43,443,159 |
| Net of depreciation | 31,725,704 | 14,050,873 | 40,164,377 | 64,195,560 | 32,703,620 | 45,703,013 | 31,188,665 | 63,845,172 | 429,648,544 |
| Total assets | 35,324,814 | 15,313,499 | 44,839,383 | 71,338,801 | 39,556,368 | 60,551,353 | 34,971,612 | 67,991,116 | 497,266,868 |
| **Liabilities** | | | | | | | | | |
| Accounts payable | 5,868 | 11,732 | 76,338 | 75,350 | 65,252 | 2,269 | 60,221 | 20,614 | 425,435 |
| Security deposit liability | 52,980 | 22,310 | 62,143 | 117,668 | 29,500 | 49,000 | 14,000 | 155,356 | 820,949 |
| Related party payable | 59,241 | 18,232 | 55,331 | 79,365 | 25,544 | 44,376 | 4,735 | 121,402 | 685,399 |
| Notes payable - Net of current portion | 26,531,278 | 10,340,354 | 28,402,913 | 45,103,358 | 19,634,468 | 53,979,193 | 29,763,705 | 51,769,603 | 363,266,723 |
| Accrued liabilities and other | 68,557 | 20,839 | 72,949 | 89,034 | 10,000 | 140,846 | 133,195 | 159,927 | 1,139,221 |
| Notes payable - Current portion | 1,012,752 | 72,608 | 477,242 | 344,020 | 537,373 | 1,476,000 | 890,781 | 158,788 | 6,817,160 |
| Unearned revenue | 10,662 | 2,602 | 6,868 | 32,148 | 1,351 | 19,011 | 15,754 | 6,736 | 133,909 |
| Accrued wages/Payroll taxes payable | 2,037 | 720 | 2,108 | 3,249 | 1,054 | 1,756 | - | 4,444 | 25,957 |
| Accrued compensated absences | 7,611 | 2,690 | 7,874 | 12,138 | 3,937 | 6,561 | - | 16,600 | 96,975 |
| Noncurrent liabilities - Due in more than one year | 1,013,597 | 1,137,243 | 2,428,008 | 3,461,709 | 1,083,583 | 1,045,123 | 746,773 | 4,904,074 | 32,268,236 |
| Total liabilities | 28,764,583 | 11,629,330 | 31,591,774 | 49,318,039 | 21,392,062 | 56,764,135 | 31,629,164 | 57,317,544 | 405,679,964 |
| **Net Position (Deficit)** | | | | | | | | | |
| Net investment in capital assets | 5,881,674 | 4,562,911 | 14,464,897 | 22,725,767 | 18,135,054 | - | 3,207,381 | 13,241,073 | 103,536,856 |
| Restricted - Reserves and escrow deposits | 780,596 | 208,920 | 1,008,807 | 2,333,054 | 874,351 | 5,052,065 | 976,764 | 1,464,729 | 16,670,651 |
| Unrestricted | (102,039) | (1,087,662) | (2,226,095) | (3,038,059) | (845,099) | (1,264,847) | (841,697) | (4,032,230) | (28,620,603) |
| Total net position (deficit) | **$ 6,560,231** | **$ 3,684,169** | **$13,247,609** | **$22,020,762** | **$18,164,306** | **$ 3,787,218** | **$ 3,342,448** | **$10,673,572** | **$ 91,586,904** |

See notes to financial statements.

# Combining Statement of Activities for Discretely Presented Component Units

**Year Ended December 31, 2025**

| | Ciclo | Madison Woods Communities | Broadway West Community | High Mar Community | Lee Hill Community | Red Oak Park | Westview Community | Palo Park Community | Boulder Communities |
|---|---|---|---|---|---|---|---|---|---|
| **Operating Revenue** | | | | | | | | | |
| Revenue - Tenant | $ 706,858 | $ 1,889,720 | $ - | $ 1,093,919 | $ 668,554 | $ 1,004,298 | $ 676,986 | $ 626,658 | $ 4,811,965 |
| Other income | 78 | 140 | - | 5,966 | 1,907 | 120 | 69 | 71 | 33,570 |
| Total operating revenue | 706,936 | 1,889,860 | - | 1,099,885 | 670,461 | 1,004,418 | 677,055 | 626,729 | 4,845,535 |
| **Operating Expenses** | | | | | | | | | |
| Administrative salaries and benefits | 54,695 | 98,635 | - | 82,451 | 50,816 | 80,420 | 47,489 | 49,268 | 392,271 |
| Administrative operating | 102,417 | 182,927 | - | 88,837 | 81,934 | 91,915 | 68,114 | 83,448 | 393,375 |
| Tenant services | - | 37,125 | - | 53,980 | 696 | 22,656 | - | 16,027 | 203,336 |
| Utilities | 72,741 | 201,110 | - | 78,687 | 56,995 | 192,545 | 90,949 | 79,261 | 635,883 |
| Maintenance | 119,218 | 277,027 | - | 224,005 | 209,882 | 285,718 | 185,585 | 138,734 | 1,215,621 |
| Insurance premiums | 49,606 | 80,058 | - | 54,954 | 29,729 | 71,605 | 36,196 | 45,321 | 276,551 |
| Depreciation and amortization | 506,479 | 1,104,820 | - | 432,606 | 228,738 | 403,179 | 242,563 | 380,411 | 2,890,458 |
| Total operating expenses | 905,156 | 1,981,702 | - | 1,015,520 | 658,790 | 1,148,038 | 670,896 | 792,470 | 6,007,495 |
| **Operating (Loss) Income** | (198,220) | (91,842) | - | 84,365 | 11,671 | (143,620) | 6,159 | (165,741) | (1,161,960) |
| **Nonoperating (Expense) Income** | | | | | | | | | |
| Gain (loss) on sale or disposal of capital assets | - | (22,049) | - | - | - | (26,901) | (47,678) | (43,127) | (208,248) |
| Interest income | 444 | 3,366 | - | - | 4,193 | 3,011 | 2,940 | 2,142 | 7,458 |
| Interest expense | (230,827) | (1,064,681) | - | (287,676) | (25,000) | (217,854) | (139,367) | (83,703) | (1,849,276) |
| Total nonoperating expense | (230,383) | (1,083,364) | - | (287,676) | (20,807) | (241,744) | (184,105) | (124,688) | (2,050,066) |
| **Capital Contributions** | - | - | - | - | - | - | - | - | - |
| **Change in Net Position** | (428,603) | (1,175,206) | - | (203,311) | (9,136) | (385,364) | (177,946) | (290,429) | (3,212,026) |
| **Net Position (Deficit)** - Beginning of year, as previously reported | 4,193,395 | 2,544,399 | 746,983 | 757,319 | 1,354,038 | 3,643,884 | 207,919 | 4,374,060 | (1,086,404) |
| **Cumulative Effect of Change in Reporting Entity** (Notes 2 and 16) | - | - | (746,983) | - | - | - | - | - | - |
| **Net Position (Deficit)** - Beginning of year, as adjusted | 4,193,395 | 2,544,399 | - | 757,319 | 1,354,038 | 3,643,884 | 207,919 | 4,374,060 | (1,086,404) |
| **Net Position (Deficit)** - End of year | **$ 3,764,792** | **$ 1,369,193** | **$ -** | **$ 554,008** | **$ 1,344,902** | **$ 3,258,520** | **$ 29,973** | **$ 4,083,631** | **$ (4,298,430)** |

See notes to financial statements.

# Combining Statement of Activities for Discretely Presented Component Units (Continued)

**Year Ended December 31, 2025**

| | West End Communities | Canopy at ROP | 30Pearl | Tantra Lake Apartments | Mount Calvary | Rally Flats | Hawthorn Court | Golden West IL | Total |
|---|---|---|---|---|---|---|---|---|---|
| **Operating Revenue** | | | | | | | | | |
| Revenue - Tenant | $ 3,297,011 | $ 785,759 | $ 2,349,368 | $ 3,730,191 | $ 813,672 | $ 721,936 | $ 109,900 | $ 3,614,105 | $ 26,900,900 |
| Other income | 1,227 | 89 | 545 | 378 | 85 | 55,000 | 96,888 | 43,220 | 239,353 |
| Total operating revenue | 3,298,238 | 785,848 | 2,349,913 | 3,730,569 | 813,757 | 776,936 | 206,788 | 3,657,325 | 27,140,253 |
| **Operating Expenses** | | | | | | | | | |
| Administrative salaries and benefits | 157,799 | 59,412 | 175,687 | 273,397 | 64,847 | 105,004 | - | 625,224 | 2,317,415 |
| Administrative operating | 297,064 | 101,304 | 255,242 | 539,527 | 82,476 | 65,132 | 31,072 | 535,904 | 3,000,688 |
| Tenant services | 73,898 | 14,760 | 67,658 | 1,965 | 3,911 | 1,007 | 2,699 | 22,173 | 521,891 |
| Utilities | 202,501 | 119,025 | 307,495 | 387,747 | 114,422 | 88,745 | 28,017 | 385,295 | 3,041,418 |
| Maintenance | 455,339 | 166,527 | 392,775 | 667,705 | 215,237 | 96,490 | 95,542 | 920,541 | 5,665,946 |
| Insurance premiums | 159,671 | 48,626 | 136,403 | 202,698 | 108,214 | 133,328 | 46,909 | 287,516 | 1,767,385 |
| Depreciation and amortization | 1,422,741 | 632,022 | 1,858,978 | 2,090,650 | 1,364,642 | 1,346,856 | 443,158 | 2,145,001 | 17,493,302 |
| Total operating expenses | 2,769,013 | 1,141,676 | 3,194,238 | 4,163,689 | 1,953,749 | 1,836,562 | 647,397 | 4,921,654 | 33,808,045 |
| **Operating (Loss) Income** | 529,225 | (355,828) | (844,325) | (433,120) | (1,139,992) | (1,059,626) | (440,609) | (1,264,329) | (6,667,792) |
| **Nonoperating (Expense) Income** | | | | | | | | | |
| Gain (loss) on sale or disposal of capital assets | (72,049) | - | - | 17,095 | - | - | - | - | (402,957) |
| Interest income | - | - | 18,529 | - | 3,844 | 9,407 | - | 565 | 55,899 |
| Interest expense | (1,086,208) | (380,999) | (1,049,653) | (1,898,466) | (1,659,545) | (1,557,704) | (756,157) | (1,405,863) | (13,692,979) |
| Total nonoperating expense | (1,158,257) | (380,999) | (1,031,124) | (1,881,371) | (1,655,701) | (1,548,297) | (756,157) | (1,405,298) | (14,040,037) |
| **Capital Contributions** | - | - | - | - | 17,370,247 | 2,160,677 | 2,619,665 | - | 22,150,589 |
| **Change in Net Position** | (629,032) | (736,827) | (1,875,449) | (2,314,491) | 14,574,554 | (447,246) | 1,422,899 | (2,669,627) | 1,442,760 |
| **Net Position (Deficit)** - Beginning of year, as previously reported | 7,189,263 | 4,420,996 | 15,123,058 | 24,335,253 | 3,589,752 | 4,234,464 | 1,919,549 | - | 77,547,928 |
| **Cumulative Effect of Change in Reporting Entity** (Notes 2 and 16) | - | - | - | - | - | - | - | 13,343,199 | 12,596,216 |
| **Net Position (Deficit)** - Beginning of year, as adjusted | 7,189,263 | 4,420,996 | 15,123,058 | 24,335,253 | 3,589,752 | 4,234,464 | 1,919,549 | 13,343,199 | 90,144,144 |
| **Net Position (Deficit)** - End of year | **$ 6,560,231** | **$ 3,684,169** | **$ 13,247,609** | **$ 22,020,762** | **$ 18,164,306** | **$ 3,787,218** | **$ 3,342,448** | **$ 10,673,572** | **$ 91,586,904** |

See notes to financial statements.

## Note 1 - Nature of Business

***Organization and Reporting Entity***

Boulder Housing Partners (BHP or the "Authority") was created under the laws of the State of Colorado in 1966 as the Housing Authority of the City of Boulder, Colorado to provide safe and adequate housing for low-income program participants. The Authority owns and provides subsidy and operating support for housing units located throughout the Boulder area. BHP’s assets, liabilities, net position, and changes in net position are included in its primary government fund and include all AMPs, COCC, business activities, and programs of the Authority. The Authority receives and administers funds from the U.S. Department of Housing and Urban Development (HUD). The Authority is responsible for the administration of Section 8 and low-income federal programs, as well as other federal, state, and local programs. An annual contribution contract (ACC) was signed by BHP and the U.S. Department of Housing and Urban Development under the provisions of the ACC and all applicable provisions of the United States Housing Act of 1937 (42 U.S.C. 1437 Section 1.1).

***Component Units***

The definition of the reporting entity, as defined by GASB Codification 2100, is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government and the organization is fiscally dependent on the primary government.

***Blended Component Units***

Some component units, despite being legally separate, are so integrated with the primary government that they are, in substance, part of the primary government. The Authority includes the following component units, which are controlled by BHP and for which it is financially accountable:

The Authority has included as blended component units in business activities the operations of Red Oak Park, LLC; 1175 Lee Hill, LLC; BHP Ventures, LLC; High Mar Ventures, LLC; Westview Ventures, LLC; Foothills Community, LLC; Vistoso Community, LLC; Palo Ventures, LLC; BCGP, LLC; 2037 Walnut, LLC; 3390 Valmont Ventures, LLC; West End Ventures, LLC; 30Pearl Ventures, LLC; Canopy at Red Oak Park Ventures, LLC; Madison Woods Ventures, LLC; Broadway East, LLC; Holiday Ventures, LLC; Tantra Lake Apartments, LLC; Mount Calvary GP, LLC; Rally Flats GP, LLC; Hawthorn Court, LLC; Golden West AL LLC; Golden West IL BHP GP LLC; and Broadway West Community LLLP.

Red Oak Park, LLC is a wholly owned LLC of the Authority. Red Oak Park, LLC is the general partner of Red Oak Park LLLP, a tax credit partnership.

1175 Lee Hill, LLC is a wholly owned LLC of the Authority. 1175 Lee Hill, LLC is the general partner of Lee Hill Community LLLP, a tax credit partnership.

High Mar Ventures, LLC is a wholly owned LLC of the Authority. High Mar Ventures, LLC is the general partner of High Mar Community LLLP, a tax credit partnership.

Westview Ventures, LLC is a wholly owned LLC of the Authority. Westview Ventures, LLC is the general partner of Westview Community LLLP, a tax credit partnership.

Broadway East, LLC is a wholly owned subsidiary of the Authority.

Foothills Community, LLC is a wholly owned subsidiary of the Authority.

Vistoso Community, LLC is a wholly owned subsidiary of the Authority.

## Note 1 - Nature of Business (Continued)

BHP Ventures, LLC is a wholly owned subsidiary of the Authority.

2037 Walnut, LLC is a wholly owned subsidiary of the Authority.

Holiday Ventures, LLC is a wholly owned subsidiary of the Authority.

Golden West AL LLC is a wholly owned subsidiary of the Authority.

Broadway West Community LLLP is wholly owned subsidiary of the Authority.

Madison Woods Ventures, LLC is a wholly owned subsidiary of the Authority. Madison Woods Ventures, LLC is the general partner of Madison Woods Communities, LLLP, a tax credit partnership

Palo Ventures, LLC is a wholly owned subsidiary of the Authority. Palo Ventures, LLC is the general partner of Palo Park Community, LLLP, a tax credit partnership.

BCGP, LLC is a wholly owned subsidiary of the Authority. BCGP, LLC is the general partner of Boulder Communities, LLLP, a tax credit partnership.

3390 Valmont Ventures, LLC is a wholly owned subsidiary of the Authority. 3390 Valmont Ventures, LLC is the general partner of Ciclo LLLP, a tax credit partnership.

West End Ventures, LLC is a wholly owned subsidiary of the Authority. West End Ventures, LLC is the general partner of West End Communities, LLLP, a tax credit partnership.

30Pearl Ventures, LLC is a wholly owned subsidiary of the Authority. 30Pearl Ventures, LLC is the general partner of 30Pearl LLLP, a tax credit partnership.

Canopy at Red Oak Park Ventures, LLC is a wholly owned subsidiary of the Authority. Canopy at Red Oak Park Ventures, LLC is the general partner of Canopy at ROP LLLP, a tax credit partnership.

Tantra Lake Apartments, LLC is a wholly owned subsidiary of the Authority. Tantra Lake Apartments, LLC is the general partner of Tantra Lake Apartments, LLLP, a tax credit partnership.

Mount Calvary GP, LLC is a wholly owned subsidiary of the Authority. Mount Calvary GP, LLC is the general partner of Mount Calvary LLLP, a tax credit partnership.

Rally Flats GP, LLC is a wholly owned subsidiary of the Authority. Rally Flats GP, LLC is the general partner of Rally Flats LLLP, a tax credit partnership.

Hawthorn Court, LLC is a wholly owned subsidiary of the Authority. Hawthorn Court, LLC is the general partner of Hawthorn Court LLLP, a tax credit partnership.

Golden West IL BHP GP LLC is a wholly owned subsidiary of the Authority. Golden West IL BHP GP LLC is the general partner of Golden West IL LLLP, a tax credit partnership.

BHP Venture I LLC is a wholly owned subsidiary of the Authority. BHP Venture I LLC is the 0.01 percent limited partner in Broadway West Community LLLP.

A reporting entity is composed of the primary government and component units that are included to ensure that the financial statements are not misleading.

***Discretely Presented Component Units***

The component unit columns in the combining financial statements include the financial data of the Authority's 16 discretely presented component units. The units are reported in separate columns to emphasize that they are legally separate from the Authority. Complete financial reports can be obtained at their administrative offices at 4800 N. Broadway St., Boulder, CO 80304.

## Note 1 - Nature of Business (Continued)

***High Mar Community LLLP***

The general partner of this partnership, High Mar Ventures, LLC, is wholly owned by BHP. High Mar Ventures, LLC has an ownership percentage of 0.01 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

***Lee Hill Community LLLP***

The general partner of this partnership, 1175 Lee Hill, LLC, is wholly owned by BHP. 1175 Lee Hill, LLC has an ownership percentage of 0.01 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

***Red Oak Park LLLP***

The general partner of this partnership, Red Oak Park, LLC, is wholly owned by BHP. Red Oak Park, LLC has an ownership percentage of 0.01 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

***Westview Community LLLP***

The general partner of this partnership, Westview Ventures, LLC, is wholly owned by BHP. Westview Ventures, LLC has an ownership percentage of 0.01 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

***Boulder Communities, LLLP***

The general partner of this partnership, BCGP, LLC, is wholly owned by BHP. BCGP, LLC has an ownership percentage of 0.01 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

***Palo Park Community, LLLP***

The general partner of this partnership, Palo Ventures, LLC, is wholly owned by BHP. Palo Ventures, LLC has an ownership percentage of 0.02 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

***West End Communities, LLLP***

The general partner of this partnership, West End Ventures, LLC, is wholly owned by BHP. West End Ventures, LLC has an ownership percentage of 0.01 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

## Note 1 - Nature of Business (Continued)

***30Pearl LLLP***

The general partner of this partnership, 30Pearl Ventures, LLC, is wholly owned by BHP. 30Pearl Ventures, LLC has an ownership percentage of 0.01 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

***Canopy at ROP LLLP***

The general partner of this partnership, Canopy at Red Oak Park Ventures, LLC, is wholly owned by BHP. Canopy at Red Oak Park Ventures, LLC has an ownership percentage of 0.01 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

***Ciclo LLLP***

The general partner of this partnership, 3390 Valmont Ventures, LLC, is wholly owned by BHP. 3390 Valmont Ventures, LLC has an ownership percentage of 0.01 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

***Madison Woods Communities, LLLP***

The general partner of this partnership, Madison Woods Ventures, LLC, is wholly owned by BHP. Madison Woods Ventures, LLC has an ownership percentage of 0.01 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

***Tantra Lake Apartments, LLLP***

The general partner of this partnership, Tantra Lake Apartments, LLC, is wholly owned by BHP. Tantra Lake Apartments, LLC has an ownership percentage of 0.01 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

***Mount Calvary LLLP***

The general partner of this partnership, Mount Calvary GP, LLC, is wholly owned by BHP. Mount Calvary GP, LLC has an ownership percentage of 0.01 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

***Rally Flats LLLP***

The general partner of this partnership, Rally Flats GP, LLC, is wholly owned by BHP. Rally Flats GP, LLC has an ownership percentage of 0.009 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

## Note 1 - Nature of Business (Continued)

***Hawthorn Court LLLP***

The general partner of this partnership, Hawthorn Court, LLC, is wholly owned by BHP. Hawthorn Court GP, LLC has an ownership percentage of 0.01 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

***Golden West IL LLLP***

The general partner of this partnership, Golden West IL BHP GP LLC, is wholly owned by BHP. Golden West IL BHP GP LLC has an ownership percentage of 0.01 percent. As owner of the general partner and as the property manager, BHP has the responsibility of the establishment of the budget and the day-to-day operational responsibility of the partnership. BHP is entitled to the majority of the cash flow from the component units through repayment of debt.

These entities follow all applicable Financial Accounting Standards Board (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 discrete component unit financial statements in order for them to conform to the presentation of the primary government.

## Note 2 - Significant Accounting Policies

***Basis of Accounting and Presentation***

The basic financial statements of the Authority have been prepared on the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America (GAAP), as prescribed by the Governmental Accounting Standards Board. The Authority follows the business-type activities reporting requirements of GASB Statement No. 34, which provides a comprehensive one-line look at the Authority’s financial activities. The Authority reports all of its operations as a single business activity in a single Enterprise Fund. The Enterprise Fund is a proprietary fund, which distinguishes operating revenue and expenses from nonoperating items. The operating revenue of the Authority consists primarily of rental charges to tenants, operating grants from HUD, and other operating revenue that offsets operating expenses. Operating expenses include the cost of administrative, tenant services, utilities, maintenance, protective services, general operations, depreciation, and housing assistance payments.

As a proprietary fund, the fund uses the economic resources measurement focus and full accrual basis of accounting. Revenue is recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. The Authority's financial activities operate in a manner similar to private business enterprises and are financed through fees and charges assessed primarily to the users of the services. For financial reporting purposes, the Authority considers its grants associated with operations as operating revenue because these funds more closely represent revenue generated from operating activities rather than nonoperating activities. Grants associated with capital acquisition and improvements are considered capital contributions and are presented after nonoperating activity as capital contributions on the accompanying statement of activities.

***Cash and Cash Equivalents***

Cash and cash equivalents consist of cash on hand and all highly liquid investments with an original maturity of three months or less when purchased.

***Tenant Receivable - Recognition of Bad Debts***

Tenant accounts receivable are stated at net rent amounts. Tenant accounts generally are collectible as long as the tenant is occupying the unit; however, the Authority has specifically reserved $84,784 as potentially uncollectible as of December 31, 2025.

## Note 2 - Significant Accounting Policies (Continued)

***Notes Receivable***

Notes receivable are stated at net of allowance. Collectibility is evaluated annually based on payments received and cash flow of each individual entity. If amounts are deemed to be uncollectible, the Authority establishes an allowance for doubtful accounts.

***Property and Equipment***

Property and equipment are recorded at cost. Costs in excess of $5,000 that materially add to the productive capacity and extend the life of an asset longer than one year are capitalized, while maintenance and repair costs are expensed as incurred. Contributed assets are valued at acquisition value on the date of donation. Property and equipment are depreciated using the straight-line method over the following useful lives:

| | Depreciable Life - Years |
|---|---|
| Building and improvements | 10-30 |
| Site improvements | 10 |
| Furniture and fixtures, equipment, and moving vehicles | 5 |

If an indicator of impairment is identified and the decline in service utility was unexpected and significant, an impairment loss is calculated in consideration of whether the capital asset will continue to be used by the Authority. An impairment loss is generally measured by identifying the historical cost of the service utility of the capital asset that cannot be used due to the impairment event or circumstance.

Impaired capital assets that will no longer be used by the Authority are reported at the lower of carrying value or fair value or are written off entirely. During 2025, no impairments were recorded.

The Authority records its respective percentage of assets, liabilities, income, and expenses for tenancy in common agreements.

***Work in Progress***

Work in progress consists of capital projects in progress funded primarily by capital contributions and debt.

***Restricted Cash***

Restricted cash represents amounts held in Family Self-Sufficiency (FSS) escrow, Section 8 funds, rehab funds, construction debt proceeds, tenants' escrows, other escrows, and replacement reserves. Restrictions for use in operations and approval are governed by HUD, lender requirements, or other outside parties.

***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. This separate financial statement element represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense) until then. The Authority has three items that qualify for reporting in this category. One is the deferred charge on the acquisition of Foothills Community, LLC, in a prior year, which is the difference in the carrying value of property and its acquisition price. The deemed purchase price exceeded the acquisition value of the acquisition, which created a deferred outflow at December 31, 2025 of $189,336. This amount is deferred and amortized over the life of the building of 30 years. The second represents changes in the difference between expected and actual experience and employer contributions to the pension plan subsequent to the measurement date, as discussed in Note 10. The third represents changes in the difference between expected and actual experience and employer contributions to the OPEB plan subsequent to the measurement date, as discussed in Note 11.

## Note 2 - Significant Accounting Policies (Continued)

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The Authority has two items that qualify for reporting in this category as of December 31, 2025. The first represents the changes in expected and actual experience related to the pension plan, as discussed in Note 10. The second represents the changes in expected and actual experience related to the other postemployment benefit (OPEB) plan, as discussed in Note 11.

***Pensions***

For the purpose of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Colorado Public Employees' Retirement Association (PERA) and additions to/deductions from PERA fiduciary net position have been determined on the same basis as they are reported by PERA. PERA uses the economic resources measurement focus and the full accrual basis of accounting. Contribution revenue is recorded as contributions are due, pursuant to legal requirements. Benefit payments (including refunds of employee contributions) are recognized as expense when due and payable in accordance with the benefit terms. Related plan investments are reported at fair value.

***Other Postemployment Benefit Costs***

For the purpose of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, OPEB expense, information about the fiduciary net position of the Colorado Public Employees' Retirement Association, and additions to/deductions from PERA fiduciary net position have been determined on the same basis as they are reported by PERA. PERA uses the economic resources measurement focus and the full accrual basis of accounting. Contribution revenue is recorded as contributions are due, pursuant to legal requirements. Benefit payments (including refunds of employee contributions) are recognized as expense when due and payable in accordance with the benefit terms. Related plan investments are reported at fair value.

***Compensated Absences***

The Authority allows employees to accumulate earned but unused vacation pay benefits. The Authority accrues all vacation pay as it is earned. Full-time employees receive annual vacation leave with pay. Part-time employees receive vacation leave on a prorated basis. No more than 40 days may be accumulated at any point in time. A total of 24 hours of flexible time off (FTO) are awarded to full-time staff (prorated for part-time staff) at the beginning of each year. Unused FTO is capped at 24 hours per year. Additionally, an employee who has completed 10 years of service may, at his or her option, give up 40 hours of accrued vacation once each year in return for 40 hours of pay at the employee's regular, straight-time hourly rate. Vacation accrued through the last complete pay period immediately preceding the date of separation from employment shall be paid to the employee who retires or terminates with two weeks' notice. A leave liability is recognized due to the leave attributable to services already rendered, leave that accumulates, and leave that is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means.

***Unearned Revenue***

Unearned revenue consists primarily of prepaid tenant rent payments and prepaid local government grant funding of permanent supportive housing vouchers recognized at year end. Amounts are recognized in the period during which the associated use of premises occurs.

## Note 2 - Significant Accounting Policies (Continued)

### *Net Position*

Net position is composed of three categories: (1) net investment in capital assets, (2) restricted, and (3) unrestricted. The Authority's positive value of unrestricted net position in the primary government may be used to meet ongoing obligations. When an expense is incurred for purposes for which both restricted and unrestricted net assets are available, the Authority's policy is to first apply restricted resources. Each component of net position is reported separately on the statement of net position as follows:

i. Net investment in capital assets - This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, and improvements of those assets.

ii. Restricted - This category equals the restricted cash or receivable of the Authority and consists of net position restricted in its use by (1) external groups, such as grantors, creditors, or laws and regulations of other governments, or (2) law through constitutional provisions or enabling legislation.

iii. Unrestricted - This category includes all of the remaining net position that does not meet the definition of the other two categories.

### *Net Position Flow Assumption*

The Authority 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 proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Authority's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

### *Revenue Recognition*

The Authority receives funds from certain federal and other agencies under various grant programs. Receivables are recorded based upon amounts expended for the various programs for which funds have not been received, to the extent grant limits have not been exceeded.

The Authority leases properties to tenants under various rental arrangements. Payments from tenants are recognized as revenue in the period in which the associated use of premises occurred.

### *Operating Revenue and Expenses*

The Authority's operating revenue includes HUD funding and other amounts received from tenants for rent and other charges for services provided. Operating expenses are costs incurred during the operation of its primary housing activities. Such revenue and expenses are reported when earned or incurred, respectively.

### *Capital Grants*

The Authority records grants received for capital outlay as contributions of capital grants.

### *State and Local Contributions*

The Authority records revenue received from state and local governments as state and local capital grants when earned.

### *Nonoperating Revenue and Expenses*

Nonoperating revenue and expenses are derived from transactions other than those associated with the Authority's primary housing operations and are reported as incurred, including investment activity.

## Note 2 - Significant Accounting Policies (Continued)

***Investment in Limited Liability Limited Partnership***

The Authority has investments in limited liability limited partnership that are structured as low-income residential rental housing projects. The Authority accounts for these investment under the equity method, where the Authority annually records its contributions, distributions, and proportionate share of partnerships' profits and losses as an adjustment to the carrying value of the investment. Impairment losses due to a decline in the value of the investment that is other than temporary are recognized when incurred. No impairment losses were recognized for 2025.

***Use of Estimates***

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

***Upcoming Accounting Pronouncements***

In April 2024, the Governmental 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 revenue, 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 Authority's financial statements for the year ending December 31, 2026.

In September 2024, the Governmental Accounting Standards Board issued Statement No. 104, *Disclosure of Certain Capital Assets*, which requires certain types of capital assets, such as lease assets, intangible right-of-use assets, subscription assets, and other intangible assets, to be disclosed separately by major class of underlying asset in the capital assets note. This statement also requires additional disclosures for capital assets held for sale. The provisions of this statement are effective for the Authority's financial statements for the year ending December 31, 2026.

In December 2025, the Governmental Accounting Standards Board issued Statement No. 105, *Subsequent Events*, which improves financial reporting requirements for subsequent events by clarifying the subsequent events time frame and the distinction between recognized and nonrecognized events. This statement also establishes specific note disclosure requirements and requires disclosure of the date through which subsequent events have been evaluated. The provisions of this statement are effective for the Authority's financial statements for the year ending December 31, 2027.

***Accounting Changes and Error Corrections***

***Adoption of New Accounting Pronouncement***

During the current year, the Authority adopted GASB Standard No. 102, *Certain Risk Disclosures*, which requires expanded disclosures related to risks arising from concentrations and constraints that could make the Authority vulnerable to the risk a substantial negative impact.

## Note 2 - Significant Accounting Policies (Continued)

***Changes to or within the Financial Reporting Entity***

*Change in Component Unit Presentation*

Broadway West Community LLLP (Broadway West) was previously reported as a discretely presented component unit. In 2025, the Authority, through its wholly owned subsidiary, acquired the remaining ownership interest in Broadway West Community LLLP. As a result of this acquisition, Broadway West no longer meets the criteria for discrete presentation and is reported as a blended component unit for the fiscal year ended December 31, 2025. The effects of this change to or within the financial reporting entity are shown in the table at the end of this section.

*Addition of Discretely Presented Component Unit*

In fiscal year 2025, the Authority, through its wholly owned subsidiary, Golden West IL BHP GP LLC, became the general partner of Golden West IL LLLP and assumed a 0.01 percent interest in the partnership. Due to the change, Golden West IL LLLP now meets the requirements for inclusion as a discretely presented component unit for the fiscal year ended December 31, 2025. The effects of this change to or within the financial reporting entity are shown in the table at the end of this section.

***Adjustments to and Restatements of Beginning Balances***

During the fiscal year, the changes noted above resulted in adjustments to and restatements of beginning net position and fund net position as follows:

| | January 1, 2025 | | January 1, 2025 |
|---|---|---|---|
| | As Previously Reported | Change to or within the Financial Reporting Entity | As Adjusted |
| Discretely presented component units: | | | |
| Other discretely presented component units | $ 76,800,945 | $ - | $ 76,800,945 |
| Broadway West Community LLLP | 746,983 | (746,983) | - |
| Golden West IL LLLP | - | 13,343,199 | 13,343,199 |
| Total discretely presented component units | $ 77,547,928 | $ 12,596,216 | $ 90,144,144 |

***Subsequent Events***

The financial statements and related disclosures include evaluation of events up through and including June 11, 2026 which is the date the financial statements were available to be issued.

## Note 3 - Deposits and Investments

The Authority's deposits are included at their carrying values on the statement of net position under the following classifications for the primary government:

| | |
|---|---|
| Cash and cash equivalents - Unrestricted (current) | $ 11,404,357 |
| Cash and cash equivalents - Restricted (current) | 284,651 |
| Tenant security deposits | 440,754 |
| Cash and cash equivalents - Restricted (noncurrent) | 106,193 |
| Total deposits and investments | $ 12,235,955 |

## Note 3 - Deposits and Investments (Continued)

The above amounts are classified into the following categories for the primary government:

| | |
|---|---|
| Bank deposits (checking accounts and savings accounts) | $ 12,235,755 |
| Petty cash | 200 |
| Total | $ 12,235,955 |

***Deposits***

Protection of the Authority's deposits is provided by the Federal Deposit Insurance Corporation (FDIC) by eligible securities pledged by the financial institution as security for repayment, by surety company bonds deposited with the treasurer by the financial institution, or by a single collateral pool established by the financial institution to secure the repayment of all public moneys deposited with the institution.

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral determined by the PDPA. The institution is allowed to create a single collateral pool for all public funds held. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The fair value of the collateral must be at least equal to 102 percent of the uninsured deposits. The general depository agreement required by the annual contract with HUD has additional collateral requirements.

| Restricted Cash - Primary Government | Amount |
|---|---|
| Security deposits (current) | $ 440,754 |
| HAP equity (current) | 56,489 |
| COB PSH Program (current) | 74,893 |
| Construction funds (current) | 143,478 |
| Bond required reserves (current) | 9,791 |
| FSS escrow (noncurrent) | 106,193 |
| Total restricted | $ 831,598 |

## Note 4 - Related Party Transactions

The following is a description of transactions between the Authority and related parties:

Included in current related party accounts receivable are advances made to, or expenses paid by, the Authority on behalf of the related tax credit operating partnerships totaling $994,768 at December 31, 2025. Amounts are due on demand and are non-interest bearing.

For the year ended December 31, 2025, developer fee income of $5,892,001 was recognized.

Also, at December 31, 2025, included in related party accounts receivable are the developer fees receivable to be paid within one year related to Madison Woods Communities, LLLP for $142,566; 30Pearl LLLP for $226,986; Boulder Communities, LLLP for $478,296; Canopy at ROP LLLP for $4,290; Ciclo LLLP for $36,569; Mount Calvary LLLP for $487,553; Rally Flats LLLP for $1,476,000; and Hawthorn Court LLLP for $890,781. These developer fees are expected to be paid based on scheduled limited partner equity payments during 2026.

## Note 4 - Related Party Transactions (Continued)

### *Notes Receivable*

At December 31, 2025, the Authority's related party notes receivable consisted of the following:

| | | |
|---|---|---|
| The Authority has a note receivable in the original amount of $1,100,000 from Red Oak Park LLLP (Red Oak Park), a tax credit project. The note bears interest at 5 percent compounded annually and is due in full with the accrued interest on December 31, 2040. Payments are required when Red Oak Park generates positive cash flow. At December 31, 2025, the Authority had $37,108 of accrued interest receivable. The note is collateralized by a deed of trust | $ | 721,574 |
| The Authority has two notes receivable in the original amount of $1,568,813 in total from Westview Community LLLP (Westview), a tax credit project. The notes bear interest compounded annually at 1.25 percent and are due in full with accrued interest on December 31, 2042. Payments are required when Westview generates positive cash flow. At December 31, 2025, the Authority had $138,827 of accrued interest receivable. The notes are collateralized by deeds of trust | | 1,489,360 |
| The Authority entered into a note receivable in the original amount of $74,749 from Westview Community LLLP, a tax credit project. The note bears interest compounded annually at 2.00 percent and is due in full with accrued interest on April 1, 2029. Payments are required when Westview generates positive cash flow. At December 31, 2025, the Authority had $41 of accrued interest receivable. The note is collateralized by a deed of trust | | 74,749 |
| The Authority has two notes receivable in the original amount of $3,177,611, in total, from High Mar Community LLLP (High Mar), a tax credit project. The notes bear interest compounded annually at 2.5 percent and are due in full with the accrued interest on December 31, 2043. Payments are required when High Mar generates positive cash flow. At December 31, 2025, the Authority had $714,175 of accrued interest receivable. The notes are collateralized by deeds of trust | | 3,177,611 |
| The Authority has a note receivable in the original amount of $625,000 from Lee Hill Community LLLP (Lee Hill), a tax credit project. The note bears interest at 4.0 percent compounded annually and is due in full with the accrued interest on August 31, 2043. Payments are required when Lee Hill generates positive cash flow. At December 31, 2025, the Authority had $307,569 of accrued interest receivable. The note is collateralized by a deed of trust | | 625,000 |
| The Authority has three notes receivable in the original amount of $3,098,150, in total, from Lee Hill Community LLLP, a tax credit project. The notes are non-interest bearing and are due in full by August 31, 2043. Payments are required when Lee Hill generates positive cash flow. The notes are collateralized by deeds of trust | | 2,701,246 |
| The Authority entered into three notes receivable in the original amount of $28,800,088 from Boulder Communities, LLLP (Boulder Communities), a tax credit property. The notes bear interest at 2.64 percent compounded annually and are due in full on September 30, 2055. Payments are required when Boulder Communities, LLLP generates positive cash flow. At December 31, 2025, the Authority had $8,801,106 of accrued interest receivable on the notes. The notes are collateralized by deeds of trust | | 28,800,088 |
| The Authority entered into a note receivable in the original amount of $12,025,000 from Boulder Communities, LLLP, a tax credit property. The note, bearing interest at 2.64 percent, is due on September 30, 2055. The loan amount was funded in 2017. At December 31, 2025, the Authority had $3,144,772 of accrued interest. The note is collateralized by a deed of trust | | 12,025,000 |

## Note 4 - Related Party Transactions (Continued)

| | | |
|---|---|---|
| The Authority entered into a note receivable in the original amount of $400,000 from Palo Park Community, LLLP (Palo Park), a tax credit project. The note bears interest at 2.81 percent compounded annually and is due on December 31, 2057. Effective November 13, 2018, the note was amended, and the interest rate changed from 2.81 to 0 percent. Payments are required when Palo Park generates positive cash flow. At December 31, 2025, the Authority had $19,518 of accrued interest. The note is collateralized by a deed of trust | $ | 400,000 |
| The Authority has two notes receivable in the original amount of $1,537,580 from Palo Park Community, LLLP, a tax credit project. The notes bear interest at 2.81 percent and are due on December 31, 2057. Effective November 13, 2018, the notes were amended, and the interest rate changed from 2.81 to 0 percent. Payments are required when Palo Park generates positive cash flow. At December 31, 2025, the Authority had $68,850 of accrued interest. The notes are collateralized by a deed of trust | | 1,537,580 |
| The Authority has a note receivable of previous earned developer fees in the original amount of $3,516,709 from Boulder Communities, LLLP, a tax credit property. The note bears interest at 1 percent compounded annually and is due in full with accrued interest on December 31, 2030. Payments are required when Boulder Communities generates positive cash flow. At December 31, 2025, the Authority had $6,174 of accrued interest. The note is collateralized by a deed of trust | | 478,296 |
| The Authority has three notes receivable in the original amount of $4,825,000 from Canopy at ROP LLLP, a tax credit project. The notes bear interest at 2.76 percent compounded annually and are due in full with the accrued interest on June 30, 2049. At December 31, 2025, the Authority had $938,926 of accrued interest receivable. The notes are collateralized by deeds of trust | | 4,825,000 |
| The Authority entered into a note receivable in the original amount of $1,325,973 from Canopy at ROP LLLP (Canopy), a tax credit project. The note bears interest at 2.76 percent compounded annually and is due in full with accrued interest on June 30, 2049. At December 31, 2025, the Authority had $196,000 of accrued interest. The note is collateralized by a deed of trust | | 1,325,973 |
| The Authority entered into two notes receivable in the original amount of $13,021,023 from West End Communities, LLLP (West End), a tax credit project. The notes bear interest at 2.76 percent and are due in full with accrued interest on June 30, 2049. Payments are required when West End generates positive cash flow. At December 31, 2025, the Authority had $1,013,597 of accrued interest. The notes are collateralized by deeds of trust | | 11,666,951 |
| The Authority entered into a note receivable in the original amount of $2,865,000 from 30Pearl LLLP (30Pearl), a tax credit project. The note bears interest at 3 percent and is due in full with accrued interest on November 30, 2037. At December 31, 2025, the Authority had $570,533 of accrued interest. The note is collateralized by a deed of trust | | 2,865,000 |
| The Authority entered into a note receivable in the original amount of $7,500,000 from 30Pearl LLLP, a tax credit project. During 2021, an additional $2,000,000 was drawn upon construction completion, increasing the note to $9,500,000. The note bears interest at 3 percent and matures on November 30, 2059. At December 31, 2025, the Authority had $1,763,350 of accrued interest. The note is collateralized by a deed of trust | | 9,500,000 |
| The Authority entered into a note receivable in the original amount of $400,000 from 30Pearl LLLP, a tax credit project. The note bears interest at 3 percent and is due in full with accrued interest on November 30, 2059. At December 31, 2025, the Authority had $79,656 of accrued interest. The note is collateralized by a deed of trust | | 400,000 |
| The Authority entered into a note receivable in the original amount of $3,700,000 from Ciclo LLLP, a tax credit project. The note bears interest at 1 percent and is due in full with accrued interest on December 31, 2058. At December 31, 2025, the Authority had $271,391 of accrued interest. The note is collateralized by a deed of trust | | 3,700,000 |

## Note 4 - Related Party Transactions (Continued)

| | | |
|---|---|---|
| The Authority has a note receivable of previous earned developer fees in the original amount of $843,738 from Ciclo LLLP, a tax credit project. The note bears interest at 1 percent and is due in full with accrued interest on December 31, 2058. At December 31, 2025, the Authority had no accrued interest due. The note is collateralized by a deed of trust | $ | 547,114 |
| The Authority entered into two notes receivable in the original amount of $7,600,000 from Madison Woods Communities, LLLP, a tax credit project. The notes bear interest at 7 percent and are due in full with accrued interest on November 30, 2060. At December 31, 2025, the Authority had $2,938,595 of accrued interest. The notes are collateralized by deeds of trust | | 7,152,010 |
| The Authority has a note receivable of previous earned developer fees in the original amount of $697,461 from Canopy at ROP LLLP, a tax credit project. The note bears interest at 1 percent and is due in full with accrued interest on October 31, 2033. At December 31, 2025, the Authority has $2,317 of accrued interest. The note is collateralized by a deed of trust | | 221,770 |
| The Authority entered into a note receivable in the original amount of $18,556 from Canopy at ROP LLLP, a tax credit project. The note bears no interest and is due in annual principal payments from net cash flow | | 18,556 |
| The Authority has a note receivable of previous earned developer fees in the amount of $2,485,663 from 30Pearl LLLP, a tax credit project. The note bears interest at 1 percent. At December 31, 2025, the Authority has $14,469 of accrued interest | | 1,407,059 |
| The Authority has a note receivable of previous earned developer fees in the original amount of $954,984 from Madison Woods Communities, LLLP, a tax credit project. The note bears interest at 8 percent and is due in full with accrued interest after the completion of the final equity contribution. At December 31, 2025, the Authority has no accrued interest. The note is collateralized by a deed of trust | | 142,566 |
| The Authority entered into three notes receivable in the original amount of $23,358,000 from Tantra Lake Apartments, LLLP (Tantra). The notes bear interest at 4 percent and are due in full with accrued interest on April 14, 2062. At December 31, 2025, the Authority had $3,461,709 of accrued interest due. The notes are collateralized by a deed of trust | | 23,358,000 |
| The Authority entered into four notes receivable in the original amount of $9,565,000 from Mount Calvary LLLP (Mount Calvary), a tax credit project. Two notes in the amount of $6,365,000 bear interest at 3.43 percent and are due in full with accrued interest on November 30, 2065. The other two notes in the amount of $3,200,000 bear interest at 3 percent and are due in full with accrued interest on November 30, 2065. Commencing in 2023, principal and interest payments should be made to the extent of cash flow. At December 31, 2025, the Authority had $1,011,687 of accrued interest due. The notes are collateralized by a deed of trust | | 9,565,000 |
| The Authority entered into four notes receivable in the original amount of $18,712,500 from Rally Flats LLLP (Rally Flats), a tax credit project. One note in the amount of $8,312,500 bears interest at 4.46 percent and is due in full with accrued interest on September 30, 2063. As of December 31, 2025, the other three notes in the amount of $10,400,000 bear interest at 1 percent and are due in full with accrued interest on September 30, 2063. Commencing in 2023, principal and interest payments should be made to the extent of cash flow. At December 31, 2025, the Authority had $996,692 of accrued interest due. The notes are collateralized by a deed of trust | | 18,712,500 |
| The Authority has a note receivable of previous earned developer fees in the amount of $2,800,684 from Rally Flats LLLP, a tax credit project. The note will accrue interest at 3.00 percent beginning at the time of the limited partners' final equity contribution. At December 31, 2025, the Authority had no accrued interest due | | 2,800,684 |

## Note 4 - Related Party Transactions (Continued)

| | |
|---|---|
| The Authority entered into four notes receivable in the original amount of $9,164,000 from Hawthorn Court LLLP (Hawthorn Court), a tax credit project. One note in the amount of $4,000,000 bears interest at 5.10 percent and is due in full with accrued interest on July 1, 2066. As of December 31, 2025, the total of the other three notes in the amount of $5,164,000 bear interest at 5.10 percent and are due in full with accrued interest on April 1, 2066. Principal and interest payments on all notes commence in 2026. At December 31, 2025, the Authority had $746,773 of accrued interest due. The notes are collateralized by a deed of trust | $ 9,164,000 |
| The Authority has a note receivable of previous earned developer fees in the amount of $2,293,001 from Hawthorn Court LLLP, a tax credit project. The note will accrue interest at 2.00 percent beginning at the time of the limited partners' final equity contribution and is due no later than December 31, 2040. At December 31, 2025, the Authority had no accrued interest due | 2,293,001 |
| The Authority entered into a note receivable in the original amount of $2,000,000 from Mount Calvary LLLP, a tax credit project. The note bears interest at 3 percent and matures on October 1, 2067. At December 31, 2025, the Authority had $71,896 of accrued interest due. The note is collateralized by a deed of trust | 2,000,000 |
| The Authority has a note receivable of previous earned developer fees in the amount of $995,723 from Mount Calvary LLLP, a tax credit project. The note does not bear interest | 995,723 |
| The Authority, through its wholly owned subsidiary, assumed three notes receivable with an aggregate principal amount of $40,211,180 from an affiliate of the withdrawing general partner of Golden West IL LLLP, a tax credit project. The three notes bear interest at 2.30 percent and are due in full with accrued interest on December 31, 2075. At December 31, 2025, the Authority had $4,904,074 of accrued interest due. The notes are collateralized by deeds of trust | 40,211,180 |
| The Authority, through its wholly owned subsidiary, assumed a guarantee reserve receivable from an affiliate of the withdrawing general partner of Golden West IL LLLP, a tax credit project. The guarantee reserve is required to be maintained for five years from the date of funding, after which any remaining balance is distributed to the Authority | 954,440 |
| The Authority, through its wholly owned subsidiary, assumed a note receivable of previous earned developer fees from an affiliate of the withdrawing general partner of Golden West IL LLLP, a tax credit project. The note does not bear interest and is due on April 23, 2035 | 465,745 |
| Total | 206,322,776 |
| Less current portion | 4,776,302 |
| Long-term portion | $ 201,546,474 |

## Note 5 - Capital Assets

A summary of property and equipment by class is as follows:

| | Balance January 1, 2025 | Additions and Transfers In | Disposals and Transfers Out | Balance December 31, 2025 |
|---|---|---|---|---|
| Capital assets not being depreciated: | | | | |
| Land | $ 35,711,124 | $ 2,446,006 | $ (127,923) | $ 38,029,207 |
| Work in progress | 3,403,030 | 10,604,948 | (7,743,259) | 6,264,719 |
| Total nondepreciable assets | 39,114,154 | 13,050,954 | (7,871,182) | 44,293,926 |
| Capital assets being depreciated: | | | | |
| Building and improvements | 75,456,228 | 10,375,699 | (2,510,951) | 83,320,976 |
| Furniture and equipment | 1,378,733 | 259,951 | (107,029) | 1,531,655 |
| Leased assets | 367,394 | 138,242 | (172,735) | 332,901 |
| Total depreciable capital assets | 77,202,355 | 10,773,892 | (2,790,715) | 85,185,532 |
| Accumulated depreciation: | | | | |
| Buildings and improvements | (39,132,432) | 1,509,042 | (2,434,145) | (40,057,535) |
| Furniture and equipment | (853,927) | 104,417 | (149,689) | (899,199) |
| Subtotal | (39,986,359) | 1,613,459 | (2,583,834) | (40,956,734) |
| Net capital assets being depreciated | 37,215,996 | 12,387,351 | (5,374,549) | 44,228,798 |
| Net business-type activities capital assets | $ 76,330,150 | $ 25,438,305 | $ (13,245,731) | $ 88,522,724 |

Depreciation expense for the year ended December 31, 2025 was $2,416,741.

During 2025, the Authority, through its wholly owned subsidiary, Golden West AL LLC, acquired 0.58 acres of land and a related building through a special warranty deed from Golden West Communities, Inc., an affiliate of the withdrawing general partner of Golden West IL LLLP. The land and building appraised for approximately $2,500,000. Additionally, during 2025, the land and building were subsequently contributed by Golden West AL LLC to the Authority.

***Development Construction in Progress***

BHP prefunds design and planning costs incurred prior to selling the property to a discretely presented component unit. These properties will continue to be managed by BHP and result in a minority ownership interest as the general partner upon sale to the LIHTC partnership. When the project is sold to a LIHTC, these prepaid costs are reimbursed. The expenditures are funded by a separate BHP Development Equity Fund.

- Expenditures for ongoing construction and development pipeline predevelopment projects totaled $1,834,245
- Reimbursement received at the Mount Calvary closing of prior year predevelopment costs totaled $129,699

## Note 6 - Notes Receivable

The Authority had a note receivable from Orchard House, an unrelated party. This note is non-interest bearing; at December 31, 2025, the outstanding balance is $100,000. No monthly payments are required, and the note is due in full on May 8, 2028. The note is collateralized by a deed of trust.

## Note 7 - Investment in Partnerships - Joint Ventures

The Authority or a subsidiary thereof is a 0.01 percent general partner in each of the following operating partnerships (the "Partnerships"), which were formed to acquire; rehabilitate; or construct, own, and operate low-income residential rental housing projects.

The investments are recorded under the equity method as joint ventures. These joint ventures are also discretely presented component units of the Authority. The Authority recognizes contributions, distributions, and net income or loss on its ownership share of the activity of the Partnerships on an annual basis. The total income recognized by the Authority during the year ended December 31, 2025 was $61,911. The investments in the Partnerships at December 31, 2025 were as follows:

| | Beginning Balance | Additions | Reductions | Total |
|---|---|---|---|---|
| Partnership name: | | | | |
| Boulder Communities, LLLP | $ 54,243 | $ - | $ (317) | $ 53,926 |
| Madison Woods Communities, LLLP | 39,765 | - | (117) | 39,648 |
| Broadway West Community LLLP | 34,767 | - | (34,767) | - |
| High Mar Community LLLP | (315) | - | (4) | (319) |
| Lee Hill Community LLLP | (142) | - | - | (142) |
| Red Oak Park LLLP | (522) | - | (38) | (560) |
| Ciclo LLLP | 995,074 | - | (43) | 995,031 |
| Westview Community LLLP | 42,219 | - | (17) | 42,202 |
| Palo Park Community, LLLP | 9,680 | - | (57) | 9,623 |
| Canopy at ROP LLLP | (208) | - | (74) | (282) |
| West End Communities, LLLP | 22,088 | 62,572 | - | 84,660 |
| 30Pearl LLLP | (588) | - | (187) | (775) |
| Mount Calvary LLLP | 102 | 2,922,465 | - | 2,922,567 |
| Tantra Lake Apartments, LLLP | (420) | - | (292) | (712) |
| Rally Flats LLLP | 100 | - | (108) | (8) |
| Hawthorn Court LLLP | 100 | - | (69) | 31 |
| Golden West IL LLLP | - | - | (208) | (208) |
| Total | $ 1,195,943 | $ 2,985,037 | $ (36,298) | $ 4,144,682 |

Unrelated investor limited partners own the remaining 99.99 percent interest in each of the Partnerships.

## Note 8 - Long-term Debt

Long-term debt activity for the year ended December 31, 2025 can be summarized as follows for the Authority's direct borrowings of debt:

| | Interest Rate Ranges | Principal Maturity | Beginning Balance | Additions | Reductions | Ending Balance | Due within One Year | Original Loan Amount |
|---|---|---|---|---|---|---|---|---|
| Mortgage payable - Arapahoe East, Dakota Ridge, Sanitas Place, Midtown, and Twin Pines | 3.30% | 04/01/2031 | $ 6,778,649 | $ - | $ (125,250) | $ 6,653,399 | $ 128,889 | $ 7,200,000 |
| Mortgage payable - Cedar, Casey | 3.25% | 02/01/2028 | 2,161,358 | - | (47,575) | 2,113,783 | 48,973 | 2,449,358 |
| Mortgage payable - Foothills | 3.25% | 09/01/2028 | 5,132,947 | - | (201,688) | 4,931,259 | 207,983 | 7,000,000 |
| Mortgage payable - Hayden Place and Whittier | 3.85% | 07/01/2027 | 1,246,185 | - | (50,452) | 1,195,733 | 52,327 | 5,815,000 |
| Mortgage payable - Hayden Place 2 | 4.20% | 07/01/2027 | 502,073 | - | (14,482) | 487,591 | 15,053 | 600,000 |
| Note payable to the City of Boulder, Colorado | 0.00% | | 3,000,000 | - | - | 3,000,000 | - | 3,000,000 |
| Mortgage payable - Bridgewalk | 3.86% | 04/01/2032 | 20,769,953 | - | (421,715) | 20,348,238 | 436,308 | 23,480,000 |
| Mortgage payable - Vistoso | 4.79% | 12/01/2047 | 526,970 | - | (12,846) | 514,124 | 13,414 | 600,000 |
| Mortgage payable - Trout Farms | 3.97% | 06/01/2029 | 3,150,413 | - | (57,230) | 3,093,183 | 59,231 | 4,197,000 |
| Mortgage payable - Holiday Community | 3.67% | 07/01/2031 | 2,582,771 | - | (44,070) | 2,538,701 | 45,476 | 2,720,000 |
| Construction loan - Golden West | 5.50% | | - | 3,013,457 | - | 3,013,457 | 3,013,457 | 6,000,000 |
| Mortgage payable - Broadway West* | 0.00% | 05/01/2041 | 936,298 | - | - | 936,298 | - | 936,298 |
| Total long-term debt | | | $ 46,787,617 | $ 3,013,457 | $ (975,308) | $ 48,825,766 | $ 4,021,111 | $ 63,997,656 |

*The Authority assumed an outstanding mortgage payable in connection with the acquisition of Broadway West Community LLLP (see Note 16).

### *Debt Service Requirements to Maturity*

Annual debt service requirements to maturity for the above bonds and note obligations are as follows:

| Years Ending December 31 | Principal | Interest | Total |
|---|---|---|---|
| 2026 | $ 1,007,654 | $ 1,545,466 | $ 2,553,120 |
| 2027 | 2,591,396 | 1,482,860 | 4,074,256 |
| 2028 | 7,256,654 | 1,321,535 | 8,578,189 |
| 2029 | 3,607,721 | 1,110,459 | 4,718,180 |
| 2030 | 726,358 | 1,025,283 | 1,751,641 |
| 2031-2035 | 26,340,326 | 1,088,152 | 27,428,478 |
| 2036-2040 | 119,985 | 70,332 | 190,317 |
| 2041-2045 | 1,089,257 | 37,358 | 1,126,615 |
| 2046-2047 | 72,958 | 3,774 | 76,732 |
| Total | $ 42,812,309 | $ 7,685,219 | $ 50,497,528 |

Future minimum principal payments do not include $3,000,000 of debt to the City of Boulder, Colorado (the "City") under the Affordable Housing Fund note described above. The note becomes due and payable only in the event a development strategy is not approved or the term extended by the City or in the event of bankruptcy or dissolution of the Authority.

Future minimum principal payments do not include $3,013,457 of construction debt to First Bank. The construction loan will convert to a permanent loan on or before December 1, 2026. The permanent loan will mature on June 1, 2035 and will bear interest at 5.50 percent.

Interest expense for the year ended December 31, 2025 was $1,600,578.

## Note 8 - Long-term Debt (Continued)

***Tax-exempt Bond Issuance***

BHP has issued tax-exempt revenue bonds to provide debt financing for 10 legally separate entities. Upon bond issuance, all financial activity is assumed by the paying agent, and BHP is not obligated for the repayment of these bonds. Information regarding the status of each bond issue, including possible default, must be obtained from the paying agent or other knowledgeable source. The entities and the original issue amounts are as follows: Westview Community LLLP (a related party) ($3,167,000); High Mar Community LLLP (a related party) ($7,206,000); Boulder Communities, LLLP (a related party) ($14,000,000); Palo Park Community, LLLP (a related party) ($6,900,115); Canopy at ROP LLLP (a related party) ($9,837,072); 30Pearl LLLP (a related party) ($26,659,208); Madison Woods Communities, LLLP (a related party) ($13,300,000); Ciclo LLLP (a related party) ($10,000,000); Tantra Lake Apartments, LLLP (a related party) ($23,000,000); and Rally Flats LLLP (a related party) ($25,337,045). The total amount outstanding on the bonds at December 31, 2025 is approximately $106,000,000. See Note 9 for further details.

***Unused Line of Credit***

The Authority has an unused line of credit in the amount of $10,000,000.

***Assets Pledge***

***Direct Borrowings***

The Authority’s outstanding debt above is secured with collateral of the assets and properties with which the corresponding loan is associated, as listed in the table above.

***Significant Terms***

***Direct Borrowings***

The Authority's outstanding mortgage payables in relation to Vistoso, Foothills, Arapahoe East, Dakota Ridge, Sanitas Place, Holiday Community, Midtown, Twin Pines, Hayden Place 1 and 2, Bridgewalk, Trout Farms, and Broadway West; construction loan in relation to Golden West; and the note payable to the City of Boulder, Colorado contain terms in the specified debt agreements related to (1) significant events of defaults with finance-related consequences and (2) a subjective acceleration clause that allows the lender to accelerate payment of the entire principal amount to become immediately due if the lender determines an event of default, as described in the agreements.

Additionally, for the mortgage payable in relation to Hayden Place, in the event of a default, the note will bear interest at a rate that is 15 percent in excess of the note's rate otherwise in effect. For the mortgage payables in relation to Bridgewalk and Trout Farms, in the event of a default, the notes will bear interest at a rate that is 5 percent in excess of the notes' rate otherwise in effect.

## Note 9 - Bonds Payable

As of December 31, 2025, the Authority has issued revenue bonds for the discretely presented component units listed below. Revenue from the properties is intended to be the primary source of repayment.

| | Outstanding Bonds Payable Amount |
|---|---|
| Westview Community LLLP | $ 2,204,845 |
| Ciclo LLLP | 4,054,812 |
| High Mar Community LLLP | 3,020,024 |
| Boulder Communities, LLLP | 11,587,730 |
| Palo Park Community, LLLP | 2,163,738 |
| Madison Woods Communities, LLLP | 10,143,003 |
| 30Pearl LLLP | 14,928,779 |
| Canopy at ROP LLLP | 4,127,700 |
| Tantra Lake Apartments, LLLP | 22,451,863 |
| Rally Flats LLLP | 31,000,000 |
| Total | $ 105,682,494 |

General obligations due to the Authority outstanding at December 31, 2025 are as follows:

| | Remaining Annual Principal Installments | Interest Rate Percent | Maturity Date | Outstanding | Current Portion |
|---|---|---|---|---|---|
| Westview Community LLLP | $82,409-$1,940,788 | 4.85 | 4/1/2029 | $ 2,204,845 | $ 82,409 |
| Ciclo LLLP | $64,215-$3,253,542 | 4.50 | 11/1/2036 | 4,054,812 | 64,215 |
| High Mar Community LLLP | $106,393 - $2,432,442 | SOFR index | 2/1/2031 | 3,020,024 | 106,393 |
| Boulder Communities, LLLP | $344,207 - $8,870,611 | 3.98 | 10/1/2033 | 11,587,730 | 344,207 |
| Palo Park Community, LLLP | $61,757 - $1,597,633 | 3.50 | 2/1/2035 | 2,163,738 | 61,757 |
| Madison Woods Communities, LLLP | $174,108 - $7,557,993 | 3.60 | 6/1/2038 | 10,143,003 | 174,108 |
| 30Pearl LLLP | $250,256 - $11,559,720 | 3.75 | 11/1/2037 | 14,928,779 | 250,256 |
| Canopy at ROP LLLP | $68,318 - $3,189,992 | 4.10 | 6/1/2037 | 4,127,700 | 68,318 |
| Tantra Lake Apartments, LLLP | $344,020 - $16,790,445 | 3.64 | 4/1/2040 | 22,451,863 | 344,020 |
| Rally Flats LLLP | - | 4.94 | 10/5/2041 | 31,000,000 | - |
| Total | | | | $ 105,682,494 | $ 1,495,683 |

Annual debt service requirements to maturity for the above bonds obligations due to the Authority are as follows:

| | Westview Community LLLP | Ciclo LLLP | High Mar Community LLLP | Boulder Communities, LLLP | Palo Park Community, LLLP | Madison Woods Communities, LLLP | 30Pearl LLLP | Canopy at ROP LLLP | Tantra Lake Apartments, LLLP | Rally Flats LLLP | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2026 | $ 82,409 | $ 64,215 | $ 106,393 | $ 344,207 | $ 61,757 | $ 174,108 | $ 250,256 | $ 68,318 | $ 344,020 | $ - | $ 1,495,683 |
| 2027 | 88,626 | 67,791 | 110,794 | 358,356 | 64,593 | 181,622 | 261,619 | 71,703 | 359,289 | - | 1,564,393 |
| 2028 | 93,022 | 70,444 | 115,377 | 371,853 | 66,720 | 187,361 | 270,200 | 74,274 | 370,520 | - | 1,619,771 |
| 2029 | 1,940,788 | 74,232 | 120,151 | 388,373 | 69,329 | 195,318 | 282,195 | 77,888 | 386,683 | - | 3,534,957 |
| 2030 | - | 77,690 | 125,121 | 404,338 | 71,830 | 202,567 | 293,113 | 81,188 | 401,197 | - | 1,657,044 |
| 2031-2035 | - | 445,705 | 2,442,188 | 9,720,603 | 1,829,509 | 1,130,329 | 1,643,123 | 460,064 | 2,241,173 | - | 19,912,694 |
| 2036-2040 | - | 3,254,735 | - | - | - | 8,071,698 | 11,928,273 | 3,294,265 | 18,348,981 | - | 44,897,952 |
| 2041-2045 | - | - | - | - | - | - | - | - | - | 31,000,000 | 31,000,000 |
| Total | $ 2,204,845 | $ 4,054,812 | $ 3,020,024 | $ 11,587,730 | $ 2,163,738 | $ 10,143,003 | $14,928,779 | $ 4,127,700 | $ 22,451,863 | $ 31,000,000 | $105,682,494 |

## Note 10 - Pension Plan

***Plan Description***

The Authority participates in the Local Government Division Trust Fund (LGDTF), a cost-sharing, multiple-employer defined benefit pension plan administered by the Colorado Public Employees' Retirement Association. LGDTF provides retirement and disability, postretirement annual increases, and death benefits for members or their beneficiaries. All employees of the Authority are members of LGDTF. Title 24, Article 51 of the Colorado Revised Statutes (C.R.S.), as amended, assigns the Authority to establish benefit provisions to the state Legislature. PERA issues a publicly available annual financial report that includes financial statements and required supplementary information for LGDTF.

PERA issues a publicly available annual financial report that includes financial statements and required supplementary information for the Health Care Trust Fund. These reports may be obtained online at www.copera.org; by writing to Colorado PERA, 1301 Pennsylvania Street, Denver, CO 80203; or by calling PERA at 303-832-9550 or 1-800-759-PERA (7372).

Management of the plan is vested in the pension board, which consists of seven members: three elected by plan members; three appointed by the Authority; and the Authority's treasurer, who serves as an ex officio member.

***Contributions***

The Authority is required to contribute member and employer contributions to PERA at a rate set by statute. The contribution requirements of plan members and the Authority are established under Title 24, Article 51, Part 4 of the C.R.S., as amended. The contribution rate for members is 9 percent and for the Authority is 14.81 to 15.80 percent of covered salary. A portion of the Authority’s contribution (1.02 percent of covered salary) is allocated to the Health Care Trust Fund. The Authority is also required to pay an amortization equalization disbursement (AED) equal to 2.20 percent of the total payroll for calendar year 2025. Additionally, the Authority is required to pay a supplemental amortization equalization disbursement (SAED) equal to 1.50 percent of the total payroll for calendar year 2025. For the year ended December 31, 2025, the Authority’s employer contributions to LGDTF were equal to its required contributions of $1,244,260.

***Net Pension Liability***

At December 31, 2025, the Authority reported a net liability of $4,909,286 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2024 for the year ended December 31, 2025. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2023, which used update procedures to roll forward the estimated liability to December 31, 2024. The Authority's proportion of the net pension liability was based on the Authority's contributions as a percentage of total employer contributions during the measurement period. At December 31, 2025, the Authority's proportion was 0.800081685 percent.

***Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions***

For the year ended December 31, 2025, the Authority recognized pension income of $108,372.

## Note 10 - Pension Plan (Continued)

At December 31, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Difference between expected and actual experience | $ 980,386 | $ - |
| Net difference between projected and actual investment | - | 65,151 |
| Employer contributions to the plan subsequent to the measurement date | 1,244,260 | - |
| Total | $ 2,224,646 | $ 65,151 |

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in the table below. These amounts are exclusive of the employer contributions to the plan made subsequent to the measurement date totaling $1,244,260, which will impact net pension liability in fiscal year 2026 rather than pension expense.

| Years Ending December 31 | Amount |
|---|---|
| 2026 | $ 164,603 |
| 2027 | 164,603 |
| 2028 | 196,077 |
| 2029 | 196,077 |
| 2030 | 196,075 |
| Total | $ 917,435 |

***Actuarial Assumptions***

The total pension liability as of December 31, 2024 is based on results of an actuarial valuation date of December 31, 2023 rolled forward and was determined using the following actuarial assumptions, applied to all periods included in the measurement.

Mortality rates were based on the PubG-2010 Public Retirement Plans Mortality Tables with adjustment using scale MP-2019 for males with a 73 percent factor applied and a 78 percent factor applied to females. The actuarial assumptions were the following as of December 31, 2023:

- Inflation - 2.30 percent
- Salary increases - 3.20-11.30 percent, average, including inflation
- Investment rate of return - 7.25 percent, net of pension plan investment expense, including inflation

The actuarial assumptions used in the December 31, 2023 valuation were based on the results of the 2020 experience analysis, dated October 28, 2020, for the period from January 1, 2016 through December 31, 2019; revised economic and demographic assumptions were adopted by PERA's board on November 20, 2020 and were effective as of December 31, 2020.

Based on the 2024 experience analysis dated January 3, 2025, for the period from January 1, 2020 through December 31, 2023, revised actuarial assumptions were adopted by PERA’s board on January 17, 2025 and were effective as of December 31, 2024. The following assumptions were reflected in the rollforward calculation of the total pension liability from December 31, 2023 through December 31, 2024:

- Salary increases, including wage inflation: 3.40 percent to 13.00 percent
- Salary scale assumptions were altered to better reflect actual experience.

## Note 10 - Pension Plan (Continued)

- Rates of termination/withdrawal, retirement, and disability were revised to more closely reflect actual experience.
- The estimated administrative expense as a percentage of covered payroll was increased from 0.40 percent to 0.45 percent.
- The Pub-2010 Public Retirement Plans Mortality base tables were retained for purposes of active, retired, disabled, and beneficiary lives, with revised adjustments for credibility and gender, where applicable. In addition, the applied generational projection scale was updated to the 2024 adjusted scale MP-2021.

***Discount Rate***

The discount rate used to measure the total pension liability as of December 31, 2024 was 7.25 percent. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the fixed statutory rates specified in law.

Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

***Investment Rate of Return***

The long-term expected rate of return on pension plan investments was determined using a log-normal distribution analysis in which best estimate ranges of expected future real rates of return (expected return, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return as of January 1, 2024 for each major asset class are summarized in the following table:

| Asset Class | Target Allocation | Long-term Expected Real Rate of Return |
|---|---|---|
| Global equity | 51.00 % | 5.00 % |
| Fixed income | 23.00 | 2.60 |
| Private equity | 10.00 | 7.60 |
| Real estate | 10.00 | 4.10 |
| Alternatives | 6.00 | 5.20 |

***Sensitivity of the Net Pension Liability to Changes in the Discount Rate***

The following presents the net pension liability of the Authority, calculated using the discount rate of 7.25 percent, as well as what the Authority's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.25 percent) or 1 percentage point higher (8.25 percent) than the current rate for December 31, 2025:

| | 1 Percentage Point Decrease (6.25%) | Current Discount Rate (7.25%) | 1 Percentage Point Increase (8.25%) |
|---|---|---|---|
| Net pension liability - December 31, 2025 | $ 10,745,441 | $ 4,909,286 | $ 6,249 |

## Note 10 - Pension Plan (Continued)

***Pension Plan Fiduciary Net Position***

Detailed information about the plan’s fiduciary net position is available in a separately issued PERA financial report.

## Note 11 - Other Postemployment Benefit Plan

***Plan Description***

The Authority participates in the Health Care Trust Fund (HCTF), a cost-sharing, multiple-employer defined benefit other postemployment benefit plan administered by the Colorado Public Employees' Retirement Association. HCTF provides a health care premium subsidy to eligible participating PERA benefit recipients and their eligible beneficiaries. Title 24, Article 51, Part 12 of the C.R.S., as amended, assigns the authority to establish HCTF benefit provision to the state Legislature.

PERA issues a publicly available annual financial report that includes financial statements and required supplementary information for HCTF. These reports may be obtained online at www.copera.org; by writing to Colorado PERA, 1301 Pennsylvania Street, Denver, CO 80203; or by calling PERA at 303-832-9550 or 1-800-759-PERA (7372).

***Contributions***

The Authority is required to contribute member and employer contributions to PERA at a rate set by statute. The contribution requirements of plan members and the Authority are established under Title 24, Article 51, Part 4 of the C.R.S., as amended. Contributions to the plan from the Authority were $89,996 for the year ended December 31, 2025.

***Net OPEB Liability***

At December 31, 2025, the Authority reported a liability of $299,943 for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of December 31, 2024. The total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of December 31, 2023, which used update procedures to roll forward the estimated liability to December 31, 2024. The Authority's proportion of the net OPEB liability was based on the Authority's contributions as a percentage of total employer contributions during the measurement period. At December 31, 2025, the Authority's proportion was 0.0627276256 percent.

***OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB***

For the year ended December 31, 2025, the Authority recognized OPEB income of $112,079.

At December 31, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Changes in assumptions | $ 56,633 | $ - |
| Difference between projected and actual investment earnings | - | 180,239 |
| Employer contributions to the plan subsequent to the measurement date | 89,996 | - |
| Total | $ 146,629 | $ 180,239 |

## Note 11 - Other Postemployment Benefit Plan (Continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in the table below. These amounts are exclusive of the employer contributions to the plan made subsequent to the measurement date totaling $89,996, which will impact net OPEB liability in fiscal year 2026, rather than OPEB expense:

| Years Ending December 31 | Amount |
|---|---|
| 2026 | $ (27,335) |
| 2027 | (27,335) |
| 2028 | (27,335) |
| 2029 | (27,335) |
| 2030 | (27,335) |
| Thereafter | 13,069 |
| Total | $ (123,606) |

***Actuarial Assumptions***

The total OPEB liability as of December 31, 2024 is based on results of an actuarial valuation date of December 31, 2023, rolled forward, and was determined using the following actuarial assumptions, applied to all periods included in the measurement:

- Inflation - 2.30 percent
- Salary increases, including wage inflation - 3.50 percent in the aggregate
- Investment rate of return - 7.25 percent, net of OPEB plan investment expense, including price inflation
- Mortality rates were based on the PubG-2010 Public Retirement Plans Mortality Tables with adjustment using scale MP-2019 with a 90 percent factor applied for males and a 85 percent factor applied for females.
- Health care cost trend rate - 16.00 percent

The actuarial assumptions used in the December 31, 2023 valuation were based on the results of a 2020 experience analysis dated October 28, 2020 and November 4, 2020 for the period from January 1, 2016 through December 31, 2019; revised economic and demographic assumptions were adopted by PERA's board on November 20, 2020 and were effective as of December 31, 2020.

Based on the 2024 experience analysis dated January 3, 2025, for the period from January 1, 2020 through December 31, 2023, revised actuarial assumptions were adopted by PERA's board on January 17, 2025 and were effective as of December 31, 2024. The following assumptions were reflected in the rollforward calculation of the total OPEB liability from December 31, 2023 through December 31, 2024:

- Salary increases, including wage inflation - 3.40 percent to 13.00 percent
- Salary scale assumptions were altered to better reflect actual experience.
- Rates of termination/withdrawal, retirement, and disability were revised to more closely reflect actual experience.
- Participation rates were reduced.
- MAPD premium costs are no longer age graded.

## Note 11 - Other Postemployment Benefit Plan (Continued)

***Discount Rate***

The discount rate used to measure the total OPEB liability as of December 31, 2024 was 7.25 percent. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the fixed statutory rates specified in law.

Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

***Investment Rate of Return***

The long-term expected rate of return on OPEB plan investments was determined using a log-normal distribution analysis in which best estimate ranges of expected future real rates of return (expected return, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return as of January 1, 2024 for each major asset class are summarized in the following table:

| Asset Class | Target Allocation | Long-term Expected Real Rate of Return |
|---|---|---|
| Global equity | 51.00 % | 5.00 % |
| Fixed income | 23.00 | 2.60 |
| Private equity | 10.00 | 7.60 |
| Real estate | 10.00 | 4.10 |
| Alternatives | 6.00 | 5.20 |

***Sensitivity of the Net OPEB Liability to Changes in the Discount Rate***

The following presents the net OPEB liability of the Authority, calculated using the discount rate of 7.25 percent, as well as what the Authority's net OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.25 percent) or 1 percentage point higher (8.25 percent) than the current rate for December 31, 2025:

| | 1 Percentage Point Decrease (6.25%) | Current Discount Rate (7.25%) | 1 Percentage Point Increase (8.25%) |
|---|---|---|---|
| Net OPEB liability of the plan - December 31, 2025 | $ 367,585 | $ 299,943 | $ 241,627 |

***Sensitivity of the Net OPEB Liability to Changes in the Health Care Cost Trend Rate***

The following presents the net OPEB liability of the Authority, calculated using the health care cost trend rate of 6.50 percent, as well as what the Authority's net OPEB liability would be if it were calculated using a health care cost trend rate that is 1 percentage point lower (5.50 percent) or 1 percentage point higher (7.50 percent) than the current rate for December 31, 2025:

| | 1 Percentage Point Decrease (5.50%) | Current Health Care Cost Trend Rate (6.50%) | 1 Percentage Point Increase (7.50%) |
|---|---|---|---|
| Net OPEB liability of the plan - December 31, 2025 | $ 277,331 | $ 299,943 | $ 294,561 |

## Note 12 - Nonexchange Financial Guarantees

***General Partner Operating Deficit Guarantees***

In relation to the performance of the tax credit partnerships for which the Authority is the general partner, the Authority has agreed to provide certain levels of funding in the event of partnership operating deficits that exceed operating reserves. The maximum amount required to fund the excess operating deficits ranges by partnership from zero to the total amount of the excess operating deficit for a single partnership. The guarantees are in place until specific milestones specifically defined in the partnership agreement are met. If the Authority is required to fund a deficit under this guarantee, the advance would be structured as a loan to the partnership. These loans would be repayable without interest in accordance with available cash flow. As of December 31, 2025, there were no additional liabilities relating to excess operating deficits for any of the partnerships.

***General Partner Guarantees of Debt***

The Authority has provided payment guarantees to a lender of a portion of the outstanding debt for Red Oak Park LLLP; Westview Community LLLP; High Mar Community LLLP; Boulder Communities, LLLP; Ciclo LLLP; West End Communities, LLLP; Canopy at ROP LLLP; Palo Park Community, LLLP; Madison Woods Communities, LLLP; 30Pearl LLLP; Tantra Lake Apartments, LLLP; Mount Calvary LLLP; Rally Flats LLLP; Hawthorn Court LLLP; and Golden West IL LLLP. The amount of the debt that was guaranteed was $149,851,636 as of December 31, 2025. The debt has various maturity dates ranging from July 31, 2026 through January 1, 2066. In the event that any of these partnerships is unable to make a payment when due, the Authority will be required to make that payment.

## Note 13 - Commitments and Contingencies

The Authority received financial assistance from federal and state agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with the terms and conditions specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the Authority. However, in the opinion of management, any such disallowed claims will not have a material adverse effect on the overall financial position of the Authority at December 31, 2025.

## Note 14 - Blended Component Units

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

Balance sheet information is as follows:

| | Holiday Community, LLC | Foothills Community, LLC | Vistoso Community, LLC | 2037 Walnut, LLC | Broadway East, LLC | Broadway West Community LLLP | Total |
|---|---|---|---|---|---|---|---|
| **Assets** | | | | | | | |
| Current assets | $ 266,357 | $ 201,641 | $ 185,558 | $ 114,353 | $ 189,072 | $ 272,455 | $ 1,229,436 |
| Capital assets | 2,783,763 | 9,666,438 | 640,890 | 6,560,921 | 4,171,372 | 2,483,000 | 26,306,384 |
| Total assets | 3,050,120 | 9,868,079 | 826,448 | 6,675,274 | 4,360,444 | 2,755,455 | 27,535,820 |
| **Deferred Outflows of Resources** | - | 189,336 | - | - | - | - | 189,336 |
| **Liabilities** | | | | | | | |
| Current liabilities | 135,592 | 343,025 | 38,254 | 34,543 | 62,966 | 41,170 | 655,550 |
| Noncurrent liabilities | 2,493,225 | 4,723,276 | 500,709 | - | - | 2,714,285 | 10,431,495 |
| Total liabilities | 2,628,817 | 5,066,301 | 538,963 | 34,543 | 62,966 | 2,755,455 | 11,087,045 |
| **Net Position** | | | | | | | |
| Net investment in capital assets | 556,895 | 4,943,162 | 140,181 | 6,560,921 | 4,171,372 | (231,283) | 16,141,248 |
| Restricted | 154,719 | 9,256 | 142,751 | 44,406 | 70,019 | 122,394 | 543,545 |
| Unrestricted | (290,311) | 38,696 | 4,553 | 35,404 | 56,087 | 108,889 | (46,682) |
| Total net position | $ 421,303 | $ 4,991,114 | $ 287,485 | $ 6,640,731 | $ 4,297,478 | $ - | $ 16,638,111 |

Income statement information is as follows:

| | Holiday Community, LLC | Foothills Community, LLC | Vistoso Community, LLC | 2037 Walnut, LLC | Broadway East, LLC | Total |
|---|---|---|---|---|---|---|
| **Operating Revenue** | | | | | | |
| Rent - Net | $ 839,669 | $ 1,443,358 | $ 274,570 | $ 442,352 | $ 1,142,640 | $ 4,142,589 |
| Other | 4,187 | 7,107 | 2,197 | 6,712 | 23,630 | 43,833 |
| Donations and grants | - | 1,007,784 | - | - | 476,324 | 1,484,108 |
| Total operating revenue | 843,856 | 2,458,249 | 276,767 | 449,064 | 1,642,594 | 5,670,530 |
| **Operating Expenses** | | | | | | |
| Operating expenses | 665,726 | 1,224,137 | 221,502 | 200,386 | 600,082 | 2,911,833 |
| Depreciation | 131,970 | 434,820 | 30,357 | 291,330 | 177,954 | 1,066,431 |
| Total operating expenses | 797,696 | 1,658,957 | 251,859 | 491,716 | 778,036 | 3,978,264 |
| **Operating Income (Loss)** | 46,160 | 799,292 | 24,908 | (42,652) | 864,558 | 1,692,266 |
| **Nonoperating Expense** - Interest expense | (95,220) | (165,538) | (25,257) | - | - | (286,015) |
| **Equity Transfer** | - | 741,318 | - | - | - | 741,318 |
| **Operating Transfer** | - | 67,941 | - | (200,000) | (500,000) | (632,059) |
| **Change in Net Position** | (49,060) | 1,443,013 | (349) | (242,652) | 364,558 | 1,515,510 |
| **Net Position** - Beginning of year | 470,363 | 3,548,101 | 287,834 | 6,883,383 | 3,932,920 | 15,122,601 |
| **Net Position** - End of year | $ 421,303 | $ 4,991,114 | $ 287,485 | $ 6,640,731 | $ 4,297,478 | $ 16,638,111 |

## Note 14 - Blended Component Units (Continued)

Cash flow statement information is as follows:

| | Holiday Community, LLC | Foothills Community, LLC | Vistoso Community, LLC | 2037 Walnut, LLC | Broadway East, LLC | Broadway West Community LLLP | Total |
|---|---|---|---|---|---|---|---|
| **Net Cash Provided by Operating Activities** - Receipts from customers, operating transfers, and payments to vendor | $ 78,017 | $ 1,638,932 | $ 30,108 | $ 35,364 | $ 510,245 | $ 843,204 | $ 3,135,870 |
| **Net Cash Used in Financing Activities** - Payments on long-term debt | (44,071) | (201,688) | (12,846) | - | - | (868,622) | (1,127,227) |
| **Net Cash Used in Investing Activities** - Purchase of PPE | (30,473) | (1,487,681) | - | - | (521,607) | (27,558) | (2,067,319) |
| **Net Increase (Decrease) in Cash** | 3,473 | (50,437) | 17,262 | 35,364 | (11,362) | (52,976) | (58,676) |
| **Cash** - Beginning of year | 241,884 | 210,783 | 161,310 | 68,325 | 182,317 | 309,816 | 1,174,435 |
| **Cash** - End of year | $ 245,357 | $ 160,346 | $ 178,572 | $ 103,689 | $ 170,955 | $ 256,840 | $ 1,115,759 |
| **Significant Noncash Transactions** - Property and equipment remeasurement | $ - | $ - | $ - | $ - | $ - | $ 612,551 | $ 612,551 |

## Note 15 - Discretely Presented Component Units

The following entities are considered discrete component units of the Authority and are presented in accordance with GASB Codification section 2600. Certain items may have changed for presentation purposes from the separately issued audited financial statements to conform to the Authority's presentation. The discrete component units disclosures included are those required under GASB Codification section 2600 that are deemed essential to fair presentation of the financial entity's general purpose financial statements. The following disclosures are those that are material to the Authority and are not meant to be a full representation of each component unit's financial position and required disclosures. A copy of each component unit's separately issued financial statements can be obtained from the commission's management. See Note 1 for detail on accounting policy and the for-profit entities that are considered discretely presented component units.

Each of the discrete component units was formed as limited partnerships or limited liability companies for the purpose of owning, developing, and operating affordable housing projects.

The significant activity of the entities consists of residential rental operations and the primary assets are the land, buildings, improvements, furniture, fixtures, and equipment. Debt is primarily long term in nature and is collateralized by the property. Equity is contributed by the general partner and the investor limited partners.

The discretely presented component units' deposits are included at their carrying values on the statement of net position under the following classifications:

| | 2025 |
|---|---|
| Cash and cash equivalents - Unrestricted (current) | $ 5,549,329 |
| Cash and cash equivalents - Restricted (current) | 16,670,651 |
| Tenant security deposits | 768,028 |
| Total | $ 22,988,008 |

All of the discretely presented component units' cash is held in bank deposits, checking accounts, and savings accounts.

The restricted cash balances of the discretely presented component units are made up of $768,028 of security deposits and $16,670,651 of funded reserves for the year ended December 31, 2025.

## Note 15 - Discretely Presented Component Units (Continued)

A summary of the changes to the capital assets of the discrete component units is as follows:

| Schedule of Component Unit Capital Assets December 31, 2025 | Nondepreciable | Depreciable or Amortizable | | | Accumulated Depreciation and Amortization | 2025 Net Capital Assets |
|---|---|---|---|---|---|---|
| | Land | Tax Credit Fees | Buildings and Improvements | Furniture, Fixtures, and Equipment | | |
| Boulder Communities, LLLP | 12,331,149 | 239,220 | 72,503,326 | 1,232,513 | (28,014,312) | 58,291,896 |
| High Mar Community LLLP | - | 44,371 | 12,011,414 | 57,831 | (5,345,592) | 6,768,024 |
| Lee Hill Community LLLP | 885,045 | 34,030 | 6,284,279 | 118,473 | (2,756,397) | 4,565,430 |
| Palo Park Community, LLLP | 173,721 | 58,384 | 11,710,896 | 60,828 | (2,924,561) | 9,079,268 |
| Red Oak Park Community LLLP | - | 68,403 | 12,079,486 | 236,838 | (6,466,052) | 5,918,675 |
| West End Community LLLP | 1,700,000 | 161,457 | 39,780,108 | 198,838 | (8,414,699) | 33,425,704 |
| 30Pearl LLLP | 3,154,574 | 250,467 | 46,698,972 | 1,232,161 | (8,017,223) | 43,318,951 |
| Canopy at ROP LLLP | 925,000 | 77,459 | 17,200,882 | 28,678 | (3,256,146) | 14,975,873 |
| Madison Woods, LLLP | - | 85,771 | 24,468,290 | 1,016,233 | (5,030,646) | 20,539,648 |
| Ciclo LLLP | 862,291 | 65,476 | 13,793,454 | 144,753 | (2,891,649) | 11,974,325 |
| WestView Community, LLLP | 470,000 | 19,840 | 5,848,093 | 59,996 | (2,741,429) | 3,656,500 |
| Tantra Lake Apartments, LLLP | 3,977,585 | 438,284 | 69,059,463 | 1,580,817 | (6,883,004) | 68,173,145 |
| Rally Flats LLLP | 9,307,449 | 192,945 | 45,935,873 | 921,051 | (1,346,856) | 55,010,462 |
| Mount Calvary LLLP | 5,603,275 | 150,198 | 32,268,007 | 1,650,057 | (1,364,642) | 38,306,895 |
| Hawthorn Court LLLP | 2,673,202 | 153,917 | 30,439,157 | 1,038,749 | (443,158) | 33,861,867 |
| Golden West IL LLLP | 1,323,952 | 307,240 | 71,867,804 | 1,373,521 | (9,703,393) | 65,169,124 |
| Total fixed assets placed in service | 43,387,243 | 2,347,462 | 511,949,504 | 10,951,337 | (95,599,759) | 473,035,787 |
| Boulder Communities, LLLP - Construction in progress | - | - | - | - | - | - |
| High Mar Community LLLP - Construction in progress | - | - | - | - | - | - |
| Lee Hill Community LLLP - Construction in progress | - | - | - | - | - | - |
| Palo Park Community, LLLP - Construction in progress | 4,100 | - | - | - | - | 4,100 |
| West End Community, LLLP - Construction in progress | - | - | - | - | - | - |
| 30Pearl LLLP - Construction in progress | 26,101 | - | - | - | - | 26,101 |
| Madison Woods. LLLP - Construction in progress | - | - | - | - | - | - |
| Ciclo LLLP - Construction in progress | 25,375 | - | - | - | - | 25,375 |
| Tantra Lake Apartments, LLLP - Construction in progress | - | - | - | - | - | - |
| Rally Flats LLLP - Construction in progress | - | - | - | - | - | - |
| Mount Calvary LLLP - Construction in progress | - | - | - | - | - | - |
| Hawthorn Court LLLP - Construction in progress | - | - | - | - | - | - |
| Golden West LLLP - Construction in progress | 340 | - | - | - | - | 340 |
| Total Discrete Component Unit Net Capital Assets | $ 43,443,159 | $ 2,347,462 | $ 511,949,504 | $ 10,951,337 | $ (95,599,759) | $ 473,091,703 |

## Note 15 - Discretely Presented Component Units (Continued)

| | Beginning Balance | Capital Additions and Other Adjustments | Depreciation and Amortization | End of Year Balance |
|---|---|---|---|---|
| Boulder Communities, LLLP | 60,917,795 | 264,558 | (2,890,457) | 58,291,896 |
| High Mar Community LLLP | 7,192,130 | 8,501 | (432,607) | 6,768,024 |
| Lee Hill Community LLLP | 4,745,024 | 49,144 | (228,738) | 4,565,430 |
| Palo Park Community, LLLP | 9,434,453 | 25,226 | (380,411) | 9,079,268 |
| Red Oak Park Community LLLP | 6,264,447 | 57,408 | (403,180) | 5,918,675 |
| West End Community LLLP | 34,791,867 | 56,578 | (1,422,741) | 33,425,704 |
| 30Pearl LLLP | 45,162,950 | 14,979 | (1,858,978) | 43,318,951 |
| Canopy at ROP LLLP | 15,580,918 | 26,978 | (632,023) | 14,975,873 |
| Madison Woods, LLLP | 21,543,721 | 100,746 | (1,104,819) | 20,539,648 |
| Ciclo LLLP | 12,464,109 | 16,695 | (506,479) | 11,974,325 |
| WestView Community, LLLP | 3,816,821 | 82,242 | (242,563) | 3,656,500 |
| Tantra Lake Apartments, LLLP | 70,119,910 | 143,885 | (2,090,650) | 68,173,145 |
| Rally Flats LLLP | 8,849,300 | 47,508,018 | (1,346,856) | 55,010,462 |
| Mount Calvary LLLP | 39,595,944 | 75,592 | (1,364,641) | 38,306,895 |
| Hawthorn Court LLLP | 2,510,000 | 31,795,025 | (443,158) | 33,861,867 |
| Golden West IL LLLP | - | 67,314,125 | (2,145,001) | 65,169,124 |
| Total fixed assets placed in service - December 31, 2025 | 342,989,389 | 147,539,700 | (17,493,302) | 473,035,787 |
| Boulder Communities, LLLP - Construction in progress | 9,970 | (9,970) | - | - |
| Lee Hill Community LLLP - Construction in progress | 4,455 | (4,455) | - | - |
| Palo Park Community, LLLP - Construction in progress | 2,630 | 1,470 | - | 4,100 |
| West End Community, LLLP - Construction in progress | 7,169 | (7,169) | - | - |
| 30Pearl LLLP - Construction in progress | - | 26,101 | - | 26,101 |
| Ciclo LLLP - Construction in progress | - | 25,375 | - | 25,375 |
| Tantra Lake Apartments, LLLP - Construction in progress | 21,971 | (21,971) | - | - |
| Rally Flats LLLP - Construction in progress | 37,977,865 | (37,977,865) | - | - |
| Golden West IL LLLP - Construction in progress | - | 340 | - | 340 |
| Total discrete component unit net capital assets | $ 381,013,449 | $ 109,571,556 | $ (17,493,302) | $ 473,091,703 |

## Note 15 - Discretely Presented Component Units (Continued)

A summary of the discrete component units' debt outstanding and maturity dates is as follows:

| Schedule of Component Unit Debt December 31, 2025 | Lender | Balance - Beginning of Year | Additions (Payments) | Balance - End of Year | Principal Due Within One Year |
|---|---|---|---|---|---|
| Boulder Communities, LLLP | First Bank of Boulder | 11,919,917 | (332,186) | 11,587,731 | 344,207 |
| | Boulder Housing Partners | 1,152,519 | - | 1,152,519 | - |
| | Boulder Housing Partners | 12,025,000 | - | 12,025,000 | - |
| | Boulder Housing Partners | 7,647,569 | - | 7,647,569 | - |
| | Boulder Housing Partners | 20,000,000 | - | 20,000,000 | - |
| | Boulder Housing Partners | 1,287,402 | (809,106) | 478,296 | 478,296 |
| High Mar Community LLLP | Wells Fargo | 3,122,190 | (102,166) | 3,020,024 | 106,393 |
| | Boulder Housing Partners | 2,587,611 | - | 2,587,611 | - |
| | Boulder Housing Partners | 590,000 | - | 590,000 | - |
| Lee Hill Community LLLP | Boulder Housing Partners | 625,000 | - | 625,000 | - |
| | Boulder Housing Partners | 2,880,432 | (179,187) | 2,701,245 | 245,578 |
| Palo Park Community, LLLP | First Bank of Boulder | 2,224,115 | (60,377) | 2,163,738 | 61,757 |
| | Colorado Division of Housing | 993,567 | (2,534) | 991,033 | |
| | Boulder Housing Partners | 47,879 | (47,879) | - | - |
| | Boulder Housing Partners | 1,209,659 | - | 1,209,659 | - |
| | Boulder Housing Partners | 400,000 | - | 400,000 | - |
| | Boulder Housing Partners | 327,921 | - | 327,921 | - |
| Red Oak Park Community LLLP | Keybank National Assocation | 2,358,588 | (76,051) | 2,282,537 | 81,423 |
| | Boulder Housing Partners | 742,628 | (21,054) | 721,574 | |
| | Boulder Housing Partners | 6,294,642 | (394,325) | 5,900,317 | 757,608 |
| West End Community, LLLP | Boulder Housing Partners | 5,766,633 | - | 5,766,633 | - |
| | First Bank of Boulder | 16,294,785 | (247,798) | 16,046,987 | 255,144 |

## Note 15 - Discretely Presented Component Units (Continued)

| Schedule of Component Unit Debt December 31, 2025 | Lender | Balance - Beginning of Year | Additions (Payments) | Balance - End of Year | Principal Due Within One Year |
|---|---|---|---|---|---|
| | Boulder Housing Partners | 2,865,000 | - | 2,865,000 | - |
| 30 Pearl LLLP | Boulder Housing Partners | 9,500,000 | - | 9,500,000 | - |
| | Boulder Housing Partners | 400,000 | - | 400,000 | - |
| | Boulder Housing Partners | 1,629,262 | (222,203) | 1,407,059 | 226,986 |
| | First Bank of Boulder | 15,172,777 | (243,998) | 14,928,779 | 250,256 |
| | Boulder Housing Partners | 700,000 | - | 700,000 | - |
| Canopy at ROP LLLP | Boulder Housing Partners | 3,200,000 | - | 3,200,000 | - |
| | Boulder Housing Partners | 925,000 | - | 925,000 | - |
| | Boulder Housing Partners | 275,503 | (53,733) | 221,770 | 4,290 |
| | Boulder Housing Partners | 1,325,973 | - | 1,325,973 | - |
| | Boulder Housing Partners | 18,556 | - | 18,556 | - |
| | First Bank of Boulder | 4,194,146 | (66,446) | 4,127,700 | 68,318 |
| WestView Community, LLLP | First Bank of Boulder | 2,283,892 | (79,047) | 2,204,845 | 82,409 |
| | Boulder Housing Partners | 723,813 | | 723,813 | - |
| | Boulder Housing Partners | 766,285 | (738) | 765,547 | 30,075 |
| | Boulder Housing Partners | - | 74,749 | 74,749 | - |
| Ciclo LLLP | First Bank of Boulder | 4,118,599 | (63,787) | 4,054,812 | 64,215 |
| | Boulder Housing Partners | 3,700,000 | - | 3,700,000 | - |
| | Boulder Housing Partners | 567,639 | (20,525) | 547,114 | 36,569 |
| Madison Woods Community, LLLP | First Bank of Boulder | 10,312,843 | (169,840) | 10,143,003 | 174,108 |
| | Boulder Housing Partners | 516,601 | (374,035) | 142,566 | 142,566 |
| | Boulder Housing Partners | 6,300,000 | - | 6,300,000 | - |
| | Boulder Housing Partners | 852,010 | - | 852,010 | - |
| Mount Calvary LLLP | Capital One, National Association | 20,034,245 | (13,684,245) | 6,350,000 | 49,820 |
| | Boulder Housing Partners | 5,630,000 | - | 5,630,000 | - |
| | Boulder Housing Partners | 735,000 | - | 735,000 | - |
| | Boulder Housing Partners | 700,000 | - | 700,000 | - |
| | Boulder Housing Partners | 2,500,000 | - | 2,500,000 | - |
| | Boulder Housing Partners | 2,466,801 | (1,471,078) | 995,723 | 487,553 |
| | Boulder Housing Partners | 2,000,000 | | 2,000,000 | - |
| | City of Boulder | 1,980,000 | 20,000 | 2,000,000 | - |

## Note 15 - Discretely Presented Component Units (Continued)

| Schedule of Component Unit Debt December 31, 2025 | Lender | Balance - Beginning of Year | Additions (Payments) | Balance - End of Year | Principal Due Within One Year |
|---|---|---|---|---|---|
| Tantra Lake Apartments, LLLP | First Bank of Boulder | 22,787,835 | (335,971) | 22,451,864 | 344,020 |
| | Boulder Housing Partners | 10,508,000 | - | 10,508,000 | - |
| | Boulder Housing Partners | 7,350,000 | - | 7,350,000 | - |
| | Boulder Housing Partners | 5,500,000 | - | 5,500,000 | - |
| | Boulder Housing Partners | 220,945 | (220,945) | - | - |
| | Boulder Housing Partners | 856,189 | (856,189) | - | - |
| Rally Flats LLLP | ANB Bank | 25,337,045 | 5,662,955 | 31,000,000 | - |
| | Boulder Housing Partners | 8,312,500 | - | 8,312,500 | - |
| | Boulder Housing Partners | 3,000,000 | 6,000,000 | 9,000,000 | - |
| | Boulder Housing Partners | 700,000 | - | 700,000 | - |
| | Boulder Housing Partners | 700,000 | - | 700,000 | - |
| | Boulder Housing Partners | - | 2,800,684 | 2,800,684 | 1,476,000 |
| | Colorado Division of Housing | 3,325,000 | - | 3,325,000 | - |
| Hawthorn Court LLLP | First Bank of Boulder | 6,616,875 | 12,872,741 | 19,489,616 | - |
| | Boulder Housing Partners | 4,000,000 | - | 4,000,000 | - |
| | Boulder Housing Partners | 1,174,186 | 630,814 | 1,805,000 | |
| | Boulder Housing Partners | 1,100,000 | - | 1,100,000 | - |
| | Boulder Housing Partners | 2,259,000 | - | 2,259,000 | - |
| | Boulder Housing Partners | - | 2,293,001 | 2,293,001 | 890,781 |
| Golden West IL LLLP | Colorado Housing and Finance Authority | 9,756,848 | (153,119) | 9,603,729 | 158,788 |
| | Boulder Housing Partners | 1,149,243 | (683,498) | 465,745 | - |
| | Boulder Housing Partners | 28,194,840 | - | 28,194,840 | - |
| | Boulder Housing Partners | 11,016,340 | - | 11,016,340 | - |
| | Boulder Housing Partners | 1,000,000 | - | 1,000,000 | - |
| | Boulder Housing Partners | - | 950,519 | 950,519 | - |
| | Boulder Housing Partners | 962,399 | (7,959) | 954,440 | - |
| Totals | | 321,545,668 | 9,382,884 | 373,044,691 | 6,817,160 |
| | Debt Issuance Costs; net of amortization | | | (2,960,808) | |
| | Total DCU Debt | | | 370,083,883 | |

## Note 16 - BHP's Acquisition of Broadway West Community LLLP

In prior years, the Authority was the general partner of Broadway West Community LLLP (the "Partnership") with a 0.01 percent interest in the Partnership. The Partnership had been reported as a discretely presented component unit of the Authority. Broadway West Community LLLP had been reported by the Authority as a joint venture under the equity method. On December 31, 2025, the limited partner of the Partnership sold its 99.98 percent interest to the Authority and 0.01 percent interest to BHP Venture I LLC, a wholly owned LLC by the Authority. As a result of the transaction, the Partnership is no longer a discretely presented component unit, as it was treated previously. This represents a change in reporting entity and the beginning of year net position for the discretely presented component units as of January 1, 2025 has been adjusted by $746,983 (see Note 2). Under GASB 90, when acquiring a 100 percent equity interest in a separate legal entity, the GASB 69 guidance for governmental acquisitions require measurement at acquisition value. The transaction qualifies as a governmental acquisition because the Authority obtained control of a legally separate entity from a nongovernmental party. BHP had approximately $1.8 million in notes receivable and related accrued interest due from Broadway West Community LLLP that is eliminated.

The most significant assets of the Partnership were the capital assets of the Partnership, which had an acquisition value of $5,130,000 at the time of the purchase of the limited partner interest by BHP. The deemed purchase price of this transaction was $1,777,986, representing the cash paid and assumption of eliminated debt. The net position acquired was approximately $4.4 million, which exceeded consideration of approximately $1.8 million, creating an excess net position acquired of approximately $2.6 million. The excess net position is treated as a reduction in the value of the acquired rental property.

The following table summarizes the assets acquired and liabilities assumed:

| | |
|---|---|
| Cash | $ 256,840 |
| Accounts receivable | 2,662 |
| Other current assets | 12,953 |
| Capital assets - Reduced by excess net position | 2,483,000 |
| Accounts payable | (18,241) |
| Mortgage payable | (936,298) |
| Other accrued liabilities | (22,930) |
| Total consideration transferred | $ 1,777,986 |

## Note 17 - Assumption of Receivables

As of January 1, 2025, Golden West IL BHP GP LLC, a wholly owned subsidiary of the Authority, became the general partner of Golden West IL LLLP. In connection with the withdrawal of the prior general partner, the Authority, through its wholly owned subsidiary, assumed three notes receivable and related interest receivable, a developer fee receivable, and a guarantee reserve receivable from an affiliate of the withdrawing general partner.

The assumption of these receivables did not involve the exchange of cash and was recorded at acquisition value as nonoperating revenue in the statement of activities in accordance with GASB Statement No. 33.

The following table summarizes the amounts assumed at January 1, 2025:

| | |
|---|---|
| Notes receivable | $ 40,211,180 |
| Interest receivable on notes | 3,889,753 |
| Developer fee receivable | 1,149,243 |
| Guarantee reserve receivable | 962,399 |
| Total | $ 46,212,575 |

## Note 18 - Subsequent Events

Effective May 1, 2026, the Investor Partner assigned its 99.99 percent interest in Westview Community LLLP to Boulder Housing Partners for $1.00. As a result of this transaction, the Partnership will no longer be a discretely presented component unit, as it was treated previously for the year ended December 31, 2025.

# Required Supplementary Information

# Required Supplementary Information
## Schedule of Boulder Housing Partners' Proportionate Share of the Net Pension Liability (Asset)
## Colorado Public Employees' Retirement Association
## Local Government Division Trust Fund

**Last Ten Fiscal Years**

**Years Ended December 31**

| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
|---|---|---|---|---|---|---|---|---|---|---|
| Authority's proportion of the net pension liability | 0.80008 % | 0.82630 % | 0.77029 % | 0.79611 % | 0.75079 % | 0.70689 % | 0.73642 % | 0.74987 % | 0.68883 % | 0.67773 % |
| Authority's proportionate share of the net pension liability (asset) | $ 4,909,286 | $ 6,065,382 | $ 7,730,369 | $ (674,923) | $ 3,920,219 | $ 5,177,925 | $ 9,266,390 | $ 8,357,242 | $ 9,301,527 | $ 7,465,755 |
| Authority's covered payroll | $ 8,823,121 | $ 7,570,769 | $ 7,442,999 | $ 6,235,305 | $ 5,628,019 | $ 4,834,180 | $ 6,406,137 | $ 6,280,931 | $ 7,348,110 | $ 6,090,485 |
| Authority's proportionate share of the net pension liability (asset) as a percentage of its covered payroll | 55.64 % | 80.12 % | 103.86 % | (10.82)% | 69.66 % | 107.11 % | 144.65 % | 133.06 % | 126.58 % | 122.60 % |
| Plan fiduciary net position as a percentage of total pension liability | 90.45 % | 88.03 % | 82.99 % | 101.49 % | 90.88 % | 86.20 % | 75.95 % | 79.37 % | 73.60 % | 76.90 % |

# Required Supplementary Information
## Schedule of Boulder Housing Partners' Pension Contributions
## Colorado Public Employees' Retirement Association
## Local Government Division Trust Fund

**Last Ten Fiscal Years**

**Years Ended December 31**

| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
|---|---|---|---|---|---|---|---|---|---|---|
| Contractually required contribution | $ 1,244,260 | $ 1,057,582 | $ 995,476 | $ 848,902 | $ 750,878 | $ 685,995 | $ 618,188 | $ 612,464 | $ 645,238 | $ 575,312 |
| Contributions in relation to the contractually required contribution | 1,244,260 | 1,057,582 | 995,476 | 848,902 | 750,878 | 685,995 | 618,188 | 612,464 | 645,238 | 575,312 |
| **Contribution Deficiency** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Authority's Covered Payroll** | $ 8,823,121 | $ 7,570,769 | $ 7,442,999 | $ 6,235,305 | $ 5,628,019 | $ 4,834,180 | $ 6,406,137 | $ 6,280,931 | $ 7,348,110 | $ 6,090,485 |
| **Contributions as a Percentage of Covered Payroll** | 14.10 % | 13.97 % | 13.37 % | 13.61 % | 13.34 % | 13.15 % | 9.65 % | 7.39 % | 8.78 % | 9.40 % |

# Required Supplementary Information
# Schedule of Boulder Housing Partners' Proportionate Share of the Net OPEB Liability
# Colorado Public Employees' Retirement Association Health Care Trust Fund

**Last Eight Fiscal Years**

**Years Ended December 31**

| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
|---|---|---|---|---|---|---|---|---|
| Authority's proportion of the net OPEB liability | 0.06273 % | 0.06489 % | 0.06145 % | 0.06134 % | 0.05683 % | 0.05393 % | 0.05711 % | 0.05827 % |
| Authority's proportionate share of the net OPEB liability | $ 299,943 | $ 463,166 | $ 501,747 | $ 530,820 | $ 540,096 | $ 606,250 | $ 815,353 | $ 742,344 |
| Authority's covered-employee payroll | $ 8,823,121 | $ 7,570,769 | $ 7,442,999 | $ 6,235,305 | $ 5,628,019 | $ 4,834,180 | $ 6,406,137 | $ 6,280,931 |
| Authority's proportionate share of the net OPEB liability as a percentage of its covered-employee payroll | 3.40 % | 6.12 % | 6.74 % | 8.51 % | 9.60 % | 12.54 % | 12.73 % | 11.82 % |
| Plan fiduciary net position as a percentage of total OPEB liability | 59.83 % | 48.82 % | 38.57 % | 39.40 % | 16.42 % | 24.50 % | 17.02 % | 17.53 % |

# Required Supplementary Information
# Schedule of Boulder Housing Partners' OPEB Contributions
# Colorado Public Employees' Retirement Association
# Health Care Trust Fund

**Last Eight Fiscal Years**

**Years Ended December 31**

| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
|---|---|---|---|---|---|---|---|---|
| Statutorily required contribution | $ 89,996 | $ 77,222 | $ 75,919 | $ 63,600 | $ 57,514 | $ 49,575 | $ 47,817 | $ 53,076 |
| Contributions in relation to the statutorily required contribution | 89,996 | 77,222 | 75,919 | 63,600 | 57,514 | 49,575 | 47,817 | 53,076 |
| **Contribution Excess** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Authority's Covered-employee Payroll** | $ 8,823,121 | $ 7,570,769 | $ 7,442,999 | $ 6,235,305 | $ 5,628,019 | $ 4,834,180 | $ 6,406,137 | $ 6,280,931 |
| **Contributions as a Percentage of Covered-employee Payroll** | 1.02 % | 1.02 % | 1.02 % | 1.02 % | 1.02 % | 1.03 % | 0.75 % | 0.85 % |

# Supplementary Information

**December 31, 2025**

| | | Project Total | 14.CFP MTW Demonstration Program for Capital Fund | 1 Business Activities | 14.267 Continuum of Care Program | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.871 Housing Choice Vouchers |
|---|---|---|---|---|---|---|---|---|
| | **Balance Sheet** | | | | | | | |
| | ***Assets*** | | | | | | | |
| 111 | Cash - Unrestricted | $3,831,305 | | $6,693,837 | $31,398 | $3,165 | | $25 |
| 112 | Cash - Restricted - Modernization and Development | | | | | | | |
| 113 | Cash - Other Restricted | | | $218,663 | | $50,895 | | |
| 114 | Cash - Tenant Security Deposits | | | $420,028 | | | | |
| 115 | Cash - Restricted for Payment of Current Liabilities | | | | | | | |
| **100** | **Total Cash** | **$3,831,305** | **$0** | **$7,332,528** | **$31,398** | **$0** | **$0** | **$25** |
| | | | | | | | | |
| 121 | Accounts Receivable - PHA Projects | | | | | | | |
| 122 | Accounts Receivable - HUD Other Projects | | | | | | | |
| 124 | Accounts Receivable - Other Government | $105,583 | | | $28,498 | | | |
| 125 | Accounts Receivable - Miscellaneous | | | $56,251 | | $1,315 | | $7,800 |
| 126 | Accounts Receivable - Tenants | | | $151,576 | $411 | $5,320 | | |
| 126 | Allowance for Doubtful Accounts -Tenants | | $0 | -$84,784 | $0 | $0 | $0 | |
| 126 | Allowance for Doubtful Accounts - Other | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| 127 | Notes, Loans, & Mortgages Receivable - Current | | | $3,743,042 | | | | |
| 128 | Fraud Recovery | | | | $411 | $5,320 | | |
| 128 | Allowance for Doubtful Accounts - Fraud | | $0 | | $0 | $0 | $0 | |
| 129 | Accrued Interest Receivable | | | $22,959 | | | | |
| **120** | **Total Receivables, Net of Allowances for Doubtful Accounts** | **$105,583** | **$0** | **$3,889,044** | **$29,320** | **$0** | **$0** | **$7,800** |
| | | | | | | | | |
| 131 | Investments - Unrestricted | | | | | | | |
| 132 | Investments - Restricted | | | | | | | |
| 135 | Investments - Restricted for Payment of Current Liability | | | | | | | |
| 142 | Prepaid Expenses and Other Assets | $10,127 | | $222,647 | | | | |
| 143 | Inventories | | | | | | | |
| 143 | Allowance for Obsolete Inventories | | | | | | | |
| 144 | Inter Program Due From | | | | | | | |
| 145 | Assets Held for Sale | | | | | | | |
| **150** | **Total Current Assets** | **$3,947,015** | **$0** | **$11,444,219** | **$60,718** | **$66,015** | **$0** | **$7,825** |

# Financial Data Schedules

**December 31, 2025**

| | | 14.HCV MTW Demonstration Program for HCV program | 14.EHV Emergency Housing Voucher | 14.881 Moving to Work Demonstration Program | COCC | Subtotal | ELIM | Total | 6.1 Component Unit - Discretely Presented |
|---|---|---|---|---|---|---|---|---|---|
| | **Balance Sheet** | | | | | | | | |
| | ***Assets*** | | | | | | | | |
| 111 | Cash - Unrestricted | | $51,073 | $771,031 | $1 | $11,381,835 | | $11,381,835 | $5,549,332 |
| 112 | Cash - Restricted - Modernization and Development | | | | | $0 | | $0 | |
| 113 | Cash - Other Restricted | | $28,115 | $106,193 | $9,500 | $413,366 | | $413,366 | $16,670,651 |
| 114 | Cash - Tenant Security Deposits | | | | $20,726 | $440,754 | | $440,754 | $768,030 |
| 115 | Cash - Restricted for Payment of Current Liabilities | | | | | $0 | | $0 | |
| **100** | **Total Cash** | **$0** | **$79,188** | **$877,224** | **$30,227** | **$12,181,895** | **$0** | **$12,181,895** | **$22,988,013** |
| | | | | | | $0 | | $0 | |
| 121 | Accounts Receivable - PHA Projects | | | | | $0 | | $0 | |
| 122 | Accounts Receivable - HUD Other Projects | | | | | $0 | | $0 | |
| 124 | Accounts Receivable - Other Government | | | | $9,152 | $143,233 | | $143,233 | |
| 125 | Accounts Receivable - Miscellaneous | | | $73,233 | $867,630 | $1,006,229 | | $1,006,229 | $123,710 |
| 126 | Accounts Receivable - Tenants | | | $12,994 | $265 | $170,566 | | $170,566 | $308,140 |
| 126.1 | Allowance for Doubtful Accounts -Tenants | | | $0 | $0 | -$84,784 | | -$84,784 | -$149,882 |
| 126.2 | Allowance for Doubtful Accounts - Other | | | $0 | $0 | $0 | | $0 | $0 |
| 127 | Notes, Loans, & Mortgages Receivable - Current | | | | $2,528,943 | $6,271,985 | | $6,271,985 | |
| 128 | Fraud Recovery | | | $12,969 | | $18,700 | | $18,700 | |
| 128 | Allowance for Doubtful Accounts - Fraud | $0 | | $0 | | $0 | | $0 | |
| 129 | Accrued Interest Receivable | | | | $1,145,494 | $1,168,453 | | $1,168,453 | |
| **120** | **Total Receivables, Net of Allowances for Doubtful Accounts** | **$0** | **$0** | **$99,196** | **$4,551,484** | **$8,682,427** | **$0** | **$8,682,427** | **$281,968** |
| | | | | | | $0 | | $0 | |
| 131 | Investments - Unrestricted | | | | | $0 | | $0 | |
| 132 | Investments - Restricted | | | | | $0 | | $0 | |
| 135 | Investments - Restricted for Payment of Current Liability | | | | | $0 | | $0 | |
| 142 | Prepaid Expenses and Other Assets | | | $75,068 | $140,970 | $448,812 | | $448,812 | $904,982 |
| 143 | Inventories | | | | | $0 | | $0 | |
| 143.1 | Allowance for Obsolete Inventories | | | | | $0 | | $0 | |
| 144 | Inter Program Due From | | | $483 | $213,884 | $214,367 | | $214,367 | |
| 145 | Assets Held for Sale | | | | | $0 | | $0 | |
| **150** | **Total Current Assets** | **$0** | **$79,188** | **$1,051,971** | **$4,936,565** | **$21,593,516** | **$0** | **$21,593,516** | **$24,174,963** |

**December 31, 2025**

| | | Project Total | 14.CFP MTW Demonstration Program for Capital Fund | 1 Business Activities | 14.267 Continuum of Care Program | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.871 Housing Choice Vouchers |
|---|---|---|---|---|---|---|---|---|
| 161 | Land | | | $37,052,620 | | | | |
| 162 | Buildings | | | $75,912,535 | | | | |
| 163 | Furniture, Equipment & Machinery - Dwellings | | | $88,769 | | | | |
| 164 | Furniture, Equipment & Machinery - Administration | | | $814,379 | | | | |
| 165 | Leasehold Improvements | | | $562,225 | | | | |
| 166 | Accumulated Depreciation | | | -$37,156,637 | | | | |
| 167 | Construction in Progress | | | $5,763,311 | | | | |
| 168 | Infrastructure | | | | | | | |
| **160** | **Total Capital Assets, Net of Accumulated Depreciation** | **$0** | **$0** | **$83,037,202** | **$0** | **$0** | **$0** | **$0** |
| | | | | | | | | |
| 171 | Notes, Loans and Mortgages Receivable - Non-Current | | | $493,685 | | | | |
| 172 | Notes, Loans, & Mortgages Receivable - Non Current - Past Due | | | | | | | |
| 173 | Grants Receivable - Non Current | | | | | | | |
| 174 | Other Assets | | | $5,143,172 | | | | |
| 176 | Investments in Joint Ventures | | | $4,144,682 | | | | |
| **180** | **Total Non-Current Assets** | **$0** | **$0** | **$92,818,741** | **$0** | **$0** | **$0** | **$0** |
| | | | | | | | | |
| 200 | Deferred Outflow of Resources | | | $754,555 | | | | |
| | | | | | | | | |
| **290** | **Total Assets and Deferred Outflow of Resources** | **$3,947,015** | **$0** | **$105,017,515** | **$60,718** | **$66,015** | **$0** | **$7,825** |

**December 31, 2025**

| | | 14.HCV MTW Demonstration Program for HCV program | 14.EHV Emergency Housing Voucher | 14.881 Moving to Work Demonstration Program | COCC | Subtotal | ELIM | Total | 6.1 Component Unit - Discretely Presented |
|---|---|---|---|---|---|---|---|---|---|
| 161 | Land | | | | $976,586 | $38,029,206 | | $38,029,206 | $43,387,244 |
| 162 | Buildings | | | | $6,823,806 | $82,736,341 | | $82,736,341 | $512,905,593 |
| 163 | Furniture, Equipment & Machinery - Dwellings | | | | $22,591 | $111,360 | | $111,360 | $1,913,782 |
| 164 | Furniture, Equipment & Machinery - Administration | | | | $938,818 | $1,753,197 | | $1,753,197 | $8,806,362 |
| 165 | Leasehold Improvements | | | | $22,409 | $584,634 | | $584,634 | $1,622,564 |
| 166 | Accumulated Depreciation | | | | -$3,800,097 | -$40,956,734 | | -$40,956,734 | -$95,599,760 |
| 167 | Construction in Progress | | | | $501,407 | $6,264,718 | | $6,264,718 | $55,916 |
| 168 | Infrastructure | | | | | $0 | | $0 | |
| **160** | **Total Capital Assets, Net of Accumulated Depreciation** | **$0** | **$0** | **$0** | **$5,485,520** | **$88,522,722** | **$0** | **$88,522,722** | **$473,091,701** |
| 171 | Notes, Loans and Mortgages Receivable - Non-Current | | | | $330,782,033 | $331,275,718 | | $331,275,718 | |
| 172 | Notes, Loans, & Mortgages Receivable - Non Current - Past Due | | | | | $0 | | $0 | |
| 173 | Grants Receivable - Non Current | | | | | $0 | | $0 | |
| 174 | Other Assets | | $5,235 | | $867,521 | $6,015,928 | | $6,015,928 | |
| 176 | Investments in Joint Ventures | | | | $0 | $4,144,682 | | $4,144,682 | |
| **180** | **Total Non-Current Assets** | **$0** | **$5,235** | **$0** | **$337,135,074** | **$429,959,050** | **$0** | **$429,959,050** | **$473,091,701** |
| | | | | | | $0 | | $0 | |
| 200 | Deferred Outflow of Resources | | $4,386 | $180,914 | $1,620,757 | $2,560,612 | | $2,560,612 | |
| | | | | | | $0 | | | |
| **290** | **Total Assets and Deferred Outflow of Resources** | **$0** | **$88,809** | **$1,232,885** | **$343,692,396** | **$454,113,178** | **$0** | **$454,113,178** | **$497,266,664** |

| | | Project Total | 14.CFP MTW Demonstration Program for Capital Fund | 1 Business Activities | 14.267 Continuum of Care Program | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.871 Housing Choice Vouchers |
|---|---|---|---|---|---|---|---|---|
| 311 | Bank Overdraft | | | | | | | |
| 312 | Accounts Payable <= 90 Days | | | $282,972 | $54 | | | $1,745 |
| 313 | Accounts Payable >90 Days Past Due | | | | | | | $0 |
| 321 | Accrued Wage/Payroll Taxes Payable | | | $25,698 | | | | |
| 322 | Accrued Compensated Absences - Current Portion | | | $96,556 | | | | |
| 324 | Accrued Contingency Liability | | | | | | | |
| 325 | Accrued Interest Payable | | | $136,658 | | | | |
| 331 | Accounts Payable - HUD PHA Programs | | | | | | | |
| 332 | Account Payable - PHA Projects | | | | | | | |
| 333 | Accounts Payable - Other Government | | | | | | | |
| 341 | Tenant Security Deposits | | | $432,012 | | | | |
| 342 | Unearned Revenue | | | $284,329 | | | | $25 |
| 343 | Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue | | | $1,007,655 | | | | |
| 344 | Current Portion of Long-term Debt - Operating Borrowings | | | | | | | |
| 345 | Other Current Liabilities | | | | | | | |
| 346 | Accrued Liabilities - Other | | | $473,669 | | | | |
| 347 | Inter Program - Due To | | | $90,217 | $1,956 | $9,870 | | $6,035 |
| 348 | Loan Liability - Current | | | | | | | |
| **310** | **Total Current Liabilities** | **$0** | **$0** | **$2,829,766** | **$2,010** | **$9,870** | **$0** | **$7,805** |
| 351 | Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue | | | $46,881,812 | | | | |
| 352 | Long-term Debt, Net of Current - Operating Borrowings | | | | | | | |
| 353 | Non-current Liabilities - Other | | | | | | | |
| 354 | Accrued Compensated Absences - Non Current | | | | | | | |
| 355 | Loan Liability - Non Current | | | | | | | |
| 356 | FASB 5 Liabilities | | | | | | | |
| 357 | Accrued Pension and OPEB Liabilities | | | $1,881,104 | | | | |
| **350** | **Total Non-Current Liabilities** | **$0** | **$0** | **$48,762,916** | **$0** | **$0** | **$0** | **$0** |
| **300** | **Total Liabilities** | **$0** | **$0** | **$51,592,682** | **$2,010** | **$9,870** | **$0** | **$7,805** |
| 400 | Deferred Inflow of Resources | | | $71,610 | | | | |
| | **Equity** | | | | | | | |
| 508 | Net Investment in Capital Assets | | | $35,147,735 | | | | |
| 511 | Restricted Net Position | | | $75,762 | | $56,214 | | |
| 512 | Unrestricted Net Position | $3,947,015 | $0 | $18,129,726 | $58,708 | -$69 | $0 | $20 |
| **513** | **Total Equity - Net Assets / Position** | **$3,947,015** | **$0** | **$53,353,223** | **$58,708** | **$56,145** | **$0** | **$20** |
| **600** | **Total Liabilities, Deferred Inflows of Resources and Equity - Net** | **$3,947,015** | **$0** | **$105,017,515** | **$60,718** | **$66,015** | **$0** | **$7,825** |

# Financial Data Schedules

**December 31, 2025**

| | | 14.HCV MTW Demonstration Program for HCV program | 14.EHV Emergency Housing Voucher | 14.881 Moving to Work Demonstration Program | COCC | Subtotal | ELIM | Total | 6.1 Component Unit - Discretely Presented |
|---|---|---|---|---|---|---|---|---|---|
| 311 | Bank Overdraft | | | | | $0 | | $0 | |
| 312 | Accounts Payable <= 90 Days | | $49,000 | $5,046 | $81,564 | $420,381 | | $420,381 | $1,578,598 |
| 313 | Accounts Payable >90 Days Past Due | | | | | $0 | | $0 | |
| 321 | Accrued Wage/Payroll Taxes Payable | | | $9,731 | $572,698 | $608,127 | | $608,127 | $25,960 |
| 322 | Accrued Compensated Absences - Current Portion | | | $54,708 | $491,092 | $642,356 | | $642,356 | $96,976 |
| 324 | Accrued Contingency Liability | | | | | $0 | | $0 | |
| 325 | Accrued Interest Payable | | | | | $136,658 | | $136,658 | $1,168,454 |
| 331 | Accounts Payable - HUD PHA Programs | | | | | $0 | | $0 | |
| 332 | Account Payable - PHA Projects | | | | | $0 | | $0 | |
| 333 | Accounts Payable - Other Government | | | | | $0 | | $0 | |
| 341 | Tenant Security Deposits | | | | $20,760 | $452,772 | | $452,772 | $820,950 |
| 342 | Unearned Revenue | | $22,520 | | $49,324 | $356,198 | | $356,198 | $133,910 |
| 343 | Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue | | | | | $1,007,655 | | $1,007,655 | $6,817,160 |
| 344 | Current Portion of Long-term Debt - Operating Borrowings | | | | $1,495,683 | $1,495,683 | | $1,495,683 | |
| 345 | Other Current Liabilities | | | $105,800 | $160,964 | $266,764 | | $266,764 | |
| 346 | Accrued Liabilities - Other | | | | $20,000 | $493,669 | | $493,669 | $402,199 |
| 347 | Inter Program - Due To | | $1,348 | $104,941 | | $214,367 | | $214,367 | |
| 348 | Loan Liability - Current | | | | | $0 | | $0 | |
| **310** | **Total Current Liabilities** | **$0** | **$72,868** | **$280,226** | **$2,892,085** | **$6,094,630** | **$0** | **$6,094,630** | **$11,044,207** |
| | | | | | | $0 | | $0 | |
| 351 | Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue | | | | $936,298 | $47,818,110 | | $47,818,110 | $362,316,202 |
| 352 | Long-term Debt, Net of Current - Operating Borrowings | | | | $104,186,811 | $104,186,811 | | $104,186,811 | |
| 353 | Non-current Liabilities - Other | | | | $178,243 | $178,243 | | $178,243 | $1,219,778 |
| 354 | Accrued Compensated Absences - Non Current | | | | | $0 | | $0 | |
| 355 | Loan Liability - Non Current | | | | | $0 | | $0 | $31,099,782 |
| 356 | FASB 5 Liabilities | | | | | $0 | | $0 | |
| 357 | Accrued Pension and OPEB Liabilities | | | $275,314 | $3,058,046 | $5,214,464 | | $5,214,464 | |
| **350** | **Total Non-Current Liabilities** | **$0** | **$0** | **$275,314** | **$108,359,398** | **$157,397,628** | **$0** | **$157,397,628** | **$394,635,762** |
| | | | | | | $0 | | | |
| **300** | **Total Liabilities** | **$0** | **$72,868** | **$555,540** | **$111,251,483** | **$163,492,258** | **$0** | **$163,492,258** | **$405,679,969** |
| | | | | | | $0 | | $0 | |
| 400 | Deferred Inflow of Resources | | $241 | $13,334 | $160,206 | $245,391 | | $245,391 | |
| | | | | | | $0 | | $0 | |
| | **Equity** | | | | | $0 | | $0 | |
| 508 | Net Investment in Capital Assets | | | | $4,549,222 | $39,696,957 | | $39,696,957 | $103,958,339 |
| 511 | Restricted Net Position | | $5,595 | $12,969 | $9,500 | $160,040 | | $160,040 | $16,670,651 |
| 512 | Unrestricted Net Position | $0 | $10,105 | $651,042 | $227,721,985 | $250,518,532 | $0 | $250,518,532 | -$29,042,295 |
| **513** | **Total Equity - Net Assets / Position** | **$0** | **$15,700** | **$664,011** | **$232,280,707** | **$290,375,529** | **$0** | **$290,375,529** | **$91,586,695** |
| | | | | | | | | | |
| **600** | **Total Liabilities, Deferred Inflows of Resources and Equity - Net** | **$0** | **$88,809** | **$1,232,885** | **$343,692,396** | **$454,113,178** | **$0** | **$454,113,178** | **$497,266,664** |

# Financial Data Schedules

**December 31, 2025**

| | | Project Total | 14.CFP MTW Demonstration Program for Capital Fund | 1 Business Activities | 14.267 Continuum of Care Program | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.871 Housing Choice Vouchers |
|---|---|---|---|---|---|---|---|---|
| | **Income Statement** | | | | | | | |
| | **Revenue** | | | | | | | |
| 70300 | Net Tenant Rental Revenue | $5,722 | | $9,893,486 | | | | |
| 70400 | Tenant Revenue - Other | $60 | | $109,127 | | | | |
| **70500** | **Total Tenant Revenue** | **$5,782** | **$0** | **$10,002,613** | **$0** | **$0** | **$0** | **$0** |
| 70600 | HUD PHA Operating Grants | | | | $605,633 | $3,526,153 | $66,266 | $3,390,768 |
| 70610 | Capital Grants | | $1,399 | | | | | |
| 70710 | Management Fee | | | | | | | |
| 70720 | Asset Management Fee | | | | | | | |
| 70730 | Book Keeping Fee | | | | | | | |
| 70740 | Front Line Service Fee | | | | | | | |
| 70750 | Other Fees | | | | | | | |
| **70700** | **Total Fee Revenue** | | | | | | | |
| 70800 | Other Government Grants | | | $3,273,008 | | | | |
| 71100 | Investment Income - Unrestricted | $306 | | $85,229 | | | | |
| 71200 | Mortgage Interest Income | | | $28,968 | | | | |
| 71300 | Proceeds from Disposition of Assets Held for Sale | | | | | | | |
| 71310 | Cost of Sale of Assets | | | | | | | |
| 71400 | Fraud Recovery | | | | 2114 | $10,781 | | $788 |
| 71500 | Other Revenue | | | $6,124,166 | | | | |
| 71600 | Gain or Loss on Sale of Capital Assets | | | | | | | |
| 72000 | Investment Income - Restricted | | | | | | | |
| **70000** | **Total Revenue** | **$6,088** | **$1,399** | **$19,513,984** | **$607,747** | **$3,536,934** | **$66,266** | **$3,391,556** |

**December 31, 2025**

| | | 14.HCV MTW Demonstration Program for HCV program | 14.EHV Emergency Housing Voucher | 14.881 Moving to Work Demonstration Program | COCC | Subtotal | ELIM | Total | 6.1 Component Unit - Discretely Presented |
|---|---|---|---|---|---|---|---|---|---|
| | **Income Statement** | | | | | | | | |
| | **Revenue** | | | | | | | | |
| 70300 | Net Tenant Rental Revenue | | | | | $9,899,208 | $0 | $9,899,208 | $24,228,896 |
| 70400 | Tenant Revenue - Other | | | | $40,009 | $149,196 | -$40,009 | $109,187 | $428,797 |
| **70500** | **Total Tenant Revenue** | **$0** | **$0** | **$0** | **$40,009** | **$10,048,404** | **-$40,009** | **$10,008,395** | **$24,657,693** |
| 70600 | HUD PHA Operating Grants | $16,812,428 | $394,452 | | | $24,795,700 | $0 | $24,795,700 | $2,588,560 |
| 70610 | Capital Grants | | | | | $1,399 | $0 | $1,399 | |
| 70710 | Management Fee | | | | $2,741,764 | $2,741,764 | -$861,068 | $1,880,696 | |
| 70720 | Asset Management Fee | | | | $164,058 | $164,058 | -$59,070 | $104,988 | |
| 70730 | Book Keeping Fee | | | | $44,280 | $44,280 | -$44,280 | $0 | |
| 70740 | Front Line Service Fee | | | | | 0 | | 0 | |
| 70750 | Other Fees | | | | | 0 | | 0 | |
| **70700** | **Total Fee Revenue** | | | | **$2,950,102** | **$2,950,102** | **-$964,418** | **$1,985,684** | |
| 70800 | Other Government Grants | | | $18,000 | $48,335,789 | $51,626,797 | $0 | $51,626,797 | |
| 71100 | Investment Income - Unrestricted | | $21 | | $153,359 | $238,915 | $0 | $238,915 | $57,701 |
| 71200 | Mortgage Interest Income | | | | $10,520,469 | $10,549,437 | $0 | $10,549,437 | |
| 71300 | Proceeds from Disposition of Assets Held for Sale | | | | | $0 | | 0 | |
| 71310 | Cost of Sale of Assets | | | | | $0 | | 0 | |
| 71400 | Fraud Recovery | | $514 | 47429 | | $61,626 | $0 | $61,626 | |
| 71500 | Other Revenue | | | $8,630 | $7,903,030 | $14,035,826 | -$1,774,307 | $12,261,519 | $394,898 |
| 71600 | Gain or Loss on Sale of Capital Assets | | | | $24,610 | $24,610 | $0 | $24,610 | |
| 72000 | Investment Income - Restricted | | | | | 0 | | 0 | |
| **70000** | **Total Revenue** | **$16,812,428** | **$394,987** | **$74,059** | **$69,927,368** | **$114,332,816** | **-$2,778,734** | **$111,554,082** | **$27,698,852** |

**December 31, 2025**

| | | Project Total | 14.CFP MTW Demonstration Program for Capital Fund | 1 Business Activities | 14.267 Continuum of Care Program | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.871 Housing Choice Vouchers |
|---|---|---|---|---|---|---|---|---|
| | **Expenses** | | | | | | | |
| 91100 | Administrative Salaries | -$157 | | $867,216 | | $100,421 | | $110,938 |
| 91200 | Auditing Fees | | | $35,987 | | $3,174 | | $3,683 |
| 91300 | Management Fee | $231 | | $429,880 | | $36,052 | | $42,685 |
| 91310 | Book-keeping Fee | | | $44,280 | | $18,075 | | $17,295 |
| 91400 | Advertising and Marketing | | | $1,542 | | | | |
| 91500 | Employee Benefit contributions - Administrative | -$41,475 | | $228,137 | | $35,148 | | $38,828 |
| 91600 | Office Expenses | $6,441 | | $151,019 | | | | |
| 91700 | Legal Expense | $816 | | $33,375 | | | | |
| 91800 | Travel | | | $2,948 | | | | |
| 91810 | Allocated Overhead | | | | | | | |
| 91900 | Other | | | $96,787 | $13,265 | | | |
| **91000** | **Total Operating - Administrative** | **-$34,144** | **$0** | **$1,891,171** | **$13,265** | **$192,870** | **$0** | **$213,429** |
| 92000 | Asset Management Fee | $30 | | $59,040 | | | | |
| 92100 | Tenant Services - Salaries | | | | | | | |
| 92200 | Relocation Costs | | | | | | | |
| 92300 | Employee Benefit Contributions - Tenant Services | | | | | | | |
| 92400 | Tenant Services - Other | $114 | | $225,964 | $196,871 | $11,595 | | |
| **92500** | **Total Tenant Services** | **$114** | **$0** | **$225,964** | **$196,871** | **$11,595** | **$0** | **$0** |
| 93100 | Water | $1,983 | | $236,382 | | | | |
| 93200 | Electricity | -$34,614 | | $333,722 | | | | |
| 93300 | Gas | $3,783 | | $169,239 | | | | |
| 93400 | Fuel | | | | | | | |
| 93500 | Labor | | | | | | | |
| 93600 | Sewer | $2,370 | | $206,853 | | | | |
| 93700 | Employee Benefit Contributions - Utilities | | | | | | | |
| 93800 | Other Utilities Expense | | | | | | | |
| **93000** | **Total Utilities** | **-$26,478** | **$0** | **$946,196** | **$0** | **$0** | **$0** | **$0** |
| 94100 | Ordinary Maintenance and Operations - Labor | | | $795,147 | | | | |
| 94200 | Ordinary Maintenance and Operations - Materials and Other | | | $142,950 | | | | |
| 94300 | Ordinary Maintenance and Operations Contracts | $12,459 | | $1,358,909 | | | | |
| 94500 | Employee Benefit Contributions - Ordinary Maintenance | | | | | | | |
| **94000** | **Total Maintenance** | **$12,459** | **$0** | **$2,297,006** | **$0** | **$0** | **$0** | **$0** |

| | | 14.HCV MTW Demonstration Program for HCV program | 14.EHV Emergency Housing Voucher | 14.881 Moving to Work Demonstration Program | COCC | Subtotal | ELIM | Total | 6.1 Component Unit - Discretely Presented |
|---|---|---|---|---|---|---|---|---|---|
| | **Expenses** | | | | | | | | |
| 91100 | Administrative Salaries | | $13,907 | $537,318 | $8,879,532 | $10,509,175 | -$552,000 | $9,957,175 | $1,796,103 |
| 91200 | Auditing Fees | | | $19,824 | $13,417 | $76,085 | | | $138,753 |
| 91300 | Management Fee | | $5,458 | $240,429 | | $754,735 | -$861,045 | -$106,310 | $1,702,551 |
| 91310 | Book-keeping Fee | | $2,078 | $88,260 | | $169,988 | -$44,302 | $125,686 | |
| 91400 | Advertising and Marketing | | | $38 | $124,851 | $126,431 | 0 | $126,431 | $62,708 |
| 91500 | Employee Benefit contributions - Administrative | | $4,553 | $141,577 | $2,280,885 | $2,687,653 | -$164,510 | $2,523,143 | $515,905 |
| 91600 | Office Expenses | | $45 | $82,448 | $649,374 | $889,327 | -$29,535 | $859,792 | $407,549 |
| 91700 | Legal Expense | | | $19,450 | $41,826 | $95,467 | 0 | $95,467 | $103,765 |
| 91800 | Travel | | | $19,437 | $77,508 | $99,893 | 0 | $99,893 | |
| 91810 | Allocated Overhead | | | | | $0 | | $0 | |
| 91900 | Other | | | $9,131 | $313,579 | $432,762 | -$7,344 | $425,418 | $216,323 |
| **91000** | **Total Operating - Administrative** | **$0** | **$26,041** | **$1,157,912** | **$12,380,972** | **$15,841,516** | **-$1,658,736** | **$14,182,780** | **$4,943,657** |
| | | | | | | | | | |
| 92000 | Asset Management Fee | | | | | $59,070 | -$59,070 | $0 | |
| 92100 | Tenant Services - Salaries | | | | | $0 | | $0 | |
| 92200 | Relocation Costs | | | | | $0 | | $0 | |
| 92300 | Employee Benefit Contributions - Tenant Services | | | | | $0 | | $0 | |
| 92400 | Tenant Services - Other | | | $98,520 | $58,566 | $591,630 | -$53,822 | $537,808 | $532,890 |
| **92500** | **Total Tenant Services** | **$0** | **$0** | **$98,520** | **$58,566** | **$591,630** | **-$53,822** | **$537,808** | **$532,890** |
| | | | | | | | | | |
| 93100 | Water | | | | $3,446 | $241,811 | 0 | $241,811 | $538,377 |
| 93200 | Electricity | | | | $14,121 | $313,229 | 0 | $313,229 | $1,312,705 |
| 93300 | Gas | | | | $2,855 | $175,877 | 0 | $175,877 | $318,027 |
| 93400 | Fuel | | | | | | | $0 | |
| 93500 | Labor | | | | | | | $0 | |
| 93600 | Sewer | | | | $4,955 | $214,178 | 0 | $214,178 | $577,011 |
| 93700 | Employee Benefit Contributions - Utilities | | | | | $0 | | $0 | |
| 93800 | Other Utilities Expense | | | | | $0 | | $0 | |
| **93000** | **Total Utilities** | **$0** | **$0** | **$0** | **$25,377** | **$945,095** | **$0** | **$945,095** | **$2,746,120** |
| | | | | | | | | | |
| 94100 | Ordinary Maintenance and Operations - Labor | | | $38,030 | $168,637 | $1,001,814 | -$1,001,813 | $1 | $2,270,690 |
| 94200 | Ordinary Maintenance and Operations - Materials and Other | | | | $797,940 | $940,890 | 0 | $940,890 | $353,151 |
| 94300 | Ordinary Maintenance and Operations Contracts | | | | $124,147 | $1,495,515 | 0 | $1,495,515 | $3,095,497 |
| 94500 | Employee Benefit Contributions - Ordinary Maintenance | | | | | 0 | | 0 | |
| **94000** | **Total Maintenance** | **$0** | **$0** | **$38,030** | **$1,090,724** | **$3,438,219** | **-$1,001,813** | **$2,436,406** | **$5,719,338** |

**December 31, 2025**

| | | Project Total | 14.CFP MTW Demonstration Program for Capital Fund | 1 Business Activities | 14.267 Continuum of Care Program | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.871 Housing Choice Vouchers |
|---|---|---|---|---|---|---|---|---|
| 95100 | Protective Services - Labor | | | | | | | |
| 95200 | Protective Services - Other Contract Costs | $1,986 | | $21,808 | | | | |
| 95300 | Protective Services - Other | | | | | | | |
| 95500 | Employee Benefit Contributions - Protective Services | | | | | | | |
| **95000** | **Total Protective Services** | **$1,986** | **$0** | **$21,808** | **$0** | **$0** | **$0** | **$0** |
| | | | | | | | | |
| 96110 | Property Insurance | $5,981 | | $359,114 | | | | |
| 96120 | Liability Insurance | $1,945 | | $109,496 | | | | |
| 96130 | Workmen's Compensation | | | $7,670 | | | | |
| 96140 | All Other Insurance | $1 | | $51,958 | | | | |
| **96100** | **Total insurance Premiums** | **$7,927** | **$0** | **$528,238** | **$0** | **$0** | **$0** | **$0** |
| | | | | | | | | |
| 96200 | Other General Expenses | $282,815 | | $476,367 | $70,854 | | | |
| 96210 | Compensated Absences | -$4,219 | | -$48,649 | | | | |
| 96300 | Payments in Lieu of Taxes | | | | | | | |
| 96400 | Bad debt - Tenant Rents | $1,252 | | $104,397 | | | | |
| 96500 | Bad debt - Mortgages | | | | | | | |
| 96600 | Bad debt - Other | | | | | | | |
| 96800 | Severance Expense | | | | | | | |
| **96000** | **Total Other General Expenses** | **$279,848** | **$0** | **$532,115** | **$70,854** | **$0** | **$0** | **$0** |
| | | | | | | | | |
| 96710 | Interest of Mortgage (or Bonds) Payable | | | $1,579,030 | | | | |
| 96720 | Interest on Notes Payable (Short and Long Term) | | | | | | | |
| 96730 | Amortization of Bond Issue Costs | | | $10,717 | | | | |
| **96700** | **Total Interest Expense and Amortization Cost** | **$0** | **$0** | **$1,589,747** | **$0** | **$0** | **$0** | **$0** |
| | | | | | | | | |
| **96900** | **Total Operating Expenses** | **$241,742** | **$0** | **$8,091,285** | **$280,990** | **$204,465** | **$0** | **$213,429** |
| | | | | | | | | |
| 97000 | Excess of Operating Revenue over Operating Expenses | -$235,654 | $1,399 | $11,422,699 | $326,757 | $3,332,469 | $66,266 | $3,178,127 |
| | | | | | | | | |
| 97100 | Extraordinary Maintenance | $3,416 | | $242,989 | | | | |
| 97200 | Casualty Losses - Non-capitalized | | | | | | | |
| 97300 | Housing Assistance Payments | | | $739,867 | $332,929 | $3,351,263 | | $3,165,067 |
| 97350 | HAP Portability-In | | | | | | | |
| 97400 | Depreciation Expense | $7,153 | | $2,188,746 | | | | |
| 97500 | Fraud Losses | | | | | $10,074 | | $25,673 |
| 97600 | Capital Outlays - Governmental Funds | | | | | | | |
| 97700 | Debt Principal Payment - Governmental Funds | | | | | | | |
| 97800 | Dwelling Units Rent Expense | | | | | | | |
| **90000** | **Total Expenses** | **$252,311** | **$0** | **$11,262,887** | **$613,919** | **$3,565,802** | **$0** | **$3,404,169** |

**December 31, 2025**

| | | 14.HCV MTW Demonstration Program for HCV program | 14.EHV Emergency Housing Voucher | 14.881 Moving to Work Demonstration Program | COCC | Subtotal | ELIM | Total | 6.1 Component Unit - Discretely Presented |
|---|---|---|---|---|---|---|---|---|---|
| 95100 | Protective Services - Labor | | | | | 0 | | 0 | |
| 95200 | Protective Services - Other Contract Costs | | | | $3,866 | $27,660 | 0 | $27,660 | $170,125 |
| 95300 | Protective Services - Other | | | | | 0 | | 0 | |
| 95500 | Employee Benefit Contributions - Protective Services | | | | | 0 | | 0 | |
| **95000** | **Total Protective Services** | **$0** | **$0** | **$0** | **$3,866** | **$27,660** | **$0** | **$27,660** | **$170,125** |
| 96110 | Property Insurance | | | | $14,074 | $379,169 | 0 | $379,169 | |
| 96120 | Liability Insurance | | | $16,483 | $21,192 | $149,116 | 0 | $149,116 | |
| 96130 | Workmen's Compensation | | | $6,629 | $63,536 | $77,835 | 0 | $77,835 | $13,878 |
| 96140 | All Other Insurance | | | | $104,989 | $156,948 | 0 | $156,948 | $1,796,479 |
| **96100** | **Total insurance Premiums** | **$0** | **$0** | **$23,112** | **$203,791** | **$763,068** | **$0** | **$763,068** | **$1,810,357** |
| 96200 | Other General Expenses | | | $9,481 | $1,004 | $840,521 | 0 | $840,521 | $277,719 |
| 96210 | Compensated Absences | | | -$5,230 | $75,304 | $17,206 | 0 | $17,206 | $23,792 |
| 96300 | Payments in Lieu of Taxes | | | | | $0 | | $0 | |
| 96400 | Bad debt - Tenant Rents | | | | | $105,649 | 0 | $105,649 | $217,665 |
| 96500 | Bad debt - Mortgages | | | | | $0 | | $0 | |
| 96600 | Bad debt - Other | | | | | $0 | | $0 | |
| 96800 | Severance Expense | | | | | $0 | | $0 | |
| **96000** | **Total Other General Expenses** | **$0** | **$0** | **$4,251** | **$76,308** | **$963,376** | **$0** | **$963,376** | **$519,176** |
| 96710 | Interest of Mortgage (or Bonds) Payable | | | | | $1,579,030 | 0 | $1,579,030 | $7,399,428 |
| 96720 | Interest on Notes Payable (Short and Long Term) | | | | $11,881 | $11,881 | 0 | $11,881 | $6,306,001 |
| 96730 | Amortization of Bond Issue Costs | | | | | $10,717 | 0 | $10,717 | $148,757 |
| **96700** | **Total Interest Expense and Amortization Cost** | **$0** | **$0** | **$0** | **$11,881** | **$1,601,628** | **$0** | **$1,601,628** | **$13,854,186** |
| **96900** | **Total Operating Expenses** | **$0** | **$26,041** | **$1,321,825** | **$13,851,485** | **$24,231,262** | **-$2,773,441** | **$21,457,821** | **$30,295,849** |
| 97000 | Excess of Operating Revenue over Operating Expenses | $16,812,428 | $368,946 | -$1,247,766 | $56,075,883 | $90,101,554 | -$5,293 | $90,096,261 | -$2,596,997 |
| 97100 | Extraordinary Maintenance | | | | $2,704 | $249,109 | 0 | $249,109 | $224,093 |
| 97200 | Casualty Losses - Non-capitalized | | | | | $0 | | $0 | |
| 97300 | Housing Assistance Payments | | $396,126 | $14,867,864 | | $22,853,116 | -$5,293 | $22,847,823 | |
| 97350 | HAP Portability-In | | | $4,348 | | $4,348 | 0 | $4,348 | |
| 97400 | Depreciation Expense | | | | $220,842 | $2,416,741 | 0 | $2,416,741 | $17,617,893 |
| 97500 | Fraud Losses | | | $23,285 | | $59,032 | 0 | $59,032 | |
| 97600 | Capital Outlays - Governmental Funds | | | | | $0 | | $0 | |
| 97700 | Debt Principal Payment - Governmental Funds | | | | | $0 | | $0 | |
| 97800 | Dwelling Units Rent Expense | | | | | $0 | | $0 | |
| **90000** | **Total Expenses** | **$0** | **$422,167** | **$16,217,322** | **$14,075,031** | **$49,813,608** | **-$2,778,734** | **$47,034,874** | **$48,137,835** |

# Financial Data Schedules

**December 31, 2025**

| | | Project Total | 14.CFP MTW Demonstration Program for Capital Fund | 1 Business Activities | 14.267 Continuum of Care Program | 14.879 Mainstream Vouchers | 14.OPS MTW Demonstration Program for Low Rent | 14.871 Housing Choice Vouchers |
|---|---|---|---|---|---|---|---|---|
| 10010 | Operating Transfer In | $183,699 | | $862,371 | | | | |
| 10020 | Operating transfer Out | -$200 | -$1,399 | -$3,585,304 | | | -$66,266 | |
| 10030 | Operating Transfers from/to Primary Government | | | | | | | |
| 10040 | Operating Transfers from/to Component Unit | | | | | | | |
| 10050 | Proceeds from Notes, Loans and Bonds | | | | | | | |
| 10060 | Proceeds from Property Sales | | | | | | | |
| 10070 | Extraordinary Items, Net Gain/Loss | | | | | | | |
| 10080 | Special Items (Net Gain/Loss) | $3,795,897 | | $1,938,199 | | | | |
| 10091 | Inter Project Excess Cash Transfer In | | | | | | | |
| 10092 | Inter Project Excess Cash Transfer Out | | | | | | | |
| 10093 | Transfers between Program and Project - In | | | | | | | |
| 10094 | Transfers between Project and Program - Out | | | | | | | |
| **10100** | **Total Other financing Sources (Uses)** | **$3,979,396** | **-$1,399** | **-$784,734** | **$0** | **$0** | **-$66,266** | **$0** |
| 10000 | Excess (Deficiency) of Total Revenue Over (Under) Total Expenses | $3,733,173 | $0 | $7,466,363 | -$6,172 | -$28,868 | $0 | -$12,613 |
| 11020 | Required Annual Debt Principal Payments | $0 | $0 | $975,309 | $0 | $0 | $0 | $0 |
| 11030 | Beginning Equity | $213,842 | $0 | $45,673,778 | $64,880 | $85,013 | $0 | $12,633 |
| 11040 | Prior Period Adjustments, Equity Transfers and Correction of Errors | 0 | | $213,082 | | | | $0 |
| 11050 | Changes in Compensated Absence Balance | | | | | | | |
| 11060 | Changes in Contingent Liability Balance | | | | | | | |
| 11070 | Changes in Unrecognized Pension Transition Liability | | | | | | | |
| 11080 | Changes in Special Term/Severance Benefits Liability | | | | | | | |
| 11090 | Changes in Allowance for Doubtful Accounts - Dwelling Rents | | | | | | | |
| 11100 | Changes in Allowance for Doubtful Accounts - Other | | | | | | | |
| 11170 | Administrative Fee Equity | | | | | | | $0 |
| 11180 | Housing Assistance Payments Equity | | | | | | | $20 |
| 11190 | Unit Months Available | 168 | | 6504 | 264 | 2256 | | 2172 |
| 11210 | Number of Unit Months Leased | 3 | | 5942 | 236 | 2387 | | 2308 |
| 11270 | Excess Cash | $3,916,743 | | | | | | |
| 11610 | Land Purchases | $0 | | | | | | |
| 11620 | Building Purchases | $0 | | | | | | |
| 11630 | Furniture & Equipment - Dwelling Purchases | $0 | | | | | | |
| 11640 | Furniture & Equipment - Administrative Purchases | $0 | | | | | | |
| 11650 | Leasehold Improvements Purchases | $0 | | | | | | |
| 11660 | Infrastructure Purchases | $0 | | | | | | |
| 13510 | CFFP Debt Service Payments | $0 | | | | | | |
| 13901 | Replacement Housing Factor Funds | $0 | | | | | | |

| | | 14.HCV MTW Demonstration Program for HCV program | 14.EHV Emergency Housing Voucher | 14.881 Moving to Work Demonstration Program | COCC | Subtotal | ELIM | Total | 6.1 Component Unit - Discretely Presented |
|---|---|---|---|---|---|---|---|---|---|
| 10010 | Operating Transfer In | $750 | | $16,881,152 | $3,433,399 | $21,361,371 | 0 | $21,361,371 | $76,573 |
| 10020 | Operating transfer Out | -$16,813,178 | -$310 | -$68,415 | -$826,299 | -$21,361,371 | 0 | -$21,361,371 | -$76,573 |
| 10030 | Operating Transfers from/to Primary Government | | | | | $0 | | $0 | |
| 10040 | Operating Transfers from/to Component Unit | | | | | $0 | | $0 | |
| 10050 | Proceeds from Notes, Loans and Bonds | | | | | $0 | | $0 | |
| 10060 | Proceeds from Property Sales | | | | | $0 | | $0 | |
| 10070 | Extraordinary Items, Net Gain/Loss | | | | | $0 | | $0 | |
| 10080 | Special Items (Net Gain/Loss) | | | | -$6,416 | $5,727,680 | 0 | $5,727,680 | -$408,805 |
| 10091 | Inter Project Excess Cash Transfer In | | | | | $0 | | $0 | |
| 10092 | Inter Project Excess Cash Transfer Out | | | | | $0 | | $0 | |
| 10093 | Transfers between Program and Project - In | | | | | $0 | | $0 | |
| 10094 | Transfers between Project and Program - Out | | | | | $0 | | $0 | |
| **10100** | **Total Other financing Sources (Uses)** | **-$16,812,428** | **-$310** | **$16,812,737** | **$2,600,684** | **$5,727,680** | **$0** | **$5,727,680** | **-$408,805** |
| | | | | | | | | | |
| 10000 | Excess (Deficiency) of Total Revenue Over (Under) Total Expenses | $0 | -$27,490 | $669,474 | $58,453,021 | $70,246,888 | $0 | $70,246,888 | -$20,847,788 |
| | | | | | | | | | |
| 11020 | Required Annual Debt Principal Payments | $0 | $0 | $0 | $0 | $975,309 | 0 | $975,309 | $2,670,697 |
| 11030 | Beginning Equity | $0 | $43,190 | -$5,463 | $174,040,768 | $220,128,641 | 0 | $220,128,641 | $77,547,931 |
| 11040 | Prior Period Adjustments, Equity Transfers and Correction of Errors | | | | -$213,082 | $0 | | $0 | $34,886,552 |
| 11050 | Changes in Compensated Absence Balance | | | | | $0 | | $0 | |
| 11060 | Changes in Contingent Liability Balance | | | | | $0 | | $0 | |
| 11070 | Changes in Unrecognized Pension Transition Liability | | | | | $0 | | $0 | |
| 11080 | Changes in Special Term/Severance Benefits Liability | | | | | $0 | | $0 | |
| 11090 | Changes in Allowance for Doubtful Accounts - Dwelling Rents | | | | | $0 | | $0 | |
| 11100 | Changes in Allowance for Doubtful Accounts - Other | | | | | $0 | | $0 | |
| 11170 | Administrative Fee Equity | | | | | $0 | | $0 | |
| | | | | | | $0 | | $0 | |
| 11180 | Housing Assistance Payments Equity | | | | | $20 | 0 | $20 | |
| 11190 | Unit Months Available | | 279 | 11508 | | 23151 | 0 | 23151 | 18048 |
| 11210 | Number of Unit Months Leased | | 274 | 11787 | | 22937 | 0 | 22937 | 16046 |
| 11270 | Excess Cash | | | | | $3,916,743 | 0 | $3,916,743 | |
| 11610 | Land Purchases | | | | $0 | $0 | | $0 | |
| 11620 | Building Purchases | | | | $0 | $0 | | $0 | |
| 11630 | Furniture & Equipment - Dwelling Purchases | | | | $0 | $0 | | $0 | |
| 11640 | Furniture & Equipment - Administrative Purchases | | | | $0 | $0 | | $0 | |
| 11650 | Leasehold Improvements Purchases | | | | $0 | $0 | | $0 | |
| 11660 | Infrastructure Purchases | | | | $0 | $0 | | $0 | |
| 13510 | CFFP Debt Service Payments | | | | $0 | $0 | | $0 | |
| 13901 | Replacement Housing Factor Funds | | | | $0 | $0 | | $0 | |

# REAC Supplemental Information Requirement

**December 31, 2025**

As required by HUD for REAC reporting purposes, the Authority prepares its financial data schedules in accordance with HUD requirements in a prescribed format. The HUD-prescribed format differs from the required classification of several balances under accounting principles generally accepted in the United States of America, as follows: (1) depreciation expense and housing assistance payments are excluded from operating activities; (2) investment revenue is included in operating activities; (3) tenant revenue and bad debt expense are reflected separately; (4) the blended component unit activities are presented in the business-type activities column, which is included in total programs; (5) the total column includes the discretely presented component units and primary government; (6) the discretely presented component units partner contributions are included as an equity transfer; and (7) certain receivable and payable accounts between project funds must be presented on the FDS at their net amounts, which may cause offsetting variances to the corresponding asset and liability balances, as compared to the financial statements.

**Close Out Schedule for Capital Grant Funding**
**Fiscal Year Ended December 31, 2025**

| | Capital Grant Program CO01P01650121 |
|---|---|
| 2021 | |
| 2022 | 165,811.85 |
| 2023 | 313,484.15 |
| 2024 | - |
| 2025 | - |
| Total | 479,296.00 |

| | |
|---|---|
| Approved Funding | 481,479.00 |

## Actual Management Cost Certificate/Actual Development Cost Certificate

| | |
|---|---|
| Grant Number: | CO01P01650121 |
| A.Funds Approved: | $481,479.00 |
| B. Funds Disbursed: | $479,296.00 |
| C. Funds Expended: | $479,296.00 |
| D. Actual Development Cost: | $0.00 |
| E. Amount to be Recaptured (A-(C+D)): | $2,183.00 |
| F. Excess of Funds Disbursed (B-(C+D)): | $0.00 |
| Audit Requirement: | This grant will be included in next fiscal year PHA's audit per the requirement of the Single Audit Act. |
| Certification: | By Signing this report, I certify to be the best of my knowledge and belief that the report is true complete, and accurate and the expenditures, disbursements and cash receipts are for the purposes and intent set forth in the award documents. I am aware that any false fictitious, or fraudulent information may subject me to criminal, CMI or administrative penalties. |
| Name of the Authorized Certifying Official: | ZHANG, LUJING |
| Approved for Audit By: | TORGERSON, LESLIE |
| Approved for Audit On: | 2026-04-17 |
| Package Approved By: | |
| Package Approved On: | |