

**HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE**

Milwaukee, Wisconsin

FINANCIAL STATEMENTS

Including Independent Auditors' Report

As of and for the Year Ended December 31, 2018

**HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE**

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INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners
Housing Authority of the City of Milwaukee
Milwaukee, Wisconsin

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities, and the aggregate discretely presented component units, of the Housing Authority of the City of Milwaukee, Wisconsin, as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Milwaukee's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Carver Park Tax Credit Limited Partnership, Highland Park Community, LLC, Cherry Court Development, LLC, Convent Hill, LLC, Scattered Sites, LLC, Scattered Sites II, LLC, Olga Village, LLC, Westlawn Renaissance, LLC, and Lapham Park, LLC, which represent 100% of the assets, net position and revenues of the discretely presented component units of the Housing Authority of the City of Milwaukee. Those statements were audited by other auditors whose reports have been furnished to us, and our opinions, insofar as it relates to the amounts included for Carver Park Tax Credit Limited Partnership, Highland Park Community, LLC, Cherry Court Development, LLC, Convent Hill, LLC, Scattered Sites, LLC, Scattered Sites II, LLC, Olga Village, LLC, Westlawn Renaissance, LLC, and Lapham Park, LLC, is based solely on the reports of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. The financial statements of Carver Park Tax Credit Limited Partnership, Highland Park Community, LLC, Cherry Court Development, LLC, Convent Hill, LLC, Scattered Sites, LLC, Scattered Sites II, LLC, Olga Village, LLC, Westlawn Renaissance, LLC, and Lapham Park, LLC, were not audited in accordance with *Government Auditing Standards*.

To the Board of Commissioners
Housing Authority of the City of Milwaukee

Auditors' Responsibility (continued)

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

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

Opinions

In our opinion, based on our audit and the reports of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, and the aggregate discretely presented component units, of the Housing Authority of the City of Milwaukee, Wisconsin, as of December 31, 2018 and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note I, the Housing Authority of the City of Milwaukee adopted the provisions of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, effective January 1, 2018. Our opinions are not modified with respect to this matter.

Other Matters

Required Supplementary Information

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

To the Board of Commissioners
Housing Authority of the City of Milwaukee

Other Matters (continued)

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the City of Milwaukee's basic financial statements. The supplementary information as listed in the table of contents, which includes the Schedule of Expenditures of Federal Awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) is presented for purposes of additional analysis and is 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 supplementary information as listed in the table of contents, which includes the Schedule of Expenditures of Federal Awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) is fairly stated in all material respects, in relation to the basic financial statements as a whole.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Housing Authority of the City of Milwaukee's basic financial statements. The PHA's statements and certifications of actual modernization costs as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 27, 2019 on our consideration of the Housing Authority of the City of Milwaukee's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the City of Milwaukee's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority of the City of Milwaukee's internal control over financial reporting and compliance.

Baker Tilly Virchow Krause, LLP

Milwaukee, Wisconsin
September 27, 2019

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**HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
MANAGEMENT'S DISCUSSION AND ANALYSIS
As of and for the Year Ended December 31, 2018**

The management's discussion and analysis hereby presented, is designed to offer the reader a narrative overview and analysis of the financial activities of the Housing Authority of the City of Milwaukee (the Authority) for year ended December 31, 2018. This discussion and analysis is designed to assist the reader in focusing on significant fiscal issues and to identify changes in the Authority's Primary Government financial position.

Financial Statement Overview

The financial statements include the primary government and the Authority's component units. The financial statements are prepared on the accrual basis of accounting meaning that all expenses are recorded when incurred and all revenues are recognized when earned in accordance with accounting principles generally accepted in the United States of America.

Statement of Net Position

The statement of net position is similar to a balance sheet in corporate accounting. The statement of net position reports all financial and capital resources for the Authority. The statement is presented in the format where assets and deferred outflows of resources minus liabilities and deferred inflows of resources, equals net position. Assets and liabilities are presented in order of liquidity, and are classified as current (convertible into cash within one year), and non-current. The focus of the statement of net position is to show a picture of the liquidity and health of the organization as of the end of the year.

The statement of net position (the unrestricted net position) is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net position is reported in three broad categories:

- Net Investment in Capital Assets – this component of net position 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 restricted assets where constraints are placed upon the assets by creditors (such as debt covenants), grantors, contributors, laws, and regulations, etc.
- Unrestricted net position – consists of net position that do not meet the definition of net position invested in capital assets, net of related debt, or restricted net position.

Statement of Revenues, Expenses and Change in Net Position

The statement of revenues, expenses, and change in net position is similar to an income statement of private corporations. This statement includes operating revenues, such as rental income and operating grants, operating expenses, such as administrative, utilities, maintenance, and depreciation; and non-operating revenue and expenses, such as grant revenue, investment income, and interest expense. The focus of the statement of revenues, expenses, and changes in net position is the change in net position. This is similar to net income or loss and portrays the results of operations of the organization for the entire operating period.

Statement of Cash Flows

The statement of cash flows discloses net cash provided by, or used for operating activities, investing activities, non-capital financing activities, and from capital and related financing activities. This statement also portrays the health of the Authority in that current cash flows are sufficient to pay current liabilities.

**HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
MANAGEMENT'S DISCUSSION AND ANALYSIS
As of and for the Year Ended December 31, 2018**

FINANCIAL ANALYSIS

Statement of Net Position

The following table reflects a condensed summary of net position (in thousands) as of December 31, 2018 and 2017:

	<u>2018</u>	<u>2017</u>
Assets		
Cash and Investments	\$ 16,538	\$ 26,402
Receivables	6,908	7,536
Prepays expenses	<u>2,214</u>	<u>352</u>
 Total Current Assets	 25,660	 34,290
 Capital assets, net of depreciation	 124,286	 103,030
Investments with fiscal agent	3,550	5,959
Notes receivable from Component Units	78,016	60,540
Other assets	<u>1,657</u>	<u>15,324</u>
Total Assets	<u>233,169</u>	<u>219,143</u>
 Deferred Outflows of Resources		
Deferred outflows related to pensions	<u>3,702</u>	<u>4,060</u>
 Liabilities		
Current liabilities	18,857	12,129
Long-term debt	<u>30,067</u>	<u>28,921</u>
Total Liabilities	<u>48,924</u>	<u>41,050</u>
 Deferred Inflows of Resources	 <u>3,700</u>	 <u>312</u>
 Net Position		
Net Investment in Capital Assets	80,857	92,488
Restricted	4,744	4,314
Unrestricted	<u>98,646</u>	<u>85,039</u>
Total Net Position	<u>\$ 184,247</u>	<u>\$ 181,841</u>

See independent auditor's report

**HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
MANAGEMENT'S DISCUSSION AND ANALYSIS
As of and for the Year Ended December 31, 2018**

Financial Analysis for the Year Ended December 31, 2018 & 2017

In 2018, current assets decreased approximately \$8.6 million. Cash and investments decreased by \$9.9 million while Receivables decreased by \$.6 million and Prepaid Expenses increased by \$1.7 million due to the prepayment of Housing Assistance Payments via ACH that settled in December but were a January expense. Liabilities showed an increase due HACM providing some of the construction financing for the Victory Manor, LLC and Westlawn Gardens Scattered Sites, LLC.

In 2017, current assets decreased approximately \$5.6 million. Cash and investments decreased by \$9.9 million, while Receivables increased by \$4.3 million due to eligible HUD grant funded expenditures that were expensed in 2017 but drawn down in 2018. Overall Total Assets decreased \$4.7 million.

Capital Assets

At year end, the Housing Authority of the City of Milwaukee had over \$348 million invested in capital assets as reflected in the following schedule. See Note II C for additional information on the Authority's capital assets.

	2018	2017
Land	\$ 35,853,139	\$ 35,522,589
Buildings	275,984,561	301,677,225
Furniture, Equipment-Administration	3,448,545	3,512,837
Construction in Progress	33,098,610	5,995,898
Accumulated Depreciation	(224,098,027)	(243,678,794)
 Total	 \$ 124,286,828	 \$ 103,029,755

This year's major additions were:

Capital Improvement Projects	
Northlawn, Southlawn & Berryland modernization	\$41,327
Convent Hill improvements	\$118,960
Construction costs for Victory Manor, LLC, Westlawn Gardens Scattered Sites, LLC and Westlawn Renaissance III, LLC included in Construction In Progress	\$26,754,974

Long-Term Debt Obligations

The Authority entered into a trust indenture with Marine Trust Company regarding \$25,000,000 Single Family Mortgage Revenue Bonds (GNMA collateralized home mortgage revenue bond program) Series 1987 on December 1, 1987. The bond proceeds were used to purchase fully modified pass-through mortgage-backed securities (GNMA certificates) guaranteed by the Government National Mortgage Association. The securities are backed by qualifying mortgage loans on residences located in the City of Milwaukee originated by lenders participating in the home mortgage revenue bond program. The GNMA certificates are pledged for the payment of principal and interest on the bonds. Under the GNMA collateralized home mortgage revenue bond program, the interest payable on the bonds is equivalent to the interest earnings on the GNMA certificates plus interest earnings on investments in the various trust funds, less any fees paid. As a result, the Authority does not recognize any income or expense from the bond issue. The bonds are redeemed as mortgage payments are

**HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
MANAGEMENT'S DISCUSSION AND ANALYSIS
As of and for the Year Ended December 31, 2018**

Long-Term Debt Obligations (continued)

received. Bonds redeemed with these mortgage repayments totaled \$8,955 in 2018. There were no bonds outstanding at December 31, 2018.

The Authority entered into a trust indenture with the First Bank Trust Company regarding \$25,000,000 Single Family Mortgage Revenue Bonds (GNMA collateralized home mortgage revenue bond program) Series 1989 on June 1, 1989. The terms of the indenture are similar to the terms of the 1987 Mortgage Revenue Bonds as previously described.

In 2015 the Authority issued Multifamily Housing Revenue Bonds Series 2015A in the amount of \$13,635,000 to currently refund all outstanding Refunded Bonds (Series 2002), finance certain costs of renovation and improvements for the Authority's Berryland, Northlawn, Southlawn and Southlawn Park Housing Developments, fund the replacement reserve deposit and pay the costs of issuance of the Series 2015A and the refunding of the Refunded Bonds. The replacement reserve is required to be funded with monthly deposits of \$24,500.

Also in 2015 the Authority issued Series 2015B bonds in the amount of \$5,410,000 to finance construction of affordable and market-rate housing in the City and pay the costs of issuance of the Series 2015B bonds.

See Note II E for additional information on the Authority's long-term obligations.

Mortgage Revenue Bonds	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance 12/31/2018
Mortgage revenue bonds	6/1/1989	12/1/2022	Varies	\$ 25,000,000	\$ 52,098
Mortgage revenue bonds 2015A	3/2/2015	7/1/2035	3.00%	13,635,000	13,125,000
Mortgage revenue bonds 2015B	3/2/2015	7/1/2025	0.688%	5,410,000	3,725,000
					<u>\$ 16,902,098</u>

**HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
MANAGEMENT'S DISCUSSION AND ANALYSIS
As of and for the Year Ended December 31, 2018**

Statement of Revenue, Expenses, and Changes in Net Position

The following schedule compares the revenues and expenses (in thousands) for the current and previous fiscal year:

	<u>2018</u>	<u>2017</u>
Revenues:		
Tenant revenue	\$ 16,554	\$ 16,588
Operating subsidies and grants	56,964	53,229
Capital contributions	8,256	3,950
Investment income	2,378	2,089
Other revenue	7,138	3,874
Gain/(Loss) on disposal of assets	<u>(1,111)</u>	<u>(54)</u>
Total revenue	<u>90,179</u>	<u>79,676</u>
Expenses:		
Housing assistance payments	36,944	36,140
Administrative and general expenses	21,500	26,763
Utilities	4,837	4,835
Maintenance	13,959	7,971
Depreciation	5,341	5,896
Interest and amortization expense	<u>601</u>	<u>637</u>
Total expense	<u>83,182</u>	<u>82,242</u>
Increase (decrease) in net position	<u>\$ 6,997</u>	<u>\$ (2,566)</u>

Financial Analysis for Year Ended December 31, 2018

In 2018, the Housing Authority had an overall increase in net position of \$6.9 million, compared to a decrease in net position of about \$2.6 million in 2017.

Revenues increased by about \$10.5 million in 2018, due to an increase in Grant Revenue.

In 2018, the Housing Authority experienced a increase in total expenses of about \$1 million. Housing Assistance Payments increased about \$804,000 as we continue our efforts to increase lease ups in the Housing Choice Voucher Program. Administrative and general expenses decreased about 20% or \$5.3 million. Maintenance costs were up \$6 million, this is due to an increase in demolition costs under Maintenance Contracts.

**HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
MANAGEMENT'S DISCUSSION AND ANALYSIS
As of and for the Year Ended December 31, 2018**

Factors Affecting the Financial Health of the Authority

▪ **Federal funding from the U.S. Department of Housing and Urban Development**

The Authority relies on HUD Operating Fund subsidy, Capital funds and special grant programs including Resident Opportunities and Self-Sufficiency (ROSS) grants to support its public housing operations. HUD funding for operating subsidy and Capital Fund is anticipated at less than full eligibility. While HACM developed its budget anticipating these funding allocations, unanticipated increases in operating costs including utility and water expense, and pension cost contributions could result in the need to adjust program services.

HACM also receives significant funding from HUD under the Section 8 Housing Choice Voucher program. HACM administers about 6,200 vouchers. Administrative fee funding for 2018 was 80% and future funding level is projected at around 79%. This reduction could impact the ability of HACM to fully lease up to the authorized program level and could result in adjustments in services.

To address the risk of funding instability, HACM is participating in the Rental Assistance Demonstration (RAD) Program of HUD. As of December 2018 HACM has already converted 488 public housing units in RAD. HACM will continue to evaluate the viability of conversion for the rest of the HACM public housing portfolio.

▪ **Local Labor Issues**

Wage rates increased modestly in 2018, but fringe benefit costs, especially health insurance, continue to increase. HACM will continue to evaluate existing policies impacting employee benefits, to control long-term costs.

▪ **Local Economic Conditions**

Despite improvement in the local economy and employment rate, the housing market that HACM is targeting has not fully recovered and has had an impact on HACM's homeownership program. HACM is now focusing their efforts on assisting residents in preparing them for homeownership as part of the HACM's self-sufficiency program. Rising construction costs have also had a negative impact on HACM's development program of new, single family, market rate homes, including rehabilitation of existing units

▪ **Utility Rates and Supply Costs**

Utility costs continue to increase despite significant investment in energy efficient modernization. Rates have increased moderately and consumption has been reduced.

▪ **Quality of Available Housing**

HACM has continued to make significant investments in the redevelopment of its public housing portfolio. HACM has received more than \$120 million in HUD HOPE VI grants to redevelop Hillside Terrace, Parklawn, Lapham Park, Townhomes at Carver Park, Highland Gardens, Highland Homes and Scattered Sites public housing. In addition, HACM received Low Income Housing Tax Credits (LIHTC) allocations to redevelop the Cherry Court elderly/disabled housing development and completed the \$20 million mixed-finance redevelopment of the Convent Hill development. An additional \$8 million tax credit allocation also allowed HACM to replace 24 obsolete scattered sites units with new energy efficient single-family homes. HACM also received a \$10.4 million HUD formula grant under the American Recovery and Reinvestment Act (ARRA) which funded capital improvements at all of HACM's highrise public housing developments and a \$7.9 million competitive ARRA grant which funded accessibility improvements at the 200-unit Lapham Park development for seniors.

See independent auditor's report

**HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
MANAGEMENT'S DISCUSSION AND ANALYSIS
As of and for the Year Ended December 31, 2018**

Factors Affecting the Financial Health of the Authority (continued)

▪ **Quality of Available Housing (continued)**

ARRA funds and LIHTC funding were also used to construct a 37-unit midrise at Olga Village. The Housing Authority was fortunate to receive over \$8 million of LIHTC in 2010 to support the redevelopment of Westlawn and new construction at Olga Village. This award of tax credits was extremely unusual and related to approximately \$30 million of disaster credits that the Wisconsin Economic Development Authority (WHEDA) received in 2010. These disaster credits are no longer available to WHEDA, so there will be fewer tax credit dollars to award to eligible projects in the future.

HACM will continue to incorporate “green” technology and universal design within all redevelopment projects.

In 2010, HACM received a \$7.6 million LIHTC allocation to redevelop the eastern half of Westlawn. The funding allowed HACM to build 250 rental units after the demolition of the 332 old public housing units. The whole redevelopment plan of the east side calls for the construction of 365 replacement units. These will be a combination of affordable and market rate units. In September 2015, HACM was awarded a \$30 million Choice Neighborhood Implementation grant by Housing and Urban Development. This neighborhood transformation initiative will leverage around \$250 million in investment in the area. HACM will continue to redevelop the west portion of the Westlawn development by constructing new mixed income housing units.

In 2018, HACM had already completed construction of 90 affordable units in the development representing the first two (2) phases of the housing development plan for a total development cost of around \$25mm. HACM received \$1 million in LIHTC allocation to develop this phase. HACM also started construction of the 3rd phase, for 94 units with a total development cost of \$35 million. HACM received a 4% LIHTC allocation of \$1.35 million and obtained \$15.2 million in a construction loan to finance the development of this project.

The quality and cost of housing in the private market directly impacts HACM’s Section 8 Housing Choice Voucher program. Rental rates have largely been stable, however, the availability of large units remains limited.

▪ **Continued Capital Improvement**

HACM continues to implement its 5-year Capital Fund modernization plan supported by a comprehensive Physical Needs Assessment that was completed in 2014.

▪ **Agency Performance**

HACM is a “Sub-Standard Performer” under HUD’s Public Housing Assessment System (PHAS), and a “High Performer” under the Section Eight (8) Management Assessment Program (SEMAP).

Financial Contact

The individual to be contacted regarding this report is Rick Koffarnus, Finance Director, of the Housing Authority of the City of Milwaukee at 414-286-5872. Specific requests may be submitted to Fernando Aniban, Chief Financial Officer or Antonio M. Pérez, Executive Director-Secretary, Housing Authority of the City of Milwaukee, 809 North Broadway, Milwaukee, Wisconsin 53202.

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BASIC FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
STATEMENT OF NET POSITION
As of December 31, 2018

	Primary Government	Component Units	Totals
ASSETS			
Current Assets			
Cash and investments			
Unrestricted	\$ 10,582,400	\$ 2,277,335	\$ 12,859,735
Restricted - Other	4,793,932	-	4,793,932
Restricted - Tenant security deposits	1,161,682	455,252	1,616,934
Receivables			
HUD other projects	3,049,564	-	3,049,564
Tenants - dwelling rents	493,617	241,595	735,212
Allowance for doubtful accounts - dwelling rents	(89,163)	-	(89,163)
Miscellaneous	2,317,388	-	2,317,388
Current portion of notes receivable from Carver Park	1,000,000	-	1,000,000
Current portion of notes receivable from Highland Park	2,078	-	2,078
Accrued interest	134,264	-	134,264
Prepaid items	2,213,796	222,634	2,436,430
Total Current Assets	<u>25,659,558</u>	<u>3,196,816</u>	<u>28,856,374</u>
Noncurrent Assets			
Restricted Assets			
Investments with Fiscal Agent	3,549,581	-	3,549,581
Other investments			
Replacement reserve	-	3,791,145	3,791,145
Affordability and operating reserve	-	2,996,882	2,996,882
Deferred mortgage receivable	840,937	-	840,937
Capital Assets			
Land	35,853,139	7,059,727	42,912,866
Construction in progress	33,098,610	-	33,098,610
Other capital assets, net of accumulated depreciation	55,335,079	138,181,249	193,516,328
Other Assets			
Long-term interest receivable	16,298,630	-	16,298,630
Developer fee receivable	2,196,403	-	2,196,403
Notes receivable from Carver Park	6,424,698	-	6,424,698
Notes receivable from Highland Park	2,107,755	-	2,107,755
Notes receivable from Cherry Court	8,687,203	-	8,687,203
Notes receivable from Convent Hill	6,875,874	-	6,875,874
Notes receivable from Scattered Sites	2,318,300	-	2,318,300
Notes receivable from Scattered Sites II	1,107,578	-	1,107,578
Notes receivable from Olga Village	2,363,334	-	2,363,334
Notes receivable from Westlawn Renaissance	9,260,761	-	9,260,761
Notes receivable from Lapham Park	19,535,097	-	19,535,097
RAD notes receivable	1,656,835	-	1,656,835
Tax credit fees, net	-	494,474	494,474
Total Noncurrent Assets	<u>207,509,814</u>	<u>152,523,477</u>	<u>360,033,291</u>
Total Assets	<u>233,169,372</u>	<u>155,720,293</u>	<u>388,889,665</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to OPEB	167,230	-	167,230
Deferred outflows related to pensions	3,535,257	-	3,535,257
Total Deferred Outflows	<u>3,702,487</u>	<u>-</u>	<u>3,702,487</u>

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
STATEMENT OF NET POSITION
As of December 31, 2018

	Primary Government	Component Units	Totals
LIABILITIES			
Current Liabilities			
Accounts payable	\$ 6,269,318	\$ 604,469	\$ 6,873,787
Accrued wages and benefits	517,845	-	517,845
Other current liabilities	2,072,910	1,267,605	3,340,515
Accrued interest	433,366	233,861	667,227
Unearned revenue	-	246,753	246,753
Due to other governments	3,576,832	-	3,576,832
Construction advances	3,815,923	-	3,815,923
Current portion of bonds and notes payable	745,000	166,014	911,014
Current portion of compensated absences	263,794	-	263,794
Current portion of notes and land lease payable to primary government	-	1,002,078	1,002,078
Liabilities payable from restricted assets			
Tenant security deposits	1,161,682	455,252	1,616,934
	<u>18,856,670</u>	<u>3,976,032</u>	<u>22,832,702</u>
Total Current Liabilities			
Noncurrent Liabilities			
Development fee payable	-	2,196,403	2,196,403
Accrued interest	-	16,298,630	16,298,630
RAD notes payable	-	1,656,835	1,656,835
Long-Term Debt			
Mortgage revenue bonds payable	16,261,181	-	16,261,181
Notes payable	-	4,135,861	4,135,861
Other Liabilities			
Compensated absences	615,519	-	615,519
Total OPEB liability	9,217,012	-	9,217,012
Net pension liability	3,974,000	-	3,974,000
Notes and land lease payable to primary government	-	58,659,126	58,659,126
	<u>30,067,712</u>	<u>82,946,855</u>	<u>113,014,567</u>
Total Noncurrent Liabilities			
	<u>48,924,382</u>	<u>86,922,887</u>	<u>135,847,269</u>
Total Liabilities			
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows related to OPEB	1,942,991	-	1,942,991
Deferred inflows related to pensions	1,757,000	-	1,757,000
Total deferred inflows	<u>3,699,991</u>	<u>-</u>	<u>3,699,991</u>
NET POSITION			
Net investment in capital assets	80,857,146	79,081,494	159,938,640
Restricted			
Debt service	57,976	-	57,976
Replacement reserve	1,907,980	-	1,907,980
Home ownership program	1,601,660	-	1,601,660
Housing choice voucher program	1,176,229	-	1,176,229
Unrestricted (deficit)	<u>98,646,495</u>	<u>(10,284,088)</u>	<u>88,362,407</u>
TOTAL NET POSITION	<u>\$ 184,247,486</u>	<u>\$ 68,797,406</u>	<u>\$ 253,044,892</u>

See accompanying notes to financial statements.

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HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
For the Year Ended December 31, 2018

	Primary Government	Component Units	Totals
OPERATING REVENUES			
Tenant Revenue			
Rentals	\$ 16,148,216	\$ 7,309,539	\$ 23,457,755
Other tenant revenue	405,328	156,701	562,029
HUD PHA grant revenue	56,964,114	-	56,964,114
Other operating revenue	7,138,432	-	7,138,432
Total Operating Revenues	80,656,090	7,466,240	88,122,330
OPERATING EXPENSES			
Administrative	16,073,327	2,819,826	18,893,153
Tenant services	1,984,879	-	1,984,879
Utilities	4,836,878	1,152,595	5,989,473
Ordinary maintenance	12,241,151	2,603,570	14,844,721
Extraordinary maintenance	1,718,207	-	1,718,207
Protective services	36,913	-	36,913
Insurance premiums	1,377,388	-	1,377,388
Other general expenses	456,037	-	456,037
Casualty loss - non-capitalized	218,833	-	218,833
Payments in lieu of taxes	1,084,267	-	1,084,267
Bad debt - tenant rents	268,507	-	268,507
Housing assistance payments	36,944,060	-	36,944,060
Depreciation and amortization	5,341,059	5,737,323	11,078,382
Total Operating Expenses	82,581,506	12,313,314	94,894,820
Operating Loss	(1,925,416)	(4,847,074)	(6,772,490)
NONOPERATING REVENUES (EXPENSES)			
Legal settlement income	-	56,000	56,000
Investment income	2,378,336	26,725	2,405,061
Gain (loss) on disposal of capital assets	(1,111,337)	-	(1,111,337)
Interest expense	(600,865)	(2,245,168)	(2,846,033)
Total Nonoperating Revenues (Expenses)	666,134	(2,162,443)	(1,496,309)
Income (Loss) Before Owner Distributions and Capital Contributions	(1,259,282)	(7,009,517)	(8,268,799)
CAPITAL CONTRIBUTIONS	8,256,437	-	8,256,437
Change in Net Position	6,997,155	(7,009,517)	(12,362)
NET POSITION - Beginning of Year (as restated)	177,250,331	75,806,923	253,057,254
NET POSITION - END OF YEAR	\$ 184,247,486	\$ 68,797,406	\$ 253,044,892

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2018

	Primary Government	Component Units	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from tenants	\$ 16,352,152	\$ 7,311,631	\$ 23,663,783
Receipts of HUD PHA grants	58,327,441	-	58,327,441
Payments to suppliers	(20,965,250)	(5,733,085)	(26,698,335)
Payments for housing assistance	(36,944,060)	-	(36,944,060)
Payments to employees	(20,508,157)	-	(20,508,157)
Other receipts	9,473,778	156,701	9,630,479
Net Cash Flows From Operating Activities	<u>5,735,904</u>	<u>1,735,247</u>	<u>7,471,151</u>
CASH FLOWS FOR NON-CAPITAL RELATED FINANCING ACTIVITIES			
Other government grants received	(30,341)	-	(30,341)
Financing of deferred mortgages	72,494	-	72,494
Proceeds from RAD notes payable	-	1,656,835	1,656,835
Other non-operating revenues (expenses)	-	56,000	56,000
Net Cash Flows From Non-Capital Related Financing Activities	<u>42,153</u>	<u>1,712,835</u>	<u>1,754,988</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Federal grants for capital acquisition	8,256,437	-	8,256,437
Acquisitions and modernization of capital assets	(27,249,943)	(180,845)	(27,430,788)
Construction advances received	3,815,923	-	3,815,923
Proceeds from mortgage notes payable	-	339,343	339,343
Principal paid on mortgage revenue bonds	(763,286)	(157,810)	(921,096)
Interest paid on long-term obligations	(473,650)	(318,921)	(792,571)
Payments from (to) component units or other entities related to component units for capital acquisition	(1,994,201)	-	(1,994,201)
Net Cash Flows From Capital and Related Financing Activities	<u>(18,408,720)</u>	<u>(318,233)</u>	<u>(18,726,953)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Net (deposits to) withdrawals from replacement reserves	-	(2,220,969)	(2,220,969)
Net (deposits to) withdrawals from affordability reserves	-	(11,118)	(11,118)
Net (deposits to) withdrawals from operating reserves	-	(66,170)	(66,170)
Sale of investments	2,409,051	-	2,409,051
Investment income	358,014	26,725	384,739
Net Cash Flows From Investing Activities	<u>2,767,065</u>	<u>(2,271,532)</u>	<u>495,533</u>
Net Change in Cash and Cash Equivalents	(9,863,598)	858,317	(9,005,281)
CASH AND CASH EQUIVALENTS – Beginning of Year	<u>26,401,612</u>	<u>1,874,270</u>	<u>28,275,882</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 16,538,014</u>	<u>\$ 2,732,587</u>	<u>\$ 19,270,601</u>

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2018

	Primary Government	Component Units	Totals
RECONCILIATION OF OPERATING LOSS TO NET CASH FLOWS FROM OPERATING ACTIVITIES:			
Operating loss	\$ (1,925,416)	\$ (4,847,074)	\$ (6,772,490)
Adjustments to Reconcile Operating Loss to Net Cash Flows from Operating Activities			
Depreciation	5,341,059	5,737,323	11,078,382
Amortization of financing fees	-	5,839	5,839
Changes in assets, deferred outflows, liabilities and deferred inflows			
Tenant accounts receivable	(3,617)	60,445	56,828
Other accounts receivable	765,069	-	765,069
Prepaid expenses	(1,861,623)	25,409	(1,836,214)
Accounts payable	1,531,861	413,622	1,945,483
Other current liabilities	8,446	-	8,446
Accrued liabilities	364,624	398,036	762,660
Compensated absences	47,203	-	47,203
Tenant security deposits	70,732	10,661	81,393
Due to other governments	26,825	-	26,825
Pension liability and related deferrals	1,157,843	-	1,157,843
Unearned revenue	-	(69,014)	(69,014)
Total OPEB obligation and related deferrals	212,898	-	212,898
NET CASH FLOWS FROM OPERATING ACTIVITIES	<u>\$ 5,735,904</u>	<u>\$ 1,735,247</u>	<u>\$ 7,471,151</u>
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO STATEMENT OF NET POSITION			
Unrestricted	\$ 10,582,400	\$ 2,277,335	\$ 12,859,735
Restricted - Other	4,793,932	-	4,793,932
Restricted - Tenant security deposits	1,161,682	455,252	1,616,934
TOTAL CASH AND CASH EQUIVALENTS	<u>\$ 16,538,014</u>	<u>\$ 2,732,587</u>	<u>\$ 19,270,601</u>
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES			
None			

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
COMBINING STATEMENT OF NET POSITION - COMPONENT UNITS
As of December 31, 2018

	Carver Park	Highland Park	Cherry Court	Convent Hill	Scattered Sites	Scattered Sites II	Olga Village	Westlawn Renaissance	Lapham Park	Totals
ASSETS										
Current Assets										
Cash and investments										
Unrestricted	\$ 265,348	\$ 190,482	\$ 130,533	\$ 50,581	\$ 40,086	\$ 123,303	\$ 29,853	\$ 760,295	\$ 686,854	\$ 2,277,335
Restricted - Tenant security deposits	62,662	46,131	47,516	27,778	10,728	12,773	12,409	155,550	79,705	455,252
Receivables										
Tenants - Dwelling rents	28,376	12,144	6,682	4,045	11,182	6,549	25,176	126,281	21,160	241,595
Prepaid items	25,001	22,132	24,474	-	17,504	5,958	15,967	46,702	64,896	222,634
Total Current Assets	<u>381,387</u>	<u>270,889</u>	<u>209,205</u>	<u>82,404</u>	<u>79,500</u>	<u>148,583</u>	<u>83,405</u>	<u>1,088,828</u>	<u>852,615</u>	<u>3,196,816</u>
Noncurrent Assets										
Restricted Assets										
Other investments										
Replacement reserve	99,033	888,327	474,817	196,719	267,738	278,783	279,711	893,055	412,962	3,791,145
Affordability and operating reserve	424,149	334,217	402,664	238,337	76,928	75,718	205,100	605,705	634,064	2,996,882
Capital Assets										
Land	772,096	142,500	1,012,646	745,168	203,111	136,671	573,017	2,637,572	836,946	7,059,727
Other capital assets, net of accumulated depreciation	6,370,625	6,784,033	11,807,137	8,510,884	4,199,256	5,102,758	9,791,795	59,656,224	25,958,537	138,181,249
Other Assets										
Tax credit fees, net	-	4,583	17,558	24,166	10,299	-	-	398,477	39,391	494,474
Total Noncurrent Assets	<u>7,665,903</u>	<u>8,153,660</u>	<u>13,714,822</u>	<u>9,715,274</u>	<u>4,757,332</u>	<u>5,593,930</u>	<u>10,849,623</u>	<u>64,191,033</u>	<u>27,881,900</u>	<u>152,523,477</u>
Total Assets	<u>8,047,290</u>	<u>8,424,549</u>	<u>13,924,027</u>	<u>9,797,678</u>	<u>4,836,832</u>	<u>5,742,513</u>	<u>10,933,028</u>	<u>65,279,861</u>	<u>28,734,515</u>	<u>155,720,293</u>

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
COMBINING STATEMENT OF NET POSITION - COMPONENT UNITS
As of December 31, 2018

	Carver Park	Highland Park	Cherry Court	Convent Hill	Scattered Sites	Scattered Sites II	Olga Village	Westlawn Renaissance	Lapham Park	Totals
LIABILITIES										
Current Liabilities										
Accounts payable	\$ 59,146	\$ 55,583	\$ 38,629	\$ 53,289	\$ 13,478	\$ 9,715	\$ 66,518	\$ 223,662	\$ 84,449	\$ 604,469
Other current liabilities	135,395	88,137	30,337	35,754	16,402	55,761	14,189	561,453	330,177	1,267,605
Accrued interest	-	7,316	3,316	3,834	-	-	219,395	-	-	233,861
Unearned revenue	2,498	69,297	6,041	29,887	4,627	5,861	1,302	97,935	29,305	246,753
Current portion of bonds and notes payable	68,020	49,788	23,529	24,677	-	-	-	-	-	166,014
Current portion of notes and land lease payable to primary government	1,000,000	2,078	-	-	-	-	-	-	-	1,002,078
Liabilities payable from restricted assets										
Tenant security deposits	62,662	46,131	47,516	27,778	10,728	12,773	12,409	155,550	79,705	455,252
Total Current Liabilities	<u>1,327,721</u>	<u>318,330</u>	<u>149,368</u>	<u>175,219</u>	<u>45,235</u>	<u>84,110</u>	<u>313,813</u>	<u>1,038,600</u>	<u>523,636</u>	<u>3,976,032</u>
Noncurrent Liabilities										
Development fee payable	-	-	-	-	-	-	-	-	2,196,403	2,196,403
Accrued interest	6,266,253	2,072,192	3,260,106	1,789,037	810,238	1,025,458	179,340	733,612	162,394	16,298,630
RAD note payable	-	793,888	198,546	-	213,122	243,914	207,365	-	-	1,656,835
Long-Term Debt										
Notes payable	-	1,321,968	801,853	840,146	-	-	1,171,894	-	-	4,135,861
Other Liabilities										
Notes and land lease payable to primary government	6,424,698	2,107,755	8,687,203	6,875,874	2,318,300	1,107,578	2,355,339	9,247,282	19,535,097	58,659,126
Total Noncurrent Liabilities	<u>12,690,951</u>	<u>6,295,803</u>	<u>12,947,708</u>	<u>9,505,057</u>	<u>3,341,660</u>	<u>2,376,950</u>	<u>3,913,938</u>	<u>9,980,894</u>	<u>21,893,894</u>	<u>82,946,855</u>
Total Liabilities	<u>14,018,672</u>	<u>6,614,133</u>	<u>13,097,076</u>	<u>9,680,276</u>	<u>3,386,895</u>	<u>2,461,060</u>	<u>4,227,751</u>	<u>11,019,494</u>	<u>22,417,530</u>	<u>86,922,887</u>
NET POSITION (DEFICIT)										
Net investment in capital assets	(349,997)	3,444,944	3,307,198	1,515,355	2,084,067	4,131,851	6,837,579	53,046,514	5,063,983	79,081,494
Unrestricted (deficit)	(5,621,385)	(1,634,528)	(2,480,247)	(1,397,953)	(634,130)	(850,398)	(132,302)	1,213,853	1,253,002	(10,284,088)
TOTAL NET POSITION (DEFICIT)	<u>\$ (5,971,382)</u>	<u>\$ 1,810,416</u>	<u>\$ 826,951</u>	<u>\$ 117,402</u>	<u>\$ 1,449,937</u>	<u>\$ 3,281,453</u>	<u>\$ 6,705,277</u>	<u>\$ 54,260,367</u>	<u>\$ 6,316,985</u>	<u>\$ 68,797,406</u>

See accompanying notes to financial statements.

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HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
COMBINING STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - COMPONENT UNITS
For the Year Ended December 31, 2018

	Carver Park	Highland Park	Cherry Court	Convent Hill	Scattered Sites	Scattered Sites II	Olga Village	Westlawn Renaissance	Lapham Park	Totals
OPERATING REVENUES										
Tenant revenue										
Rentals	\$ 935,474	\$ 867,090	\$ 801,326	\$ 564,757	\$ 196,021	\$ 195,661	\$ 300,508	\$ 2,004,943	\$ 1,443,759	\$ 7,309,539
Other tenant revenue	19,324	12,373	18,919	8,824	2,992	1,970	5,492	52,926	33,881	156,701
Total Operating Revenues	<u>954,798</u>	<u>879,463</u>	<u>820,245</u>	<u>573,581</u>	<u>199,013</u>	<u>197,631</u>	<u>306,000</u>	<u>2,057,869</u>	<u>1,477,640</u>	<u>7,466,240</u>
OPERATING EXPENSES										
Administrative	300,594	289,201	263,096	148,713	118,207	142,362	150,650	881,251	525,752	2,819,826
Utilities	130,148	163,741	170,331	-	32,714	30,913	68,531	293,860	262,357	1,152,595
Ordinary maintenance	279,800	262,425	252,037	354,961	74,649	50,786	106,955	832,568	389,389	2,603,570
Depreciation and amortization	639,798	524,854	449,538	530,496	151,609	169,699	332,194	2,107,863	831,272	5,737,323
Total Operating Expenses	<u>1,350,340</u>	<u>1,240,221</u>	<u>1,135,002</u>	<u>1,034,170</u>	<u>377,179</u>	<u>393,760</u>	<u>658,330</u>	<u>4,115,542</u>	<u>2,008,770</u>	<u>12,313,314</u>
Operating Loss	<u>(395,542)</u>	<u>(360,758)</u>	<u>(314,757)</u>	<u>(460,589)</u>	<u>(178,166)</u>	<u>(196,129)</u>	<u>(352,330)</u>	<u>(2,057,673)</u>	<u>(531,130)</u>	<u>(4,847,074)</u>
NONOPERATING REVENUES (EXPENSES)										
Legal settlement income	-	-	-	56,000	-	-	-	-	-	56,000
Investment income	17,567	55	2,256	688	91	78	427	3,335	2,228	26,725
Interest expense	(559,215)	(299,381)	(402,329)	(256,952)	(87,407)	(148,080)	(53,563)	(375,461)	(62,780)	(2,245,168)
Total Nonoperating Revenues (Expenses)	<u>(541,648)</u>	<u>(299,326)</u>	<u>(400,073)</u>	<u>(200,264)</u>	<u>(87,316)</u>	<u>(148,002)</u>	<u>(53,136)</u>	<u>(372,126)</u>	<u>(60,552)</u>	<u>(2,162,443)</u>
Loss Before Owner Distributions	<u>(937,190)</u>	<u>(660,084)</u>	<u>(714,830)</u>	<u>(660,853)</u>	<u>(265,482)</u>	<u>(344,131)</u>	<u>(405,466)</u>	<u>(2,429,799)</u>	<u>(591,682)</u>	<u>(7,009,517)</u>
OWNER DISTRIBUTIONS										
Change in Net Position	<u>(937,190)</u>	<u>(660,084)</u>	<u>(714,830)</u>	<u>(660,853)</u>	<u>(265,482)</u>	<u>(344,131)</u>	<u>(405,466)</u>	<u>(2,429,799)</u>	<u>(591,682)</u>	<u>(7,009,517)</u>
NET POSITION (DEFICIT) - Beginning of Year	<u>(5,034,192)</u>	<u>2,470,500</u>	<u>1,541,781</u>	<u>778,255</u>	<u>1,715,419</u>	<u>3,625,584</u>	<u>7,110,743</u>	<u>56,690,166</u>	<u>6,908,667</u>	<u>75,806,923</u>
NET POSITION (DEFICIT) - END OF YEAR	<u>\$ (5,971,382)</u>	<u>\$ 1,810,416</u>	<u>\$ 826,951</u>	<u>\$ 117,402</u>	<u>\$ 1,449,937</u>	<u>\$ 3,281,453</u>	<u>\$ 6,705,277</u>	<u>\$ 54,260,367</u>	<u>\$ 6,316,985</u>	<u>\$ 68,797,406</u>

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
COMBINING STATEMENT OF CASH FLOWS - COMPONENT UNITS
For the Year Ended December 31, 2018

	Carver Park	Highland Park	Cherry Court	Convent Hill	Scattered Sites	Scattered Sites II	Olga Village	Westlawn Renaissance	Lapham Park	Totals
Cash flows from operating activities										
Receipts from tenants	\$ 919,263	\$ 893,974	\$ 808,719	\$ 583,993	\$ 200,949	\$ 192,074	\$ 283,362	\$ 2,016,718	\$ 1,412,579	\$ 7,311,631
Payments to suppliers	(605,402)	(679,496)	(683,249)	(454,292)	(230,913)	(206,184)	(276,193)	(1,554,099)	(1,043,257)	(5,733,085)
Other receipts (payments)	19,324	12,373	18,919	8,824	2,992	1,970	5,492	52,926	33,881	156,701
Net cash flows from operating activities	333,185	226,851	144,389	138,525	(26,972)	(12,140)	12,661	515,545	403,203	1,735,247
Cash flows for non-capital related financing activities										
Proceeds from RAD notes payable	-	793,888	198,546	-	213,122	243,914	207,365	-	-	1,656,835
Other non-operating revenues (expenses)	-	-	-	56,000	-	-	-	-	-	56,000
Net cash flows from non-capital related financing activities	-	793,888	198,546	56,000	213,122	243,914	207,365	-	-	1,712,835
Cash flows from capital and related financing activities										
Owner distributions	-	-	-	-	-	-	-	-	-	-
Acquisitions and modernization of capital assets	(32,899)	(11,365)	(12,235)	(3,623)	(3,140)	(2,262)	-	(110,837)	(4,484)	(180,845)
Proceeds from mortgage notes payable	-	-	-	-	-	-	-	339,343	-	339,343
Principal paid on mortgage revenue bonds	(64,937)	(46,789)	(15,793)	(30,291)	-	-	-	-	-	(157,810)
Interest paid on long-term obligations	(97,119)	(98,462)	(67,273)	(55,404)	-	1	(248)	(416)	-	(318,921)
Development and financing fees paid	-	-	-	-	-	-	-	-	-	-
Net cash flows from capital and related financing activities	(194,955)	(156,616)	(95,301)	(89,318)	(3,140)	(2,261)	(248)	228,090	(4,484)	(318,233)
Cash flows from investing activities										
Net (deposits to) withdrawals from replacement reserves	(33,309)	(753,788)	(220,213)	(21,818)	(186,770)	(217,088)	(218,601)	(498,427)	(70,955)	(2,220,969)
Net (deposits to) withdrawals from affordability reserves	(8,864)	(9)	(664)	(240)	(41)	-	-	(1,300)	-	(11,118)
Net (deposits to) withdrawals from operating reserves	(7,828)	(24)	(427)	(56,115)	-	(41)	(375)	-	(1,360)	(66,170)
Investment income	17,567	55	2,256	688	91	77	428	3,335	2,228	26,725
Net cash flows from investing activities	(32,434)	(753,766)	(219,048)	(77,485)	(186,720)	(217,052)	(218,548)	(496,392)	(70,087)	(2,271,532)
Net Change in Cash and Cash Equivalents	105,796	110,357	28,586	27,722	(3,710)	12,461	1,230	247,243	328,632	858,317
Cash and cash equivalents – Beginning of Year	222,214	126,256	149,463	50,637	54,524	123,615	41,032	668,602	437,927	1,874,270
Cash and Cash Equivalents - End of Year	\$ 328,010	\$ 236,613	\$ 178,049	\$ 78,359	\$ 50,814	\$ 136,076	\$ 42,262	\$ 915,845	\$ 766,559	\$ 2,732,587

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
COMBINING STATEMENT OF CASH FLOWS - COMPONENT UNITS
For the Year Ended December 31, 2018

	Carver Park	Highland Park	Cherry Court	Convent Hill	Scattered Sites	Scattered Sites II	Olga Village	Westlawn Renaissance	Lapham Park	Totals
RECONCILIATION OF OPERATING LOSS TO NET CASH										
FLOWS FROM OPERATING ACTIVITIES:										
Operating loss	\$ (395,542)	\$ (360,758)	\$ (314,757)	\$ (460,589)	\$ (178,166)	\$ (196,129)	\$ (352,330)	\$ (2,057,673)	\$ (531,130)	\$ (4,847,074)
Adjustments to reconcile operating loss to net cash flows from operating activities										
Depreciation and amortization expense	639,798	524,854	449,538	530,496	151,609	169,699	332,194	2,107,863	831,272	5,737,323
Amortization of financing fees	-	2,211	2,038	926	-	-	248	416	-	5,839
Changes in Assets and Liabilities										
Tenant accounts receivable	(5,442)	(2,874)	12,168	(1,033)	2,162	1,732	(19,252)	91,775	(18,791)	60,445
Prepaid expenses	626	(2,427)	868	1,290	113	841	(130)	15,050	9,178	25,409
Accounts payable	66,717	32,202	376	47,166	(5,175)	4,907	47,235	171,284	48,910	413,622
Accrued liabilities	37,797	3,885	(1,067)	-	(281)	12,129	2,590	266,830	76,153	398,036
Tenant security deposits	(3,124)	2,909	3,948	515	85	(330)	804	5,007	847	10,661
Unearned revenue	(7,645)	26,849	(8,723)	19,754	2,681	(4,989)	1,302	(85,007)	(13,236)	(69,014)
Total adjustments	<u>88,929</u>	<u>60,544</u>	<u>7,570</u>	<u>67,692</u>	<u>(415)</u>	<u>14,290</u>	<u>32,549</u>	<u>464,939</u>	<u>103,061</u>	<u>839,159</u>
Net cash flows from operating activities	\$ <u>333,185</u>	\$ <u>226,851</u>	\$ <u>144,389</u>	\$ <u>138,525</u>	\$ <u>(26,972)</u>	\$ <u>(12,140)</u>	\$ <u>12,661</u>	\$ <u>515,545</u>	\$ <u>403,203</u>	\$ <u>1,735,247</u>
RECONCILIATION OF CASH AND CASH EQUIVALENTS										
TO STATEMENT OF NET POSITION										
Unrestricted	\$ 265,348	\$ 190,482	\$ 130,533	\$ 50,581	\$ 40,086	\$ 123,303	\$ 29,853	\$ 760,295	\$ 686,854	\$ 2,277,335
Restricted - tenant security deposits	<u>62,662</u>	<u>46,131</u>	<u>47,516</u>	<u>27,778</u>	<u>10,728</u>	<u>12,773</u>	<u>12,409</u>	<u>155,550</u>	<u>79,705</u>	<u>455,252</u>
TOTAL CASH AND CASH EQUIVALENTS	<u>\$ 328,010</u>	<u>\$ 236,613</u>	<u>\$ 178,049</u>	<u>\$ 78,359</u>	<u>\$ 50,814</u>	<u>\$ 136,076</u>	<u>\$ 42,262</u>	<u>\$ 915,845</u>	<u>\$ 766,559</u>	<u>\$ 2,732,587</u>
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES										
None										

See accompanying notes to financial statements.

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HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

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HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Housing Authority of the City of Milwaukee, Wisconsin conform to accounting principles generally accepted in the United States of America (GAAP) as applicable to enterprise funds of governmental units. The accepted standard-setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

A. REPORTING ENTITY

This report contains the financial information of the Housing Authority of the City of Milwaukee (the "Authority"). The Authority is a separate body, corporate, and politic, which was established by State Statute 66.40 in 1944. The Authority is directed by seven commissioners who are appointed by the Mayor of the City of Milwaukee and confirmed by the Common Council for staggered five-year terms.

The reporting entity for the Authority consists of the primary government and its component units. Component units are legally separate organizations for which the primary government is financially accountable or other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity's financial statements to be misleading. The primary government is financially accountable if (1) it appoints a voting majority of the organization's governing body and it is able to impose its will on that organization, (2) it appoints a voting majority of the organization's governing body and there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the primary government, (3) the organization is fiscally dependent on and there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the primary government. Certain legally separate, tax exempt organizations should also be reported as a component unit if all of the following criteria are met: (1) the economic resources received or held by the separate organization are entirely or almost entirely for the direct benefit of the primary government, its component units, or its constituents; (2) the primary government or its component units, is entitled to, or has the ability to access, a majority of the economic resources received or held by the separate organization; and (3) the economic resources received or held by an individual organization that the primary government, or its component units, is entitled to, or has the ability to otherwise access, are significant to the primary government.

Component units are reported using one of two methods, discrete presentation or blending. Generally, component units should be discretely presented in a separate column in the financial statements. A component unit should be reported as part of the primary government using the blending method if it meets any one of the following criteria: (1) the primary government and the component unit have substantively the same governing body and a financial benefit or burden relationship exists, (2) the primary government and the component unit have substantively the same governing body and management of the primary government has operational responsibility for the component unit, (3) the component unit serves or benefits, exclusively or almost exclusively, the primary government rather than its citizens, or (4) the total debt of the component unit will be paid entirely or almost entirely from resources of the primary government.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

A. REPORTING ENTITY (cont.)

Each discretely presented component unit is reported in a separate column in the financial statements to emphasize that it is legally separate from the Authority and is fiscally dependent on the Authority. Separately issued financial statements of all component units may be obtained from Anissia Robertson, the acting executive director at the Friends of Housing Corporation, at Friends of Housing Corporation, P.O. Box 772, Milwaukee, WI 53201-0772.

Accounting principles generally accepted in the United States of America require the inclusion of a combining statement of net position and a combining statement of revenues, expenses and change in net position for all major component units be included in the Authority's basic financial statement if not presented in separate columns on the Authority's statement of net position or the statement of revenues, expenses and change in net position; however those principles do not required the inclusion of an aggregate total of cash flows for its component units on the statement of cash flows or a combining statement of cash flows for its component units if the component units issue separate standalone financial statements. As previously noted, each discretely presented component unit issues separate financial statement; however management has elected to include an aggregate total of cash flows for its component units on the statement of cash flows and a combining statement of cash flows for its component units.

Blended Component Units

Travaux, Inc.

In May 2013, the Authority formed Travaux, Inc. (Travaux). The purpose of Travaux is to provide for services outside of the Authority's portfolio while continuing to serve the Authority's modernization and development services needs during the initial years of operations. Travaux and the Authority have substantially the same governing body, management of the Authority has operational responsibility for Travaux and a financial benefit or burden relationship exists. The activity of Travaux is reported in the General Fund program of the Authority. Travaux does not issue separate financial statements.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

A. REPORTING ENTITY (cont.)

Discretely Presented Component Units

Carver Park Tax Credit Limited Partnership

In February 1999, the Authority entered into a limited partnership with Friends of Housing Corporation named Carver Park, LLC (Carver Park). The Authority has a 51% ownership, while Friends of Housing Corporation has 49%. During 2000, Carver Park entered into a limited partnership named Carver Park Tax Credit Limited Partnership (Partnership). The general partner of the Partnership is Carver Park with a .01% interest and equity investors are the limited partners with a 99.9% interest. On May 15, 2018, the Authority assumed the 99.9% interest of the limited partners. Effective May 16, 2018 the partnership consists of one general partner and one investor limited partner. The main purpose of the Partnership was to construct and operate Carver Park affordable housing development and to qualify for low income housing tax credits pursuant to Section 42 of the Internal Revenue Code. The Partnership's operating agreement calls for the Partnership to dissolve on December 31, 2050. The information presented for the Partnership is for the fiscal year ended December 31, 2018.

Carver Park has constructed and is operating two low-income housing apartment properties located in Milwaukee, Wisconsin, jointly called Townhomes at Carver Park. The first property (hereafter referenced as Carver I) consists of 19 buildings totaling 64 units. The second property (hereafter referenced as Carver II) consists of 16 buildings totaling 58 units. The properties were placed in service during 2001.

Highland Park Community, LLC

As of August 8, 2003, Highland Park Community, LLC (Highland Park), a limited liability company was created. The Managing Member of the Highland Park Community, LLC is Highland Park Development, LLC, which is 100% owned by the Authority, and which has a .01% interest in the Highland Park Community, LLC. The purpose of Highland Park is to construct and operate the 114 unit elderly and disabled component of the Highland Park Housing development and to qualify for low income housing tax credits pursuant to Section 42 of the Internal Revenue Code. The tax credits are worth \$8.2 million. The property was placed in service during 2004. The information presented for Highland Park is for the fiscal year ended December 31, 2018.

Cherry Court Development, LLC

As of November 29, 2004, the Authority formed Cherry Court Development, LLC (Cherry Court), a limited liability company. The purpose of Cherry Court is to construct and operate the 120 unit elderly and disabled component of the Cherry Court Housing Development and to qualify for low income housing tax credits pursuant to Section 42 of the Internal Revenue Code. Proceeds from the sale of tax credits are worth \$9.3 million and will be invested in the development. Total funding for the development was over \$18 million, with the balance coming from a combination of HOPE VI funding received by the Authority, other federal funds, and private financing. The property was placed in service during 2006. The information presented for Cherry Court is for the fiscal year ended December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

A. REPORTING ENTITY (cont.)

Discretely Presented Component Units (cont.)

Convent Hill Development, LLC

As of November 17, 2005, the Authority formed Convent Hill Development, LLC (Convent Hill), a limited liability company. The purpose of Convent Hill is to construct and operate 80 low-income housing units of the Convent Hill Housing Development and to qualify for low income housing tax credits pursuant to Section 42 of the Internal Revenue Code. Proceeds from the sale of tax credits are worth \$8.2 million and will be invested in the development. Total funding for the development was over \$16 million, with the balance coming from a combination of other federal funds and private financing. The project was placed in service during 2007. The information presented for Convent Hill is for the fiscal year ended December 31, 2018.

Scattered Sites, LLC

As of September 24, 2007, the Authority formed Scattered Sites, LLC (Scattered Sites), a limited liability company. The purpose of Scattered Sites is to construct and develop 24 scattered sites, single family homes known as the "Scattered Sites Revitalization Project" and to qualify for low income housing tax credits pursuant to Section 42 of the Internal Revenue Code. Proceeds from the sale of tax credits are worth \$3.7 million and will be invested in the development. Total funding for the development was over \$6.5 million, with the balance coming from a combination of other federal funds and private financing. The project was placed in service in 2008. The information presented for Scattered Sites is for the fiscal year ended December 31, 2018.

Scattered Sites II, LLC

As of November 10, 2008, the Authority formed Scattered Sites II, LLC (Scattered Sites II), a limited liability company. The purpose of Scattered Sites II is to construct and develop 24 scattered sites, single family homes known as the "Scattered Sites II Revitalization Project" and to qualify for low income housing tax credits pursuant to Section 42 of the Internal Revenue Code. Proceeds from the sale of tax credits are estimated to be worth \$5.8 million and will be invested in the development. Total funding for the development will be over \$6.8 million, with the balance coming from a combination of other federal funds and private financing. The project was placed in service in 2009. The information presented for Scattered Sites II is for the fiscal year ended December 31, 2018.

Olga Village, LLC

As of August 20, 2009, the Authority formed Olga Village, LLC (Olga Village), a limited liability company. The purpose of Olga Village is to construct and develop 37 senior and elderly units known as the "Olga Village" and to qualify for low income housing tax credits pursuant to Section 42 of the Internal Revenue Code. Proceeds from the sale of tax credits are estimated to be worth \$7.4 million and will be invested in the development. Total funding for the development will be over \$9.7 million, with the balance coming from a combination of other federal funds and private financing. The project was placed in service in 2010. The information presented for Olga Village is for the fiscal year ended December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

A. REPORTING ENTITY (cont.)

Discretely Presented Component Units (cont.)

Westlawn Renaissance, LLC

As of November 8, 2010, the Authority formed Westlawn Renaissance, LLC, a limited liability company. Westlawn Renaissance, LLC is the owner entity for the revitalization of the eastern side of Westlawn housing development (Westlawn). In 2010, the Wisconsin Housing and Economic Development (WHEDA) awarded HACM a tax credit allocation of over \$76 million for Westlawn. The tax credit will be used for the first phase of the redevelopment which will include the eastern portion of Westlawn along W. Silver Spring Drive between 60th and 64th Streets. The funding for the development was over \$82 million with the balance coming from a combination of other federal funds and private financing. Phase I plans include replacing 332 distressed, barracks-style housing units with up to 345 housing units which will include the 250 tax credit units owned by Westlawn Renaissance, LLC. The housing units will be comprised of single family homes, duplexes, and multifamily rental housing units. Phase I plan will also include market rate home ownership and rental units. The new units will be designed for environmental sustainability and in a mixture of styles to match the architectural features of the surrounding neighborhood. The project was placed in service in 2012. The information presented for Westlawn Renaissance, LLC is for the fiscal year ended December 31, 2018.

Lapham Park, LLC

As of October 11, 2011, the Authority incorporated Lapham Park, LLC, a limited liability company. This is the owner entity for the rehabilitation of Lapham Park, a 201 unit elderly designated high rise building. Lapham Park was originally built in 1964. Lapham Park serves low-income, disabled adults and elderly individuals, many of whom are also disabled, wheelchair-bound, suffer from vision or hearing loss and show the early signs of Alzheimer's. Upon completion of the project, all 201 housing units will be handicapped accessible. Lapham Park serves as a national model of a Continuing Care Community partnership for low-income seniors. By allowing seniors to age in their community instead of transferring to more expensive nursing care, the partnership has saved approximately \$1 million in Medicaid nursing home costs annually. The total rehabilitation cost was budget at around \$33 million. The Housing Authority received about \$12 million in tax credit allocation from WHEDA for this project under the 4% tax credit program. The balance of the rehabilitation budget will be financed from HACM's capital fund program and other federal funds. The project was placed in service on various dates ranging from November 2011 to November 2012. The information presented for Lapham Park is for the fiscal year ended December 31, 2018.

The Housing Authority reports its component units (ownership entities) that were incorporated to own mixed finance developments currently under development as part of its Primary Government Operations. All inter-company transactions between the Primary Government and these Component Units are eliminated for purposes of financial statement presentations. Equity drawdown and third party loans obtained during construction period are reported under the Primary Government operations. These entities will be presented discretely as separate component units when the rental units are placed in service. As of December 31, 2018, there were three mixed finance development projects in progress, WG Scattered Sites, LLC, Victory Manor, LLC and Westlawn Renaissance III, LLC. Descriptions of these projects follows:

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

A. REPORTING ENTITY (cont.)

Discretely Presented Component Units (cont.)

Westlawn Renaissance II LLC

In 2016, the Housing Authority formed Westlawn Renaissance II LLC, a limited liability company. Westlawn Renaissance II LLC is the upper tier Limited Liability Company (LLC) that owns WG Scattered Sites LLC and Victory Manor LLC. Financial and tax reporting for WG Scattered Sites LLC and Victory Manor LLC are consolidated in Westlawn Renaissance II LLC.

WG Scattered Sites LLC

WG Scattered Sites LLC was incorporated in 2016 to own and operate 30 rental housing units. These infill buildings are constructed in the eastern portion of the Westlawn Redevelopment Project. In 2017, the Wisconsin Housing and Economic Development (WHEDA) awarded HACM a 4% tax credit allocation of over \$300,000 to the project. The tax credit and other financing will be used for the construction of duplexes and townhouse along W. Silver Spring Drive between N. 60th and N. 64th Streets. The estimated total development cost for this project is \$9.5 million and is partly financed by Wisconsin Economic Development Authority (WHEDA) construction bond of \$4.735 million. As of December 31, 2018, advances on the bond amounted to \$3,815,923. The project was substantially completed by December 31, 2018 and was fully leased up in 2019.

Victory Manor LLC

Victory Manor LLC was incorporated in 2016 to own and operate 60 rental housing units. The multifamily building is constructed on the corner of W. Silver Spring and N. 68th streets. Victory Manor has veterans' preference and includes 6 market rate units and 54 affordable housing units. WHEDA awarded \$631,386, 9% tax credit allocation to the project. The project has an estimated total development cost of \$15.2 million. The housing authority is providing construction financing to the project of approximately \$6 million. As of December 31, 2018, HACM had advanced \$3.4 million construction financing to the project. Construction advances are paid by the LLC after receipt of 2nd capital installment from the investor. In addition, HACM had provided permanent loan amounting to \$5.42 million. The project is substantially completed in December 2018 and was fully leased in 2019.

Westlawn Renaissance III LLC

In 2017, the Housing Authority incorporated Westlawn Renaissance (WR) III LLC, a limited liability company. WR III will own and operate 2 multi-family buildings comprising of 94 affordable housing units located along W. Silver Spring St, Milwaukee WI. In 2018, the Wisconsin Housing and Economic Development (WHEDA) awarded HACM a 4% tax credit allocation of over \$1.344 million to the project. The project closed and the limited partner admitted in April 2019. The estimated total development cost for this project is \$35 million and is partly financed by Wisconsin Economic Development Authority (WHEDA) tax-exempt bond of about \$17 million. As of December 31, 2018, predevelopment cost and construction cost were advanced by the authority amounting to approximately \$7.6 million. This project is expected to be completed by February 2020. The authority's predevelopment cost and construction cost advances will be reimbursed at closing and admission of limited partner.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

B. FINANCIAL STATEMENTS

The Authority has determined that for purposes of financial reporting the HUD subsidies for ongoing operations and housing assistance payments for each unit rented to qualified tenants are directly related to the Authority's mission and therefore are recorded as operating grant revenue.

The financial statements of the Authority include the accounts of the four programs listed below:

Low Income Housing Program	Veteran's Housing Program
Housing Choice Voucher Program	General Fund

The Low Income Housing Program manages 2,668 dwelling units at the end of 2018, in 17 housing developments and approximately 330 units of scattered sites. The U.S. Department of Housing and Urban Development (HUD) provides funding in the form of subsidies for this program.

The Housing Choice Voucher Program had approximately 5,751 units under contract at the end of 2018. The Authority provides rental assistance to low-income families under this program. HUD provides funding in the form of subsidies for this program.

In addition to the above programs, the Authority also owns and manages four housing developments which are not federally subsidized. These developments include Southlawn Park (12 units) and three Veterans Housing Developments, Northlawn, Southlawn, and Berryland consisting of 978 units. The veterans developments were constructed in 1949-1950 to meet housing needs for the area's veterans. They were financed without the use of federal funds, relying principally on revenue bonds. Veterans Housing Developments receive no subsidy from any governmental agency. Rental revenues, which are fixed by unit size, are used to pay all expenses. Applicants for these units must meet income criteria set by the Authority.

The General Fund was established in accordance with Resolution Number 896, adopted December 7, 1954. The General Fund was created to hold, invest, and disburse monies which may accrue to the Authority free and clear of all liens, charges and encumbrances as a result of its operation, management, and control of the various Veterans Housing Developments. In addition to the above, the General Fund is also used to account for all financial transactions of the Authority other than those reflected in Low Income Housing, Housing Choice Voucher, or the Veterans Housing Programs.

In June 2015, the GASB issued statement No. 75 *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. This Statement replaces the requirements of Statements No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions, as amended*, and No. 57, *OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans, for OPEB*. This standard was implemented January 1, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

The Authority engages in business-type activities. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services. Accordingly, the accounts of the Authority, which are organized as an enterprise fund, are used to account for the Authority's activities that are financed and operated in a manner similar to a private business enterprise. The Authority maintains its records on the accrual basis of accounting. Revenues from operations, investments, and other sources are recorded when earned. Expenses, including depreciation and amortization, are recorded when incurred.

Non-exchange transactions, in which the Authority receives value without directly giving equal value in return, include operating subsidies from related organization, grants, and contributions. Revenue from subsidies, grants and contributions is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the fiscal year when use is first permitted, and expenditure requirements, in which the resources are provided to the Authority on a reimbursement basis.

The Authority distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with the principal operations of the Authority. Operating revenues of the Authority result from exchange transactions associated with providing housing and related services and HUD PHA operating subsidies and housing assistance payments that are directly related to the Authority's mission. Operating expenses for the Authority include the cost of housing services provided, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. Nonoperating revenue includes capital grants, miscellaneous noncapital grants, investment income and other revenues not meeting the definition of operating.

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

As a general rule, the effect of interprogram activity has been eliminated from the business-wide financial statements.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS, LIABILITIES, DEFERRED INFLOWS, AND NET POSITION OR EQUITY

1. Deposits and Investments

For purposes of the statement of cash flows, the Authority considers all highly liquid investments, except for amounts presented as restricted investments or investment with fiscal agent, with an initial maturity of three months or less when acquired to be cash equivalents.

Investment of Authority funds is restricted by Wisconsin state statutes. Available investments are limited to:

- a. Time deposits in any credit union, bank, savings bank or trust company.
- b. Bonds or securities of any county, city, drainage district, technical college district, village, town, or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority, or the Wisconsin Aerospace Authority.
- c. Bonds or securities issued or guaranteed by the federal government.
- d. The local government investment pool.
- e. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.
- f. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.
- g. Repurchase agreements with public depositories, with certain conditions.

The Authority has adopted an investment policy that follows all state statutes and the HUD guidelines for investment. That policy contains the following guidelines for allowable investments:

Custodial Credit Risk

Collateral is required for all Housing Authority investments except for investments held at the time the investment policy was adopted. The collateral must be on the Authority's approved list of investments.

Credit Risk and Concentration of Credit Risk

The Authority cannot have more than 50% of its investment portfolio in a single investment. There is an exception for investments that are fully collateralized by Federal Government insurance.

Interest Rate Risk

To the extent possible, the Authority will attempt to match its investments with anticipated cash flow requirements.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS, LIABILITIES, DEFERRED INFLOWS, AND NET POSITION OR EQUITY

1. Deposits and Investments (cont.)

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on methods and inputs as outlined in Note II.A. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income. Investment income on commingled investments is allocated based on average balances. The difference between the bank balance and carrying value is due to outstanding checks and/or deposits in transit.

The Wisconsin Local Government Investment Pool (the Pool or LGIP), is part of the State Investment Fund (SIF), and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2018, the fair value of the Authority's share of the LGIP's assets was substantially equal to the amount as reported in these statements.

See Note II. A. for further information.

2. Investments with Fiscal Agent

Investments with fiscal agent are amounts placed in trust under the direction of the trustees and are available only for debt retirement or the original purpose of the borrowings.

3. Receivables

Tenant accounts receivable have been shown net of an allowance for uncollectible accounts of \$89,163 for the year ended December 31, 2018.

Grants receivable represent amounts due from federal agencies for program expenses incurred by the Authority for which reimbursement have not been made.

The Authority has significant receivables from its Component Units which are presented in the Statement of Net Position as notes receivable. The terms of these notes receivables are described in detail in the Component Unit section of Note II. E.

4. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the financial statements.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS, LIABILITIES, DEFERRED INFLOWS, AND NET POSITION OR EQUITY (cont.)

5. Restricted Assets

Mandatory segregations of assets are presented as restricted assets. Such agreements are required by bond agreements, grant agreements and other external parties. Current liabilities payable from these restricted assets are so classified. The excess of restricted assets over current liabilities payable from restricted assets will be used first for retirement of related long-term debt. The remainder, if generated from earnings, is shown as restricted net position.

6. Capital Assets

Capital assets are defined by the Authority as assets with an initial cost of more than \$5,000 and an estimated useful life in excess of 1 year. All capital assets are valued at historical cost, or estimated historical cost if actual amounts are unavailable. Donated capital assets are recorded at their estimated fair value at the date of donation.

The costs for ordinary and extraordinary maintenance and repairs are charged against income as incurred, while betterments and additions are capitalized at year end. Depreciation is provided on the straight-line method over the estimated useful lives of the respective assets, which are equipment (5 years) and buildings and site improvements (10 - 40 years). Interest expense is not capitalized on rehabilitation projects.

Rental property of Carver Park, Highland Park, Cherry Court, Convent Hill, Scattered Sites, Scattered Sites II, Olga Village, Westlawn Renaissance and Lapham Park is stated at cost. Depreciation of rental property is computed principally by the straight-line and declining balance methods based upon the following estimated useful lives of the assets:

Site Improvements	15 - 20 Years
Buildings	10 - 40 Years
Furnishing and equipment	5 - 10 Years

Construction in progress includes costs incurred for development, a portion of which may be reclassified to other assets pending future events with component units.

7. Financing and Tax Credit Fees

Financing fees are deferred and amortized on the straight-line method over the term of the debt issue. Tax credit fees are deferred and amortized on the straight-line method over the life of the tax credit compliance period of 15 years.

8. Deferred Outflows of Resources

A deferred outflow of resources represents a consumption of net position that applies to a future period and will not be recognized as outflow of resources (expense) until that future time.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS, LIABILITIES, DEFERRED INFLOWS, AND NET POSITION OR EQUITY (cont.)

9. Pensions

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

10. Other Postemployment Benefits

For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, the District OPEB Plan recognizes benefit payments when due and payable in accordance with the benefit terms.

11. Long-Term Obligations

All long term obligations to be repaid from business-type resources are reported as liabilities in the statements. The long-term obligations consist primarily of revenue bonds payable compensated absences, net pension liability and total OPEB liability.

12. Compensated Absences

Under terms of employment, employees are granted sick leave and vacation benefits in varying amounts. All vested vacation and sick leave pay is accrued when incurred and is presented as compensated absences in the financial statements. Payments for vacation and sick leave will be made at rates in effect when the benefits are used. Accumulated vacation and sick leave liabilities at December 31, 2018 are determined on the basis of current salary rates.

13. Deferred Inflows of Resources

A deferred inflow of resources represents an acquisition of net position that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS, LIABILITIES, DEFERRED INFLOWS, AND NET POSITION OR EQUITY (cont.)

14. Net Position

Net position is displayed in three components as follows:

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

When both restricted and unrestricted resources are available for use, generally it is the Authority’s policy to use restricted resources first, then unrestricted resources as they are needed.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS

A. DEPOSITS AND INVESTMENTS

The Authority's deposits and investments at year end were comprised of the following:

	Carrying Value	Bank Balance	Associated Risk
Demand deposits	\$ 9,172,869	\$ 11,705,215	Custodial credit risk
Petty cash	700	-	N/A
U.S. agencies - implicitly guaranteed	8,291,940	8,291,940	Credit, custodial credit, concentration of credit and interest rate risk
U.S. treasuries	1,623,992	1,623,992	Custodial credit and interest rate risk
LGIP	998,094	998,094	Credit risk
Total Deposits and Investments	<u>\$ 20,087,595</u>	<u>\$ 22,619,241</u>	

Reconciliation to financial statements

Per statement of net position

Current Assets

Unrestricted cash and cash equivalents	\$ 10,582,400
Other restricted - cash and cash equivalents	4,793,932
Restricted cash - tenant security deposits	1,161,682

Non-Current Assets

Investment with fiscal agent	3,549,581
Total Deposits and Investments	<u>\$ 20,087,595</u>

Deposits in each local and area bank are insured by the FDIC in the amount of \$250,000 for time and savings accounts (including NOW accounts), and \$250,000 for demand deposit accounts (interest-bearing and noninterest-bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of \$250,000 for the combined amount of all deposit accounts.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of \$400,000. However, due to nature of this fund, recovery of material principal losses may not be significant to individual entities. The coverage has not been considered in computing custodial credit risk.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

A. DEPOSITS AND INVESTMENTS (cont.)

The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The valuation methods for recurring fair value measurements are as follows:

➤ Market Value

Investment Type	As of December 31, 2018			
	Level 1	Level 2	Level 3	Total
U.S. Agencies - implicitly guaranteed	\$ -	\$ 8,291,940	\$ -	\$ 8,291,940
U.S. Treasuries	1,623,992	-	-	1,623,992
Total	\$ 1,623,992	\$ 8,291,940	\$ -	\$ 9,915,932

Custodial Credit Risk

Deposits – Custodial credit risk is the risk that in the event of a financial institution failure, the Authority's deposits may not be returned to the Authority.

As of December 31, 2018, \$4,550,930 of the Authority's total bank balances were exposed to custodial credit risk as uninsured and uncollateralized.

Investments – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party.

As of December 31, 2018, \$9,915,932 of the Authority's investments was exposed to custodial credit risk as neither insured nor registered and held by counterparty.

Credit Risk

Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligation.

As of December 31, 2018 the Authority had \$998,094 invested in the Local Government Investment Pool, which is not rated.

The Authority's investments in U.S. Agencies – implicitly guaranteed of \$8,291,940 and U.S. Treasuries of \$1,623,992 were rated Aaa by Moody's Investor Services and/or AA+ by Standard & Poor's as of December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

A. DEPOSITS AND INVESTMENTS (cont.)

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the value of an investment.

As of December 31, 2018, the Authority's investments are as follows:

Investment Type	Fair Value	Maturity in years	
		Less than 1 year	1 to 5 years
U.S. agencies - implicitly guaranteed	\$ 8,291,940	\$ 4,888,625	\$ 3,403,315
U.S. treasuries	<u>1,623,992</u>	-	<u>1,623,992</u>
Total Investments	<u>\$ 9,915,932</u>	<u>\$ 4,888,625</u>	<u>\$ 5,027,307</u>

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer. At December 31, 2018, the investment portfolio had concentration of investments greater than 5% of the total portfolio as follows:

Issuer	Investment Type	Percentage of Portfolio
Federal National Mortgage Association	U.S. agency - implicitly guaranteed	36.3%
Federal Home Loan Mortgage Corporation	U.S. agency - implicitly guaranteed	25.6%
Federal Home Loan Banks	U.S. agency - implicitly guaranteed	15.7%
Federal Farm Credit Banks	U.S. agency - implicitly guaranteed	6.0%

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

A. DEPOSITS AND INVESTMENTS (cont.)

For financial reporting purposes, the component units consider all investments purchased with a maturity of three months or less to be cash equivalents, with the exception of cash not available to the partnership due to restrictions placed on it. The risks associated with the component unit's cash and investment balances are not known. The cash balances for the component units as of December 31, 2018 are as follows:

Component Units

CARVER PARK

	<u>Totals</u>
Cash and equivalents	
Unrestricted	\$ 265,348
Restricted - Tenant security deposits	62,662
Other investments- Restricted	
Replacement reserve	99,033
Affordability and operating reserve	<u>424,149</u>
Total cash and investments	<u>\$ 851,192</u>

HIGHLAND PARK

	<u>Totals</u>
Cash and equivalents	
Unrestricted	\$ 190,482
Restricted - Tenant security deposits	46,131
Other investments- Restricted	
Replacement reserve	888,327
Affordability and operating reserve	<u>334,217</u>
Total cash and investments	<u>\$ 1,459,157</u>

CHERRY COURT

	<u>Totals</u>
Cash and equivalents	
Unrestricted	\$ 130,533
Restricted - Tenant security deposits	47,516
Other investments- Restricted	
Replacement reserve	474,817
Affordability and operating reserve	<u>402,664</u>
Total cash and investments	<u>\$ 1,055,530</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

A. DEPOSITS AND INVESTMENTS (cont.)

Component Units (cont.)

CONVENT HILL

	<u>Totals</u>
Cash and equivalents	
Unrestricted	\$ 50,581
Restricted - Tenant security deposits	27,778
Other investments- Restricted	
Replacement reserve	196,719
Affordability and operating reserve	238,337
Total cash and investments	<u>\$ 513,415</u>

SCATTERED SITES

	<u>Totals</u>
Cash and equivalents	
Unrestricted	\$ 40,086
Restricted - Tenant security deposits	10,728
Other investments- Restricted	
Replacement reserve	267,738
Affordability and operating reserve	76,928
Total cash and investments	<u>\$ 395,480</u>

SCATTERED SITES II

	<u>Totals</u>
Cash and equivalents	
Unrestricted	\$ 123,303
Restricted - Tenant security deposits	12,773
Other investments - Restricted	
Replacement reserve	278,783
Operating reserve	75,718
Total cash and investments	<u>\$ 490,577</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

A. DEPOSITS AND INVESTMENTS (cont.)

Component Units (cont.)

OLGA VILLAGE

	<u>Totals</u>
Cash and equivalents	
Unrestricted	\$ 29,853
Restricted - Tenant security deposits	12,409
Other investments- Restricted	
Replacement reserve	279,711
Operating reserve	205,100
Total cash and investments	<u>\$ 527,073</u>

WESTLAWN RENAISSANCE

	<u>Totals</u>
Cash and equivalents	
Unrestricted	\$ 760,295
Restricted - Tenant security deposits	155,550
Other investments- Restricted	
Replacement reserve	893,055
Operating reserve	605,705
Total cash and investments	<u>\$ 2,414,605</u>

LAPHAM PARK

	<u>Totals</u>
Cash and equivalents	
Unrestricted	\$ 686,854
Restricted - Tenant security deposits	79,705
Other investments- Restricted	
Replacement reserve	412,962
Operating reserve	634,064
Total cash and investments	<u>\$ 1,813,585</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

B. RESTRICTED ASSETS

Following is a list of restricted assets at December 31, 2018:

	<u>Totals</u>
Cash and cash equivalents	
Tenant security deposits	\$ 1,161,682
Replacement reserve	3,183,079
WHEDA Escrow	1,031,615
Family Self Sufficiency escrow	72,603
Housing choice voucher	1,539,021
Investments	
Debt service	57,976
Construction funds	2,459,219
Total cash and investments	9,505,195
Deferred mortgage receivable	840,937
Total restricted assets	10,346,132
Less: current amounts	<u>(5,955,614)</u>
Total noncurrent restricted assets	<u>\$ 4,390,518</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

C. CAPITAL ASSETS

Capital asset activity for the Authority for the year ended December 31, 2018, was as follows:

HOUSING AUTHORITY	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Capital assets not being depreciated				
Land	\$ 35,522,589	\$ 356,100	\$ 25,550	\$ 35,853,139
Construction in progress	<u>5,995,898</u>	<u>27,102,712</u>	<u>-</u>	<u>33,098,610</u>
Total Capital Assets Not Being Depreciated	<u>41,518,487</u>	<u>27,458,812</u>	<u>25,550</u>	<u>68,951,749</u>
Capital assets being depreciated				
Buildings and improvements	301,677,225	193,731	25,886,395	275,984,561
Equipment	<u>3,512,837</u>	<u>39,935</u>	<u>104,227</u>	<u>3,448,545</u>
Total Capital Assets Being Depreciated	<u>305,190,062</u>	<u>233,666</u>	<u>25,990,622</u>	<u>279,433,106</u>
Total Capital Assets	<u>346,708,549</u>	<u>27,692,478</u>	<u>26,016,172</u>	<u>348,384,855</u>
Less: Accumulated depreciation for				
Buildings and improvements	(240,887,314)	(5,212,898)	24,817,599	(221,282,613)
Equipment	<u>(2,791,480)</u>	<u>(128,161)</u>	<u>104,227</u>	<u>(2,815,414)</u>
Total Accumulated Depreciation	<u>(243,678,794)</u>	<u>(5,341,059)</u>	<u>24,921,826</u>	<u>(224,098,027)</u>
Net Capital Assets Being Depreciated	<u>61,511,268</u>	<u>(5,107,393)</u>	<u>1,068,796</u>	<u>55,335,079</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 103,029,755</u>	<u>\$ 22,351,419</u>	<u>\$ 1,094,346</u>	<u>\$ 124,286,828</u>

Construction in progress at December 31, 2018 included approximately \$30,200,000 of costs incurred in connection with the WG Scattered Sites, Victory Manor and Westlawn Renaissance III projects pursuant to reimbursement agreements with the related entity.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

C. CAPITAL ASSETS (cont.)

Component Units

Capital asset activity for Carver Park for the year ended December 31, 2018, was as follows:

CARVER PARK	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Capital assets not being depreciated				
Land	\$ 772,096	\$ -	\$ -	\$ 772,096
Capital assets being depreciated				
Land improvements	229,368	2,895	-	232,263
Buildings and improvements	17,051,501	-	-	17,051,501
Equipment	<u>111,354</u>	<u>30,004</u>	<u>-</u>	<u>141,358</u>
Total Capital Assets Being Depreciated	<u>17,392,223</u>	<u>32,899</u>	<u>-</u>	<u>17,425,122</u>
Total Capital Assets	<u>18,164,319</u>	<u>32,899</u>	<u>-</u>	<u>18,197,218</u>
Less: Accumulated depreciation for				
Land improvements	(222,505)	(1,702)	-	(224,207)
Buildings and improvements	(10,110,943)	(620,054)	-	(10,730,997)
Equipment	<u>(81,251)</u>	<u>(18,042)</u>	<u>-</u>	<u>(99,293)</u>
Total Accumulated Depreciation	<u>(10,414,699)</u>	<u>(639,798)</u>	<u>-</u>	<u>(11,054,497)</u>
Net Capital Assets Being Depreciated	<u>6,977,524</u>	<u>(606,899)</u>	<u>-</u>	<u>6,370,625</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 7,749,620</u>	<u>\$ (606,899)</u>	<u>\$ -</u>	<u>\$ 7,142,721</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

C. CAPITAL ASSETS (cont.)

Component Units (cont.)

Capital asset activity for Highland Park for the year ended December 31, 2018, was as follows:

HIGHLAND PARK	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Land	\$ 142,500	\$ -	\$ -	\$ 142,500
Capital assets being depreciated				
Land improvements	47,095	-	-	47,095
Buildings and improvements	13,783,921	5,140	-	13,789,061
Equipment	346,166	6,225	-	352,391
Total Capital Assets Being Depreciated	14,177,182	11,365	-	14,188,547
Total Capital Assets	14,319,682	11,365	-	14,331,047
Less: Accumulated depreciation for				
Land improvements	(34,338)	(2,854)	-	(37,192)
Buildings and improvements	(6,574,956)	(502,304)	-	(7,077,260)
Equipment	(275,867)	(14,195)	-	(290,062)
Total Accumulated Depreciation	(6,885,161)	(519,353)	-	(7,404,514)
Net Capital Assets Being Depreciated	7,292,021	(507,988)	-	6,784,033
Total Capital Assets, Net of Accumulated Depreciation	\$ 7,434,521	\$ (507,988)	\$ -	\$ 6,926,533

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

C. CAPITAL ASSETS (cont.)

Component Units (cont.)

Capital asset activity for Cherry Court for the year ended December 31, 2018, was as follows:

CHERRY COURT	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Capital assets not being depreciated				
Land	\$ 1,012,646	\$ -	\$ -	\$ 1,012,646
Capital assets being depreciated				
Land improvements	350,852	-	-	350,852
Buildings and improvements	16,829,819	-	-	16,829,819
Equipment	<u>219,433</u>	<u>12,235</u>	<u>-</u>	<u>231,668</u>
Total Capital Assets Being Depreciated	<u>17,400,104</u>	<u>12,235</u>	<u>-</u>	<u>17,412,339</u>
Total Capital Assets	<u>18,412,750</u>	<u>12,235</u>	<u>-</u>	<u>18,424,985</u>
Less: Accumulated depreciation for				
Land improvements	(192,845)	(17,543)	-	(210,388)
Buildings and improvements	(4,768,878)	(421,325)	-	(5,190,203)
Equipment	<u>(199,793)</u>	<u>(4,819)</u>	<u>-</u>	<u>(204,612)</u>
Total Accumulated Depreciation	<u>(5,161,516)</u>	<u>(443,686)</u>	<u>-</u>	<u>(5,605,202)</u>
Net Capital Assets Being Depreciated	<u>12,238,588</u>	<u>(431,451)</u>	<u>-</u>	<u>11,807,137</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 13,251,234</u>	<u>\$ (431,451)</u>	<u>\$ -</u>	<u>\$ 12,819,783</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

C. CAPITAL ASSETS (cont.)

Component Units (cont.)

Capital asset activity for Convent Hill for the year ended December 31, 2018, was as follows:

CONVENT HILL	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Capital assets not being depreciated				
Land	\$ 745,168	\$ -	\$ -	\$ 745,168
Capital assets being depreciated				
Land improvements	27,702	-	-	27,702
Buildings and improvements	14,345,196	-	-	14,345,196
Equipment	173,057	3,623	-	176,680
Total Capital Assets Being Depreciated	<u>14,545,955</u>	<u>3,623</u>	<u>-</u>	<u>14,549,578</u>
Total Capital Assets	<u>15,289,459</u>	<u>3,623</u>	<u>-</u>	<u>15,294,746</u>
Less: Accumulated depreciation for				
Land improvements	(20,341)	(1,636)	-	(21,977)
Buildings and improvements	(5,322,172)	(521,644)	-	(5,843,816)
Equipment	(171,726)	(1,175)	-	(172,901)
Total Accumulated Depreciation	<u>(5,514,239)</u>	<u>(524,455)</u>	<u>-</u>	<u>(6,038,694)</u>
Net Capital Assets Being Depreciated	<u>9,031,716</u>	<u>(520,832)</u>	<u>-</u>	<u>8,510,884</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 9,776,884</u>	<u>\$ (520,832)</u>	<u>\$ -</u>	<u>\$ 9,256,052</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

C. CAPITAL ASSETS (cont.)

Component Units (cont.)

Capital asset activity for Scattered Sites for the year ended December 31, 2018, was as follows:

SCATTERED SITES	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Capital assets not being depreciated				
Land	\$ 203,111	\$ -	\$ -	\$ 203,111
Capital assets being depreciated				
Land improvements	107,879	-	-	107,879
Buildings and improvements	5,669,134	-	-	5,669,134
Equipment	<u>46,458</u>	<u>3,140</u>	<u>-</u>	<u>49,598</u>
Total Capital Assets Being Depreciated	<u>5,823,471</u>	<u>3,140</u>	<u>-</u>	<u>5,826,611</u>
Total Capital Assets	<u>6,026,582</u>	<u>3,140</u>	<u>-</u>	<u>6,029,722</u>
Less: Accumulated depreciation for				
Land improvements	(51,959)	(5,394)	-	(57,353)
Buildings and improvements	(1,388,043)	(141,729)	-	(1,529,772)
Equipment	<u>(38,319)</u>	<u>(1,911)</u>	<u>-</u>	<u>(40,230)</u>
Total Accumulated Depreciation	<u>(1,478,321)</u>	<u>(149,034)</u>	<u>-</u>	<u>(1,627,355)</u>
Net Capital Assets Being Depreciated	<u>4,345,150</u>	<u>(145,894)</u>	<u>-</u>	<u>4,199,256</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 4,548,261</u>	<u>\$ (145,894)</u>	<u>\$ -</u>	<u>\$ 4,402,367</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

C. CAPITAL ASSETS (cont.)

Component Units (cont.)

Capital asset activity for Scattered Sites II for the year ended December 31, 2018, was as follows:

SCATTERED SITES II	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Land	\$ 136,671	\$ -	\$ -	\$ 136,671
Capital assets being depreciated				
Buildings and improvements	6,598,528	-	-	6,598,528
Equipment	42,399	2,262	-	44,661
Total Capital Assets Being Depreciated	6,640,927	2,262	-	6,643,189
Total Capital Assets	6,777,598	2,262	-	6,779,860
Less: Accumulated depreciation for				
Buildings and improvements	(1,349,489)	(164,563)	-	(1,514,052)
Equipment	(21,243)	(5,136)	-	(26,379)
Total Accumulated Depreciation	(1,370,732)	(169,699)	-	(1,540,431)
Net Capital Assets Being Depreciated	5,270,195	(167,437)	-	5,102,758
Total Capital Assets, Net of Accumulated Depreciation	\$ 5,406,866	\$ (167,437)	\$ -	\$ 5,239,429

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

C. CAPITAL ASSETS (cont.)

Component Units (cont.)

Capital asset activity for Olga Village for the year ended December 31, 2018, was as follows:

OLGA VILLAGE	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Capital assets not being depreciated				
Land	\$ 573,017	\$ -	\$ -	\$ 573,017
Capital assets being depreciated				
Land improvements	508,842	-	-	508,842
Buildings and improvements	11,868,874	-	-	11,868,874
Equipment	320,708	-	-	320,708
Total Capital Assets Being Depreciated	<u>12,698,424</u>	<u>-</u>	<u>-</u>	<u>12,698,424</u>
Total Capital Assets	<u>13,271,441</u>	<u>-</u>	<u>-</u>	<u>13,271,441</u>
Less: Accumulated depreciation for				
Land improvements	(214,991)	(33,923)	-	(248,914)
Buildings and improvements	(2,041,874)	(297,225)	-	(2,339,099)
Equipment	(317,570)	(1,046)	-	(318,616)
Total Accumulated Depreciation	<u>(2,574,435)</u>	<u>(332,194)</u>	<u>-</u>	<u>(2,906,629)</u>
Net Capital Assets Being Depreciated	<u>10,123,989</u>	<u>(332,194)</u>	<u>-</u>	<u>9,791,795</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 10,697,006</u>	<u>\$ (332,194)</u>	<u>\$ -</u>	<u>\$ 10,364,812</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

C. CAPITAL ASSETS (cont.)

Component Units (cont.)

Capital asset activity for Westlawn Renaissance for the year ended December 31, 2018, was as follows:

WESTLAWN RENAISSANCE	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Capital assets not being depreciated				
Land	\$ 2,637,572	\$ -	\$ -	\$ 2,637,572
Capital assets being depreciated				
Land improvements	3,014,584	-	-	3,014,584
Buildings and improvements	67,864,472	31,200	-	67,895,672
Equipment	1,903,083	79,637	-	1,982,720
Total Capital Assets Being Depreciated	<u>72,782,139</u>	<u>110,837</u>	<u>-</u>	<u>72,892,976</u>
Total Capital Assets	<u>75,419,711</u>	<u>110,837</u>	<u>-</u>	<u>75,530,548</u>
Less: Accumulated depreciation for				
Land improvements	(822,425)	(150,729)	-	(973,154)
Buildings and improvements	(9,366,655)	(1,699,350)	-	(11,066,005)
Equipment	(989,568)	(208,025)	-	(1,197,593)
Total Accumulated Depreciation	<u>(11,178,648)</u>	<u>(2,058,104)</u>	<u>-</u>	<u>(13,236,752)</u>
Net Capital Assets Being Depreciated	<u>61,603,491</u>	<u>(1,947,267)</u>	<u>-</u>	<u>59,656,224</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 64,241,063</u>	<u>\$ (1,947,267)</u>	<u>\$ -</u>	<u>\$ 62,293,796</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

C. CAPITAL ASSETS (cont.)

Component Units (cont.)

Capital asset activity for Lapham Park for the year ended December 31, 2018, was as follows:

LAPHAM PARK	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Land	\$ 836,946	\$ -	\$ -	\$ 836,946
Capital assets being depreciated				
Land improvements	62,060	-	-	62,060
Buildings and improvements	31,035,268	-	-	31,035,268
Equipment	451,992	4,484	-	456,476
Total Capital Assets Being Depreciated	31,549,320	4,484	-	31,553,804
Total Capital Assets	32,386,266	4,484	-	32,390,750
Less: Accumulated depreciation for				
Land improvements	(15,455)	(3,103)	-	(18,558)
Buildings and improvements	(4,521,253)	(776,994)	-	(5,298,247)
Equipment	(231,946)	(46,516)	-	(278,462)
Total Accumulated Depreciation	(4,768,654)	(826,613)	-	(5,595,267)
Net Capital Assets Being Depreciated	26,780,666	(822,129)	-	25,958,537
Total Capital Assets, Net of Accumulated Depreciation	\$ 27,617,612	\$ (822,129)	\$ -	\$ 26,795,483

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

D. NOTES RECEIVABLE

Note receivable activity for the Authority for the year ended December 31, 2018, was as follows:

Component Unit	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Carver Park	\$ 7,424,698	\$ -	\$ -	\$ 7,424,698	\$ 1,000,000
Highland Park	2,111,810	-	1,977	2,109,833	2,078
Cherry Court	8,687,203	-	-	8,687,203	-
Convent Hill	6,875,874	-	-	6,875,874	-
Scattered Sites	2,318,300	-	-	2,318,300	-
Scattered Sites II	1,107,578	-	-	1,107,578	-
Olga Village	2,363,334	-	-	2,363,334	-
Westlawn Renaissance	8,921,418	339,343	-	9,260,761	-
Lapham Park	19,535,097	-	-	19,535,097	-
Total Notes Receivable	<u>\$ 59,345,312</u>	<u>\$ 339,343</u>	<u>\$ 1,977</u>	<u>\$ 59,682,678</u>	<u>\$ 1,002,078</u>

See Note II E. for further information on amounts due to the Authority under the component units notes payable section.

E. LONG-TERM OBLIGATIONS

Long-term obligations activity for the Authority for the year ended December 31, 2018, was as follows:

	Beginning Balance*	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Bonds Payable					
Mortgage revenue bonds	\$ 17,658,946	\$ -	\$ 756,848	\$ 16,902,098	\$ 745,000
Premium	110,521	-	6,438	104,083	-
Subtotal	<u>17,769,467</u>	<u>-</u>	<u>763,286</u>	<u>17,006,181</u>	<u>745,000</u>
Other Liabilities					
Compensated absences	832,110	47,203	-	879,313	263,794
Net pension liability	4,786,000	-	812,000	3,974,000	-
Total OPEB liability	<u>10,779,875</u>	<u>1,018,318</u>	<u>2,581,181</u>	<u>9,217,012</u>	<u>-</u>
Subtotal	<u>16,397,985</u>	<u>1,065,521</u>	<u>3,393,181</u>	<u>14,070,325</u>	<u>263,794</u>
Total Long-Term Obligations	<u>\$ 34,167,452</u>	<u>\$ 1,065,521</u>	<u>\$ 4,156,467</u>	<u>\$ 31,076,506</u>	<u>\$ 1,008,794</u>

* Beginning balance for the total OPEB liability has been restated for the implementation of GASB 75

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Other Debt Information

Estimated payments of compensated absences, net pension liability and other net employment benefits are not included in the debt service requirement schedules. The compensated absences, net pension liability and other post-employment benefits will be liquidated primarily by the Authority.

Mortgage Revenue Bonds

The Authority entered into a trust indenture with the Marine Trust Company regarding \$25,000,000 Single Family Mortgage Revenue Bonds (GNMA collateralized home mortgage revenue bond program) Series 1987 on December 1, 1987. The bond proceeds were used to purchase fully modified pass-through mortgage-backed securities (GNMA certificates) guaranteed by the Government National Mortgage Association. The securities are backed by qualifying mortgage loans on residences located in the City of Milwaukee originated by lenders participating in the home mortgage revenue bond program. The GNMA certificates are pledged for the payment of principal and interest on the bonds. Under the GNMA collateralized home mortgage revenue bond program, the interest payable on the bonds is equivalent to the interest earnings on the GNMA certificates plus interest earnings on investments in the various trust funds, less any fees paid. As a result, the Authority does not recognize any income or expense from the bond issue. The bonds are redeemed as mortgage payments are received. Bonds redeemed with these mortgage repayments totaled \$8,955 in 2018. The bonds were scheduled to mature January 1, 2021, however with the 2018 repayment, these bonds were paid off and accordingly, there were no bonds outstanding at December 31, 2018.

The Authority entered into a trust indenture with the First Bank Trust Company regarding \$25,000,000 Single Family Mortgage Revenue Bonds (GNMA collateralized home mortgage revenue bond program) Series 1989 on June 1, 1989. The terms of this indenture are similar to the terms of the 1987 Mortgage Revenue Bonds as previously described. The bonds are scheduled to mature on December 1, 2022. Bonds payments totaled \$22,893 in 2018. Bonds outstanding at December 31, 2018 totaled \$52,098.

The entire principal outstanding on both issues has been included with the principal payment for 2021 for the 1987 Bonds and 2022 for the 1989 Bonds in the schedule of future debt payments due to the nature of the agreement between the trustee and the Authority. As principal payments on the debt are based upon mortgage repayments, current annual classification of this information is not available.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Mortgage Revenue Bonds (cont.)

The Authority issued mortgage revenue bonds amounting to \$13,635,000 for Veterans Housing Programs in 2015. The purpose of the bond issue is to currently refund the outstanding balance of the 2002 Veterans Bonds of \$6,325,000 and to finance costs of renovation and improvements to the Authority's Berryland, Northlawn, Southlawn, and Southlawn Park Housing Developments. Principal payments are due annually until maturity of the bonds on July 1, 2035. Interest is due on a semi-annual basis ranging from an interest rate of 0.640-5.000%. Bond payments totaled \$180,000 in 2018. Bonds outstanding at December 31, 2018 totaled \$13,125,000. In order to secure its obligations under the Financing Agreement, the Authority has granted to the Credit Provider a security interest in all of the Authority's rights in and to all funds and accounts created or established under the indenture subordinate in all respects to the Trustee's interest in such funds and accounts pursuant to the indenture. In addition, a replacement reserve is required to be funded with monthly deposits of \$24,500.

The Authority issued mortgage revenue bonds amounting to \$5,410,000 for Veterans Housing Programs in 2015. The purpose of the bond issue is to finance costs of construction of market-rate housing in the City of Milwaukee. Principal payments are due annually until maturity of the bonds. Interest is due on a semi-annual basis ranging from an interest rate of 0.688-3.522%. The date of maturity is June 1, 2025. Bond payments totaled \$545,000 in 2018. Bonds outstanding at December 31, 2018 totaled \$3,725,000. In order to secure its obligations under the Financing Agreement, the Authority has granted to the Credit Provider a security interest in all of the Authority's rights in and to all funds and accounts created or established under the indenture subordinate in all respects to the Trustee's interest in such funds and accounts pursuant to the indenture.

Mortgage revenues bonds payable and promissory note at December 31, 2018, are as follows:

Mortgage Revenue Bonds	Date of Issue	Final Maturity	Interest Rates	Original Indebted- ness	Balance 12/31/2018
Mortgage revenue bonds	06/01/89	12/01/22	Varies	\$ 25,000,000	\$ 52,098
Mortgage revenue bonds	03/01/15	07/01/25	Varies	5,410,000	3,725,000
Mortgage revenue bonds	03/01/15	07/01/35	Varies	13,635,000	13,125,000
					<u>\$ 16,902,098</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Mortgage Revenue Bonds (cont.)

Debt service requirements to maturity for the Authority are as follows:

<u>Years</u>	Business-Type Activities Mortgage Revenue Bonds		
	Principal	Interest	Total
2019	\$ 745,000	\$ 593,956	\$ 1,338,956
2020	765,000	572,719	1,337,719
2021	790,000	549,707	1,339,707
2022	867,098	524,035	1,391,133
2023	845,000	494,423	1,339,423
2024-2028	4,735,000	1,959,028	6,694,028
2029-2033	5,620,000	1,076,550	6,696,550
2034-2035	2,535,000	138,656	2,673,656
Totals	\$ 16,902,098	\$ 5,909,074	\$ 22,811,172

From time to time, the Authority has issued revenue bonds to provide assistance for private-sector entities to obtain financing for the acquisition, construction, or rehabilitation of housing units and for the retirement of existing debts associated with housing units. The bonds are secured by the property financed and are payable solely from payments received on the underlying loans. The Authority is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. There were no amounts of these revenue bonds outstanding at December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units

Long-term obligations activity for the Component Units of the Authority for the year ended December 31, 2018, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
COMPONENT UNITS					
CARVER PARK					
Notes payable	\$ 132,957	\$ -	\$ 64,937	\$ 68,020	\$ 68,020
Notes and land lease payable to primary government	7,424,698	-	-	7,424,698	1,000,000
Total Carver Park	<u>\$ 7,557,655</u>	<u>\$ -</u>	<u>\$ 64,937</u>	<u>\$ 7,492,718</u>	<u>\$ 1,068,020</u>
HIGHLAND PARK					
Notes payable	\$ 1,419,189	\$ -	\$ 44,812	\$ 1,374,377	\$ 49,788
Notes and land lease payable to primary government	2,111,810	-	1,977	2,109,833	2,078
Unamortized debt costs	(4,832)	-	(2,211)	(2,621)	-
Total Highland Park	<u>\$ 3,530,999</u>	<u>\$ -</u>	<u>\$ 44,578</u>	<u>\$ 3,481,589</u>	<u>\$ 51,866</u>
CHERRY COURT					
Notes payable	\$ 847,865	\$ -	\$ 15,793	\$ 832,072	\$ 23,529
Notes and land lease payable to primary government	8,687,203	-	-	8,687,203	-
Unamortized debt costs	(8,728)	-	(2,038)	(6,690)	-
Total Cherry Court	<u>\$ 9,535,068</u>	<u>\$ -</u>	<u>\$ 13,755</u>	<u>\$ 9,512,585</u>	<u>\$ 23,529</u>
CONVENT HILL					
Notes payable	\$ 899,031	\$ -	\$ 30,291	\$ 868,740	\$ 24,677
Notes and land lease payable to primary government	6,875,874	-	-	6,875,874	-
Unamortized debt costs	(4,843)	-	(926)	(3,917)	-
Total Convent Hill	<u>\$ 7,770,062</u>	<u>\$ -</u>	<u>\$ 29,365</u>	<u>\$ 7,740,697</u>	<u>\$ 24,677</u>
SCATTERED SITES					
Notes and land lease payable to primary government	<u>\$ 2,318,300</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,318,300</u>	<u>\$ -</u>
SCATTERED SITES II					
Notes and land lease payable to primary government	<u>\$ 1,107,578</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,107,578</u>	<u>\$ -</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
OLGA VILLAGE					
Notes payable	\$ 1,171,894	\$ -	\$ -	\$ 1,171,894	\$ -
Notes and land lease payable to primary government	2,363,334	-	-	2,363,334	-
Unamortized Debt Costs	(8,243)	-	(248)	(7,995)	-
Total Olga Village	\$ 3,535,228	\$ -	\$ -	\$ 3,527,233	\$ -
WESTLAWN RENAISSANCE					
Notes and land lease payable to primary government	\$ 8,921,418	\$ 339,343	\$ -	\$ 9,260,761	\$ -
Unamortized Debt Costs	(13,895)	-	(416)	(13,479)	-
Total Westlawn Renaissance	\$ 8,907,523	\$ 339,343	\$ (416)	\$ 9,247,282	\$ -
LAPHAM PARK					
Notes and land lease payable to primary government	\$ 19,535,097	\$ -	\$ -	\$ 19,535,097	\$ -

Carver Park Mortgage Notes Payable

Mortgage notes payable consist of the following:

A mortgage note payable to BMO Harris Bank, N.A. The loan requires monthly payments of \$6,333 including interest at 4.9%. The note is due November 1, 2019. The loan is collateralized by Carver II rental property.

A mortgage note (Carver I Land note) payable to the Authority, the managing member of the general partner. The loan requires annual payments of \$12,956, including interest at 5.31% to the extent of available cash flow. The note is due November 15, 2049. Accrued interest was \$50,279 as of December 31, 2018. The loan is collateralized by Carver I land.

A mortgage note (Carver II Land note) payable to the Authority. The loan requires annual payments of \$12,931, including interest at 5.31% to the extent of available cash flow. The note is due in November 15, 2050. Accrued interest was \$57,063 as of December 31, 2018. The loan is collateralized by Carver II land.

A mortgage note (Carver I HOPE VI note) payable to the Authority. The loan requires interest-only payments compounding at 5.31% to the extent of available cash flow. Accrued interest payable was \$3,685,534 at December 31, 2018. The note is due November 15, 2041. The loan is collateralized by Carver I rental property.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Carver Park Mortgage Notes Payable (cont.)

A mortgage note (Carver II HOPE VI note) payable to the Authority. The loan requires interest-only payments compounding at 5.31% to the extent of available cash flow. Accrued interest payable was \$2,473,377 at December 31, 2018. The note is due November 15, 2041. The loan is collateralized by Carver II rental property.

A mortgage note (Carver I Predevelopment note) payable to the Authority. The loan is non-interest bearing. The note is due in November 15, 2046. The loan is collateralized by Carver I rental property. There is no prepayment allowed.

A mortgage note (Carver II Predevelopment note) payable to the Authority. The loan is non-interest bearing. The note is due in November 15, 2046. The loan is collateralized by Carver II rental property. There is no prepayment allowed.

A mortgage note (Carver I Development fee note) payable to the Authority. The loan is noninterest bearing. The note is due the earlier of the sale of Carver I or on January 1, 2019. The loan is collateralized by Carver I rental property.

A mortgage note (Carver II Development fee note) payable to the Authority. The loan is non-interest bearing. The note is due the earlier of the sale of Carver II or on January 1, 2019. The loan is collateralized by Carver II rental property.

A mortgage note (Carver I AHP note) payable to the Authority. The loan is non-interest bearing. The note is due the earlier of the sale of Carver I or on November 15, 2041. The loan is collateralized by Carver I rental property.

A mortgage note (Carver II AHP note) payable to the Authority. The loan is non-interest bearing. The note is due the earlier of the sale of Carver II or on November 15, 2041. The loan is collateralized by Carver II rental property.

Interest expense on the notes payable to the Authority totaled \$554,488 for the year ended December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Carver Park Mortgage Notes Payable (cont.)

A summary of the mortgage notes payable as of December 31, 2018, are as follows:

	Balance 12/31/2018
BMO Harris Bank, N.A.	\$ 68,020
HACM (Carver I Land note)	213,195
HACM (Carver II Land note)	214,322
HACM (Carver I HOPE VI note)	2,649,224
HACM (Carver II HOPE VI note)	1,738,463
HACM (Carver I Predevelopment note)	704,970
HACM (Carver II Predevelopment note)	504,524
HACM (Carver I Development fee note)	500,000
HACM (Carver II Development fee note)	500,000
HACM (Carver I AHP note)	200,000
HACM (Carver II AHP note)	200,000
Total Carver Park Mortgage Notes Payable	7,492,718
Less: Current maturities	(1,068,020)
	\$ 6,424,698

Debt service requirements to maturity are as follows:

	Principal	Interest	Total
2019	\$ 1,068,020	\$ 284,301	\$ 1,352,321
2020	-	280,618	280,618
2021	-	280,334	280,334
2022	-	280,035	280,035
2023	-	279,720	279,720
2024-2028	36,548	1,393,263	1,429,811
2029-2033	47,339	1,382,472	1,429,811
2034-2038	61,315	1,368,496	1,429,811
2039-2043	4,895,322	830,244	5,725,566
2044-2048	1,312,357	26,573	1,338,930
2049-2050	71,817	2,578	74,395
	\$ 7,492,718	\$ 6,408,634	\$ 13,901,352

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Highland Park Mortgage Notes Payable

Mortgage notes payable consist of the following:

A mortgage note payable to US Bank, the investor member. The loan requires monthly payments of \$11,294, including interest at 6.39%. The note is due July 1, 2020. The loan is nonrecourse and collateralized by rental property. Accrued interest was \$7,316 as of December 31, 2018. The loan agreement with U.S. Bank requires the company to not make distributions to the members if immediately prior to or after such distribution, the debt service coverage ratio would be less than 1.0.

A mortgage note (Land loan) payable to the Authority. The land loan requires monthly payments of \$627 including interest at 5.0%. The note is due March 31, 2045. The land loan is nonrecourse and collateralized by the land and a general business security agreement.

A mortgage note (Hope VI loan) payable to the Authority. The loan accrues interest at 5.21% compounded annually. Principal and interest are payable to the extent of available cash flow. The Hope VI loan is due August 31, 2035. The Hope VI loan is nonrecourse and collateralized by the rental property and a general business security agreement. Accrued interest was \$2,072,192 as of December 31, 2018.

Interest expense on notes payable to the Authority totaled \$207,201 for the year ended December 31, 2018.

A summary of the mortgage notes payable as of December 31, 2018, are as follows:

	Balance 12/31/2018
US Bank	\$ 1,374,377
HACM (Land loan)	109,833
HACM (HOPE VI loan)	2,000,000
Total Highland Park Mortgage Notes Payable	3,484,210
Less: unamortized debt issuance costs	(2,621)
Less: current maturities	(51,866)
	<u>\$ 3,429,723</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Highland Park Mortgage Notes Payable (cont.)

Debt service requirements to maturity are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 51,866	\$ 194,546	\$ 246,412
2020	1,326,774	150,753	1,477,527
2021	2,296	109,426	111,722
2022	2,414	109,309	111,723
2023	2,537	109,185	111,722
2024-2028	14,773	543,841	558,614
2029-2033	18,959	529,024	547,983
2034-2038	2,024,331	186,950	2,211,281
2039-2043	31,226	4,775	36,001
2044-2045	9,034	302	9,336
	<u>\$3,484,210</u>	<u>\$ 1,938,111</u>	<u>\$ 5,422,321</u>

Cherry Court Mortgage Notes Payable

Mortgage notes payable consist of the following:

A mortgage note payable, is due to Verve Credit Union (f/k/a First Service Credit Union). The loan requires monthly payments of \$6,752, including interest at 7.0%. The note is due in September 10, 2022. The mortgage note is nonrecourse and collateralized by rental property including assignment of rents and leases thereon.

A mortgage note (Land loan) payable to the Authority. The Land loan accrues interest at 7.0% per year, compounded annually. Principal and interest are payable to the extent of available cash flow. The unpaid principal and accrued interest is due June 19, 2056. Accrued interest was \$52,798 as of December 31, 2018. The Land loan is non-recourse and collateralized by the rental property and a general business security agreement.

A mortgage note (Hope VI loan) payable to the Authority. The Hope VI loan accrues interest at 5.32% compounded annually. Principal and interest are payable to the extent of available cash flow. The unpaid principal and accrued interest is due June 19, 2046. Accrued interest was \$1,548,910 as of December 31, 2018. The Hope VI loan is non-recourse and collateralized by the rental property and a general business security agreement.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Cherry Court Mortgage Notes Payable (cont.)

A mortgage note (Other federal funds loan) payable to the Authority. The Other federal funds loan accrues interest at 2.0% per year, compounded annually. Principal and interest are payable to the extent of available cash flow. The unpaid principal and accrued interest is due June 19, 2046. Accrued interest was \$1,657,823 as of December 31, 2018. The loan is non-recourse and collateralized by the rental property and a general business security agreement.

A mortgage note (AHP loan) payable to the Authority. The AHP loan is non-interest bearing. Principal is payable to the extent of available cash flow. The unpaid principal is due June 19, 2046. The loan is non-recourse and collateralized by the rental property and a general business security agreement.

Interest expense on notes payable to the Authority totaled \$335,056 for the year ended December 31, 2018.

A summary of the mortgage notes payable as of December 31, 2018, are as follows:

	Balance 12/31/2018
Verve Credit Union	\$ 832,072
HACM (Land loan)	126,995
HACM (HOPE VI loan)	1,751,667
HACM (Other federal funds loan)	6,328,541
HACM (AHP)	480,000
Total Cherry Court Mortgage Notes Payable	9,519,275
Less: unamortized debt issuance costs	(6,690)
Less: current maturities	(23,529)
	<u>\$ 9,489,056</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Cherry Court Mortgage Notes Payable (cont.)

Debt service requirements to maturity are as follows:

	Principal	Interest	Total
2019	\$ 23,529	\$ 285,482	\$ 309,011
2020	25,230	283,888	309,118
2021	27,054	281,858	308,912
2022	756,259	267,273	1,023,532
2023	-	228,649	228,649
2024-2028	-	1,143,246	1,143,246
2029-2033	-	1,143,246	1,143,246
2034-2038	-	1,143,246	1,143,246
2039-2043	-	1,143,246	1,143,246
2044-2049	8,560,208	593,847	9,154,055
2049-2053	-	44,448	44,448
2054-2056	126,995	22,224	149,219
	\$ 9,519,275	\$ 6,580,652	\$ 16,099,927

Convent Hill Mortgage Notes Payable

Mortgage notes payable consist of the following:

A mortgage note payable to Summit Credit Union (Summit). The Summit loan requires monthly payments of \$7,064 including interest at 7.0%. The note is due August 10, 2023. The loan collateralized by a mortgage on the rental property and an assignment of rents and leases, thereon. Prepayment of the mortgage is subject to a prepayment premium.

A subordinated mortgage note (Federal Funds loan) payable to the Authority. The Federal Funds loan accrues interest at 2.75% per annum, compounded annually. Principal and interest are payable to the extent of available cash flow. The unpaid principal and accrued interest are due on February 1, 2048. The loan is guaranteed by the manager and collateralized by a subordinated mortgage on the rental property and a general business security agreement. Prepayment is allowed under the terms of the mortgage note. Interest accrued was \$1,789,037 as of December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Convent Hill Mortgage Notes Payable (cont.)

A subordinated mortgage note (Other Funds loan) payable to the Authority. The Other Funds loan is non-interest bearing. Principal is payable to the extent of available cash flow. The unpaid principal is due on February 1, 2048. The loan is guaranteed by the manager and collateralized by a subordinated mortgage on the rental property and a general business security agreement. Prepayment is allowed under the terms of the mortgage note.

A subordinated mortgage note (AHP loan) payable to the Authority. The AHP loan will be non-interest bearing. Principal will be payable to the extent of available cash flow, as defined in the operating agreement. The unpaid principal will be due February 1, 2048. The loan will be guaranteed by the manager and collateralized by a subordinated mortgage on the rental property and a general business security agreement. Prepayment will be allowed under the terms of the mortgage note.

Interest expense on notes payable to the Authority totaled \$201,548 for the year ended December 31, 2018.

A summary of the mortgage notes payable as of December 31, 2018, are as follows:

	Balance 12/31/2018
Credit Union (Summit)	\$ 868,740
HACM (Federal Funds loan)	5,741,537
HACM (Other Funds loan)	734,337
HACM (AHP loan)	400,000
Total Convent Hill Mortgage Notes Payable	7,744,614
Less: unamortized debt issuance costs	(3,917)
Less: current maturities	(24,667)
	<u>\$ 7,716,030</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Convent Hill Mortgage Notes Payable (cont.)

Debt service requirements to maturity are as follows:

	Principal	Interest	Total
2019	\$ 24,677	\$ 218,990	\$ 243,667
2020	26,291	217,446	243,737
2021	28,362	215,444	243,806
2022	30,412	213,471	243,883
2023	758,998	211,356	970,354
2024-2028	194,092	1,019,601	1,213,693
2029-2033	275,382	938,311	1,213,693
2034-2038	262,279	827,836	1,090,115
2039-2043	-	789,849	789,849
2044-2048	6,144,121	645,043	6,789,164
	<u>\$ 7,744,614</u>	<u>\$ 5,297,347</u>	<u>\$ 13,041,961</u>

Scattered Sites Mortgage Notes Payable

Mortgage notes payable consist of the following:

A mortgage note (Federal Funds loan) payable to the Authority. The Federal Funds loan accrues interest at 3.0% per annum. Principal and interest is payable to the extent of cash flow. The unpaid principal and accrued interest is due September 25, 2057. Accrued interest was \$800,967 as of December 31, 2018. The Federal Funds loan is recourse and collateralized by the rental property and a general business security agreement. Prepayment will be allowed under the terms of the mortgage note.

A subordinated mortgage note (Other Funds loan) payable to the Authority. The Other Funds loan is non-interest bearing. Principal is payable to the extent of available cash flow. The unpaid principal is due September 25, 2057. The Other Funds loan is recourse and collateralized by the rental property and a general business security agreement.

Interest expense on notes payable to the Authority totaled \$87,407 for the year ended December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Scattered Sites Mortgage Notes Payable (cont.)

A summary of the mortgage notes payables as of December 31, 2018, are as follows:

	Balance 12/31/2018
HACM (Federal Funds loan)	\$ 2,200,000
HACM (Other Funds loan)	118,300
Total Scattered Sites Mortgage Notes Payable	2,318,300
Less: current maturities	-
	\$ 2,318,300

Debt service requirements to maturity are as follows:

	Principal	Interest	Total
2019	\$ -	\$ 66,000	\$ 66,000
2020	-	66,000	66,000
2021	-	66,000	66,000
2022	-	66,000	66,000
2023	-	66,000	66,000
2024-2028	-	330,000	330,000
2029-2033	-	330,000	330,000
2034-2038	-	330,000	330,000
2039-2043	-	330,000	330,000
2044-2048	-	330,000	330,000
2049-2053	-	330,000	330,000
2054-2057	2,318,300	231,000	2,549,300
	\$ 2,318,300	\$ 2,541,000	\$ 4,859,300

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Scattered Sites II Mortgage Notes Payable

Mortgage notes payable consist of the following:

A mortgage note (Hope VI Loan) payable to the Authority. The Hope VI Loan is secured by a first mortgage and accrues interest at 8.0% per annum. Principal and interest are payable to the extent of cash flow. The unpaid principal and accrued interest is due December 9, 2058. Accrued interest was \$1,025,458 as of December 31, 2018.

A mortgage note (Other Federal) payable to the Authority. The Other Federal loan is secured by a second mortgage and is non-interest bearing. Principal is payable to the extent of cash flow. The unpaid principal is due May 5, 2059.

Interest expense on notes payable to the Authority totaled \$148,080 for the year ended December 31, 2018.

A summary of the mortgage notes payables as of December 31, 2018, are as follows:

	Balance 12/31/18
HACM (Hope VI loan)	\$ 973,620
HACM (Other Federal loans)	133,958
Total Scattered Sites II Mortgage Notes Payable	1,107,578
Less: current maturities	-
	<u>\$ 1,107,578</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Scattered Sites II Mortgage Notes Payable (cont.)

Debt service requirements to maturity are as follows:

	Principal	Interest	Total
2019	\$ -	\$ 77,890	\$ 77,890
2020	-	77,890	77,890
2021	-	77,890	77,890
2022	-	77,890	77,890
2023	-	77,890	77,890
2023-2027	-	389,448	389,448
2028-2032	-	389,448	389,448
2033-2037	-	389,448	389,448
2038-2042	-	389,448	389,448
2043-2047	-	389,448	389,448
2048-2052	-	389,448	389,448
2053-2057	973,620	382,957	1,356,577
2058-2059	133,958	-	133,958
	\$ 1,107,578	\$ 3,109,095	\$ 4,216,673

Olga Village Mortgage Notes Payable

Mortgage notes payable consist of the following:

A mortgage note (Long Term Construction Loan) payable to the Authority. The principal and accrued interest outstanding on the note shall be paid to the extent of available cash flow, as defined by the operating agreement. The loan shall bear interest at 1.00% annually. The unpaid principal and accrued interest is due November 24, 2049. Accrued interest was \$164,668 at December 31, 2018. The loan is collateralized by a mortgage on the rental property and a general business security agreement.

Mortgage notes payable of \$171,000 and \$1,000,894 with United Community Center, Inc, maturing November 9, 2051. The principal and accrued interest outstanding on the notes shall be paid to the extent of available cash flow, as defined by the operating agreement. The loans shall bear interest at the rate of 2.50%. Accrued interest on the \$171,000 loan was \$30,534 at December 31, 2018. Accrued interest on the \$1,000,894 loan was \$178,502 at December 31, 2018. These loans are collateralized by a mortgage on the rental property.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Olga Village Mortgage Notes Payable (cont.)

A mortgage note (Additional Funds loan) payable to the Authority. The principal and accrued interest outstanding on the note shall be paid to the extent of available cash flow, as defined by the operating agreement. The loan shall bear interest at the rate of 1.00%. The unpaid principal and accrued interest is due November 9, 2051. Accrued interest was \$14,672 at December 31, 2018. The loan is collateralized by a mortgage on the rental property.

Interest expense on notes payable to the Authority totaled \$23,633 for the year ended December 31, 2018.

A summary of the mortgage notes payables as of December 31, 2018, are as follows:

	Balance 12/31/2018
HACM (Long Term Construction Loan)	\$ 2,166,726
HACM (Additional Funds loan)	196,608
United Community Center (Roof Note)	171,000
United Community Center (Other Funds Note)	1,000,894
Total Olga Village Mortgage Notes Payable	3,535,228
Less: unamortized debt issuance costs	(7,995)
Less: current maturities	-
	\$ 3,527,233

Debt service requirements to maturity are as follows:

	Principal	Interest	Total
2019	\$ -	\$ 54,002	\$ 54,002
2020	-	54,002	54,002
2021	-	54,002	54,002
2022	-	54,002	54,002
2023	-	54,002	54,002
2024-2028	-	270,010	270,010
2029-2033	-	270,010	270,010
2034-2038	-	270,010	270,010
2039-2043	-	270,010	270,010
2044-2048	-	270,010	270,010
2049-2051	3,535,228	112,285	3,647,513
	\$ 3,535,228	\$ 1,732,345	\$ 5,267,573

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Westlawn Renaissance Mortgage Notes Payable

Mortgage notes payable consist of the following:

A mortgage note (Land loan) payable to the Authority. Monthly payments of \$6,733 including interest beginning January 10, 2013 are paid from available cash flow. The loan matures on June 15, 2051. The loan shall bear interest at the rate of 4.05% compounded annually. Prepayment is allowed anytime without penalty. The loan is collateralized by a mortgage on the rental property, including the assignment of rents thereon and a general business security agreement. Accrued interest was \$133,126 at December 31, 2018.

A construction and term loan (Long Term Construction loan) payable to the Authority. The principal and accrued interest outstanding on the note shall be paid from available cash flows. The loan shall bear interest at the rate of 4% compounded annually. The loan matures on June 15, 2051. Prepayment is allowed anytime without penalty. The loan is collateralized by a mortgage on a rental property, including the assignment of rents thereon and a general business security agreement. Accrued interest was \$600,486 at December 31, 2018.

Interest expense on notes payable to the Authority totaled \$375,045 for the year ended December 31, 2018.

A summary of the mortgage notes payable as of December 31, 2018, are as follows:

	Balance 12/31/18
HACM (Land Loan)	\$ 1,610,911
HACM (Long Term Constuction Loan)	<u>7,649,850</u>
Total Westlawn Renaissance Mortgage Notes Payable	9,260,761
Less: unamortized debt issuance costs	(13,479)
Less: current maturities	<u>-</u>
	<u>\$ 9,247,282</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Westlawn Renaissance Mortgage Notes Payable (cont.)

Debt service requirements to maturity are as follows:

	Principal	Interest	Total
2019	\$ -	\$ 372,506	\$ 372,506
2020	-	372,506	372,506
2021	-	372,506	372,506
2022	-	372,506	372,506
2023	-	372,506	372,506
2024-2028	-	1,862,532	1,862,532
2029-2033	-	1,862,532	1,862,532
2034-2038	-	1,862,532	1,862,532
2039-2043	-	1,862,532	1,862,532
2044-2048	-	1,862,532	1,862,532
2049-2051	9,260,761	895,576	10,156,337
	\$ 9,260,761	\$ 12,070,766	\$ 21,331,527

Lapham Park Mortgage Notes Payable

Mortgage notes payable consist of the following:

A mortgage note (Long Term Construction loan) payable to the Authority. The principal and interest on the note shall be paid from time to time to the extent of available cash flow. The loan shall bear interest at the rate of 0.19% through the date the second installment of equity is received from the investor member and non-interest bearing thereafter. The loan matures on February 29, 2052. The loan is collateralized by a mortgage on the rental property and a general business security agreement.

A mortgage note (AHP loan) payable to the Authority. The principal and interest on the note shall be paid from time to time to the extent of available cash flow. Interest accrues at a rate equal to the long term annual Applicable Federal rate in effect for the month in which the loan is made (2.60%). The loan matures on February 29, 2052. The loan is collateralized by a mortgage on the rental property and a general business security agreement. Accrued interest was \$52,329 at December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Lapham Park Mortgage Notes Payable (cont.)

Interest expense on notes payable to the Authority totaled \$8,722 for the year ended December 31, 2018.

A summary of the mortgage notes payables as of December 31, 2018, are as follows:

	Balance 12/31/2018
HACM (Long Term Construction Loan)	\$ 19,199,657
HACM (AHP Loan)	335,440
Total Lapham Park Mortgage Notes Payable	19,535,097
Less: current maturities	-
	\$ 19,535,097

Debt service requirements to maturity are as follows:

	Principal	Interest	Total
2019	\$ -	\$ 8,721	\$ 8,721
2020	-	8,721	8,721
2021	-	8,721	8,721
2022	-	8,721	8,721
2023	-	8,721	8,721
2024-2028	-	43,607	43,607
2029-2033	-	43,607	43,607
2034-2038	-	43,607	43,607
2039-2043	-	43,607	43,607
2044-2048	-	43,607	43,607
2049-2053	19,535,097	34,886	19,569,983
	\$ 19,535,097	\$ 296,526	\$ 19,831,623

F. CONSTRUCTION ADVANCES

WG Scattered Sites LLC has entered into a loan agreement with the Wisconsin Housing and Economic Development Authority for the revitalization of a 30-unit scattered site multifamily rental housing development known as WG Scattered Sites. The Authority is overseeing the construction project. Accordingly, WG Scattered Sites LLC has directed the lender to disburse construction draws directly to the Authority. The construction advance and the related capital assets will be transferred from the Authority to WG Scattered Sites LLC upon completion of the project, which is expected to take place in 2019. The interest rate on the loan is 3.0%. The maximum amount that WG Scattered Sites LLC can draw on the loan is \$4,735,000. The construction advance totaled \$3,815,923 at December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

G NET POSITION

Net position reported on the statement of net position at December 31, 2018, includes the following:

Net Investment in Capital Assets	
Land	\$ 35,853,139
Construction in progress	33,098,610
Less: amounts classified as construction in progress for the WG Scattered Sites, Victory Manor and Westlawn Renaissance III projects	(30,209,917)
Other capital assets, net of accumulated depreciation	55,335,079
Less: long-term debt outstanding	(17,006,181)
Plus: unspent debt proceeds	3,734,318
Plus: noncapital debt proceeds	<u>52,098</u>
Total Net Investment in Capital Assets	<u>80,857,146</u>
Restricted	
Debt service	57,976
Replacement reserve	1,907,980
Home ownership program	1,601,660
Housing Choice Voucher program	<u>1,176,229</u>
Total Restricted	<u>4,743,845</u>
Unrestricted	<u>98,646,495</u>
Total Net Position	<u>\$ 184,247,486</u>

Included in unrestricted net position of the general fund program are amounts designated for future property acquisition from the component units after the tax compliance period has ended. These amounts totaled approximately \$78,178,000 at December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

H RESTATEMENT OF NET POSITION

Net position has been restated as a result of the implementation of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment benefits Other Than Pensions (OPEB)*. This statement requires the total OPEB liability and related deferred outflows and deferred inflows to be reported in the financial statements.

	Primary Government	Component Units
Net Position - December 31, 2017 (as reported)	\$ 181,841,429	\$ 75,806,923
Subtract: Change in total OPEB Liability	<u>(4,591,098)</u>	<u>-</u>
Net Position - December 31, 2017 (as restated)	<u>\$ 177,250,331</u>	<u>\$ 75,806,923</u>

NOTE III – OTHER INFORMATION

A. RETIREMENT PLAN

Plan Description – The Authority makes contributions to the Employees' Retirement System of the City of Milwaukee (the "System"), a cost-sharing multiple-employer defined pension plan, on behalf of all eligible Authority employees. The System provides retirement, disability, and death benefits to plan members and beneficiaries. The City Charter assigns the authority to establish and amend benefit provisions. The System issues a publicly available financial report that includes financial statements and required supplementary information for the System. That report may be obtained by writing to the Employees' Retirement System of the City of Milwaukee, 789 North Water Street, Suite 300, Milwaukee, WI 53202.

Funding Policy – For general employees participating prior to January 1, 2014, they are required to contribute, or have contributed on their behalf, a percentage of their annual earnable compensation equal to 5.5% of their annual pensionable income, and for general employee, participating on or after January 1, 2014, they are required to contribute 4% of their annual pensionable income. The City Charter assigns the authority to establish and amend contribution requirements. The City Charter was amended so that various groups of represented and non-represented City employees hired on or after January 1, 2010 contribute 5.5% of their earnable compensation for pension benefits. The Authority's contributions to the System for the year ended December 31, 2018 was \$980,258, equal to the required contributions on behalf of the plan members for each year.

At December 31, 2018, the Authority reported a liability of \$3,974,000 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2017, and the total pension liability used to calculate the net pension liability was determined by an actual valuation as of January 1, 2017 rolled forward to December 31, 2017. No material changes in assumptions of benefit terms occurred between the actuarial date and the measurement date. The Authority's proportion of the net pension liability was based on the authority's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2017, the Authority's proportion was 1.09631369% which was a decrease of .02679771% from its proportion measured as of December 31, 2016.

For the year ended December 31, 2018, the authority recognized pension expense of \$2,138,100.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION

A. RETIREMENT PLAN (cont.)

At December 31, 2018, the authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 549,000	\$ 151,000
Changes in assumptions	2,002,000	16,000
Net differences between projected and actual earnings on pension plan investments	-	1,541,000
Changes in proportion and differences between employer contributions and proportionate share of contributions	4,000	49,000
Employer contributions subsequent to the measurement date	980,257	-
Total	\$ 3,535,257	\$ 1,757,000

\$980,257 reported as deferred outflows related to pension resulting from the System employer's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the subsequent year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Year ended December 31,	Deferred Outflows/(Inflows) of Resources
2019	\$ 1,062,517
2020	721,769
2021	(112,389)
2022	(873,897)
Thereafter	-

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION

A. RETIREMENT PLAN (cont.)

Actuarial assumptions. The last actuarial valuation was performed as of January 1, 2017, and the amounts were used to roll-forward the total pension liability to the plan's year-end December 31, 2017, and was determined using the following actuarial assumptions, applied to all prior periods included in the measurement:

Actuarial valuation date	January 1, 2017
Measurement Date of Net Pension Liability	December 31, 2017
Actuarial cost method	Entry age normal-Level Percentage of Pay
Amortization method	For pension expense; the difference between expected and actual liability experience and changes of assumptions are amortized over the average of the expected remaining service lives of all members. The differences between projected and actual earning are amortized over a closed period of five years.
Asset Valuation method	Fair Market Value
Actuarial Assumptions:	
Investment rate of return and discount rate	8.00% for calendar years through 2022, and 8.25% beginning with calendar year 2023
Projected Salary increases	General City 2.5%-5.5%
Inflation Assumption	2.50%
Cost of living Adjustments	Vary by Employee Group as explained in summary of plan provisions
Mortality Table	For regular retirees and for survivors, the RP-2014 Healthy Annuitant Mortality Table (using 111% of rates for males and 110% of rates for females) projected generationally with Scale MP-2016. For duty and ordinary disability retirees, the RP-2014 Disability Mortality Table (using 102% of rates for males and 98% of rates for females) projected generationally with Scale MP-2016 was used. For death in active service, the RP-2014 Non-annuitant Mortality Table projected generationally with Scale MP-2016.
Experience Study	The actuarial assumptions used in the December 31, 2017 valuation were based on the results of an actuarial experience study for the period January 1, 2012- December 31, 2016.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION

A. RETIREMENT PLAN (cont.)

Long-term expected rate of return—the long-term expected rate of return on pension plan investments was determined using Callan Associates' 10 year geometric capital market projections. Projected long term rates of return for each major asset class in the Retirement System's target asset allocation as of December 31, 2017, are summarized in the following table:

Asset Class	Asset Allocation	Long-term Expected Rate of Return
Public Equity	49.00%	8.25%
Fixed Income	13.00%	1.83%
Cash	1.00%	0.94%
Real Estate	7.70%	6.91%
Real Assets	3.30%	5.38%
Private Equity	8.00%	12.54%
Absolute Return	18.00%	4.66%
	100%	

Discount Rate – The discount rate used to measure the total pension liability was 8.24 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate and that contributions from ERS agencies will be made at contractually required rates, actuarially determined. Based on those assumptions, the ERS fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. The cross over analysis produces a single rate of 8.24 percent, which reflects the long-term expected rate of return on ERS investments. Therefore, the discount rate was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the authority's proportionate share of the net pension liability to changes in the discount rate – The following presents the authority's proportionate share of the net pension liability calculated using the discount rate of 8.24 percent, as well as what the district's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (7.24 percent) or 1 – percentage-point higher (9.24 percent) than the current rate:

The sensitivity analysis as of December 31, 2018 follows:

	1% Decrease (7.24%)	Current Discount (8.24%)	1% Increase (9.24%)
Authority's proportionate share of the net pension liability (asset)	\$ 11,159,000	\$ 3,974,000	\$ (2,044,000)

Additional Financial Information for the ERS- For additional information regarding ERS's financial statements and audit report, please visit the ERS web site at <http://www.cmers.com/About-Us/Reports.htm>.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION

B. POSTEMPLOYMENT HEALTHCARE PLAN

The Authority administers a single-employer defined contribution healthcare plan (“the Retiree Health Plan”). The plan provides medical insurance benefits to eligible retirees and their spouses through the Authority’s group medical insurance plan, which covers both active and retired members. Benefits provisions are established through collective bargaining agreements. The eligibility requirements and the amount of the benefit vary based on retiree’s position, years of service and age at retirement. If eligible, the retiree may receive medical insurance benefits until they are Medicare eligible. The plan is administered by the Authority and does not issue a stand-alone financial report. No assets are accumulated in a trust that meets the criteria in paragraph 4 of the GASB Statement No. 75.

At December 31, 2018, the Authority had 166 active members and 27 inactive plan members or beneficiaries currently receiving benefits.

The Authority’s total OPEB liability of \$9,217,012 was measured as of December 31, 2018, and was determined by an actuarial valuation as of January 1, 2018.

The total OPEB liability in the January 1, 2018 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Actuarial cost method	Entry age normal
Discount rate	3.75%
Inflation	2.75%
Salary increases	3.00% per year
Healthcare cost trend rates	Medicare Supplement Plans – 4.50% Non-Medicare Plans- 5.00%
Retirees’ share of benefit Related costs	75% of premiums

The discount rate was based on 20-Year Municipal GO AA Index as of each measurement date.

Mortality rates were based on the RP-2000 Employees Mortality Table and the RP-2000 Healthy Annuitant Mortality Table.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

B. POSTEMPLOYMENT HEALTHCARE PLAN (cont.)

	Total OPEB Liability
Balance at December 31, 2017	<u>\$ 10,779,875</u>
Changes for the year:	
Service cost	408,154
Interest on the Total OPEB liability	413,951
Difference between expected and actual experience	(2,279,731)
Changes in assumptions	196,213
Benefit payments	<u>(301,450)</u>
Net changes	<u>(1,562,863)</u>
Balance at December 31, 2018	<u>\$ 9,217,012</u>

Changes of assumptions and other inputs reflect a change in the discount rate from 4.50 percent in 2016 to 3.75 percent in 2018.

Sensitivity of the total OPEB liability to changes in the discount rate. The following presents the total OPEB of the Authority as well as what the Authority's total OPEB would be if it were calculated using a discount rate that is 1-percentage-point lower (2.75 percent) or 1-percentage-point higher (4.75 percent) than the current discount rate:

	1% Decrease (2.75%)	Current Discount (3.75%)	1% Increase (4.75%)
Total OPEB Liability	<u>\$ 10,336,044</u>	<u>\$ 9,217,012</u>	<u>\$ 8,294,243</u>

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates. The following presents the total OPEB liability of the Authority, as well as what the Authority's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	1% Decrease	Current Healthcare Cost Assumption	1% Increase
Total OPEB Liability	<u>\$ 8,198,394</u>	<u>\$ 9,217,012</u>	<u>\$ 10,472,709</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

B. POSTEMPLOYMENT HEALTHCARE PLAN (cont.)

For the year ended December 31, 2018, the Authority recognized OPEB expenses of \$514,347. At December 31, 2018, the District reported deferred inflows of resources related to OPEB from the following sources:

	Deferred outflows of resources	Deferred inflows of resources
Differences between expected and actual non-investment experience	\$ -	\$ 1,942,991
Changes in assumptions or other inputs	167,230	-
Total	<u>\$ 167,230</u>	<u>\$ 1,942,991</u>

Amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Year ended December 31:</u>	Deferred Outflows/(Inflows) of Resources
2019	\$ (307,757)
2020	(307,757)
2021	(307,757)
2022	(307,757)
2023	(307,757)
Thereafter	(236,976)

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

C. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; workers compensation; and health care of its employees. All of these risks are covered through the purchase of commercial insurance, with minimal deductibles, as detailed below. Settled claims have not exceeded the commercial coverage in any of the past three years. There were no significant reductions in coverage compared to the prior year.

The Authority is a member of the Housing Authority Risk Retention Group (HARRG), which provides general liability, property, public official and lead-based paint insurance to participating public housing authorities throughout the United States. There are 977 members in HARRG. Total premiums paid in 2018 by the members were approximately \$37.1 million. The Authority's share of the premiums in 2018 were \$355,139, for general liability, public official and lead-based paint insurance. The Authority's maximum insurance coverage ranges from \$500,000 for lead-based paint to \$5 million for commercial liability. Management believes that the number of outstanding claims and potential claims outstanding do not materially affect the financial position of the Authority. The Authority is also a member of the Housing Authority Property Insurance Group (HAPI), which provides property insurance to participating public housing authorities throughout the United States. HAPI has 958 members. Total premiums paid in 2018 by the members were approximately \$65.7 million. The Authority's share of the premiums was \$519,427 in 2018 for property and builders' risk insurance. The Authority's maximum insurance coverage is \$436,867,687 for property. Management believes that the number of outstanding claims and potential claims outstanding does not materially affect the financial position of the Authority.

D. LITIGATION

There are several pending lawsuits in which the Authority is involved. Management believes that the potential claims against the Authority resulting from such litigation will not materially affect the financial position of the Authority.

E. COMMITMENTS AND CONTINGENCIES

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. Claims and judgments are recorded as expenses when the related liabilities are incurred.

The Authority has received federal grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grants. Management believes such disallowances, if any, would be immaterial.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units

Carver Park

Carver Park entered into a Land Use Restriction Agreements with the Wisconsin Housing and Economic Development Authority (WHEDA) as a condition to receiving an allocation of low-income housing tax credits. Under this agreement, Carver Park must continuously comply with Section 42 and other applicable sections of the Internal Revenue Code (IRC). The agreement places occupancy restrictions on rents and the minimum percent of units that shall be occupied by individuals or families whose income meets the requirements set under IRC Section 42. If Carver Park fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits, and the partners may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor limited partner. Carver Park is obligated to certify tenant eligibility.

In connection with the Affordable Housing Program (AHP) notes with the Authority, Carver Park entered into AHP Recapture Agreements. Provisions of these agreements require the partnership to rent 27 and 24 units to low-income persons and 27 and 24 units to very-low income persons in Carver I and Carver II, respectively.

Under provisions of the Regulatory & Operating Agreements (R&O) and the partnership agreement, Carver Park was obligated to fund an affordability reserve in the amounts of \$91,000 and \$74,000 from the fourth equity installment from the investor limited partner for Carver 1 and Carver II, respectively. Withdrawals are generally restricted to cover shortfalls in operating subsidy and may be made only upon the approval of the Authority. The affordability reserve was \$228,953 as of December 31, 2018.

The R&O Agreements and partnership agreement also provided for Carver Park to fund an operating reserve in the amounts of \$144,000 and \$134,000 from the fourth equity installment from the investor limited partner for Carver 1 and Carver II, respectively. Withdrawals are restricted to cover insufficient cash flow from the non-public housing units and may be made only upon the approval of the Authority. The operating reserve was \$195,196 as of December 31, 2018.

On May 15, 2018, the Authority purchased and was assigned the investor limited partner and special limited partner interests in the partnership. Under the assignment agreement, the assignors were allocated losses during the year through April 30, 2018 and the assignee was allocated losses after April 30, 2018. In connection with the purchase, the former investor limited partner's and former special limited partner's equity balance at April 30, 2018 was transferred to the new limited partner. The net effect of the transfer on equity was \$0.

Carver Park has two mortgage notes payable totaling \$1,000,000 that are due the earlier of the sale of Carver I and Carver II or January 1, 2019. Effective January 1, 2019, the Authority entered into a capital contribution agreement with the Carver Park partnership whereby the Authority agreed to contribute the aggregate outstanding principal balance and accrued interest of the mortgage notes payable due to the Authority in consideration for an increase in its investor limited partnership capital account. All of the mortgages on these notes were satisfied on April 16, 2019.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Carver Park (cont.)

Carver Park is required to maintain deposits in the affordability, operating and authority reserves equal to two times the public housing shortfall, excluding the operating subsidy payments for the prior year. If at any time the aggregate balance in these reserves falls below that level, the project shall notify the Authority in writing regarding the deficit and request the Authority restore the reserve shortfall up to the minimum balance. The reserve shortfall must be deposited into the authority reserve. If at any time following the achievement of an occupancy rate of 97% the aggregate balance of the affordability, operating, and authority reserves exceeds three times the public housing shortfall, excluding the operating subsidy payments for the prior year plus six months of development operating expenses and certain conditions are met as defined in the R&O Agreements, the project shall notify the Authority of its right to withdraw such reserve excess from the authority reserve.

The R&O Agreements and partnership agreement also provide for Carver Park to fund a replacement reserve in 12 equal monthly installments totaling \$250 per unit per year. The replacement reserve shall be used for the purpose of replacing capital assets or providing capital improvements. Withdrawals may be made only upon the approval of the Authority. The replacement reserve balance was \$99,033 as of December 31, 2018.

Highland Park

Highland Park entered into a Land Use Restriction Agreement with WHEDA as a condition to receiving allocations of low-income housing tax credits. Under this agreement, Highland Park must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under IRC Section 42. If Highland Park fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits, and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor member. Highland Park is obligated to certify tenant eligibility.

Under provisions of the R&O Agreement and operating agreement, Highland Park is obligated to fund an affordability reserve in the amount of \$80,000. Withdrawals are restricted to cover insufficient cash flow from the public housing units. The affordability reserve was \$89,101 as of December 31, 2018. As part of the RAD conversion, the affordability reserve was required to be terminated and deposited into the replacement reserve.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Highland Park (cont.)

The R&O Agreement and operating agreement provide for Highland Park to fund an operating reserve in the amount of \$220,000. The operating reserve, including interest thereon, was to be administered in accordance with the R&O Agreement and utilized primarily to fund operating deficits. Upon termination of the R&O Agreement as part of the RAD conversion, the operating reserve is to be administered for the purposes for which it was established, subject to the consent of the investor member. The operating reserve was \$245,116 as of December 31, 2018.

Highland Park and the Authority entered into a RAD Conversion Commitment with HUD where the public housing units were converted to Section 8 project based-vouchers effective June 1, 2018. Highland Park entered into a Project Based Voucher Housing Assistance Payments contract with the Authority whereby the Authority agrees to make housing assistance payments to the project for 46 of the units. The HAP contract is effective June 1, 2018 and has an initial term of 20 years set to expire May 31, 2038. Gross rental income under the HAP contract represents approximately 23% of residential rental income (excluding rooftop lease income) for the year ended December 31, 2018. Highland Park and the Authority entered into a RAD Use Agreement with HUD pursuant to the RAD HAP contract which will coincide with the term of the HAP contract. The assisted units are to be leased in accordance with the RAD HAP contract, including applicable eligibility and income requirements.

The R&O Agreement and operating agreement also provide for Highland Park to fund a replacement reserve in 12 equal monthly installments of \$175 per unit per year. The monthly installment increased to \$200 in June 2010 and \$250 in June 2015. In connection with the RAD conversion, the operating agreement was amended to require monthly installments of \$2,375. The amendment to the operating agreement also required that \$725,275 of the RAD loan proceeds received in 2018 be deposited into the replacement reserve. These funds were included in the operating cash account as of December 31, 2018 and transferred to the replacement reserve account in March 2019. The amendment to the operating agreement also required that the balance of the Affordability Reserve be transferred to the replacement reserve. The replacement reserve shall be used to fund repairs, capital expenditures, and other costs as approved by the Authority and the investor member. The replacement reserve balance was \$888,327 as of December 31, 2018.

Highland Park entered into a management agreement with an unaffiliated entity. Under this agreement, Highland Park is obligated to pay a management fee equal to \$28.75 per unit in 2018. The management fees incurred under this agreement totaled \$39,330 for the year ended December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Highland Park (cont.)

Highland Park entered into a non-cancelable operating lease agreement with Verizon Wireless to rent a portion of its rooftop space to install telecommunications equipment. The lease requires an annual lease payment of \$30,500 commencing in 2017 which is to increase 4% each year. The lease expires October 2022. The lease includes five remaining five year options to renew. Highland Park entered into a non-cancelable operating lease agreement with T-Mobile to rent a portion of its rooftop space for the operations of antenna systems and telecommunications equipment. The lease requires an annual lease payment of \$31,500 commencing upon construction and installation, which is expected to begin in 2019. Annual rent payments increase 4% each year. The lease expires five year after commencement. The lease includes five remaining five year options to renew. Rooftop lease income included in rental income totaled \$30,335 for the year ended December 31, 2018. Future minimum rental income under the rooftop lease is \$63,537, \$66,079, \$68,722, \$62,194, \$36,850 for the years 2019, 2020, 2021, 2022 and 2023 respectively.

Cherry Court

Cherry Court entered into a Land Use Restriction Agreement with WHEDA as a condition to receiving allocations of low-income housing tax credits. Under this agreement, Cherry Court must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under IRC Section 42. If Cherry Court fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits, and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor member. Cherry Court is obligated to certify tenant eligibility.

Under provisions of the R&O Agreement and operating agreement, Cherry Court has established an affordability reserve in the initial amount of \$224,000. These reserve funds, including interest thereon, were restricted for the benefit of the public housing units to cover shortfalls in the event operating subsidy funds were not available. As part of the RAD conversion, the affordability reserve was required to be terminated and deposited into the replacement reserve.

The operating agreement required Cherry Court to fund an operating reserve in the amount of \$145,000. The operating reserve, including interest thereon, is to be utilized primarily to fund operating deficits. Withdrawals may be made only upon the approval of the special member. The operating reserve balance was \$157,789 as of December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Cherry Court (cont.)

The operating agreement requires Cherry Court to fund a replacement reserve annually in the initial amount of \$21,000 which increased 3% per year. In connection with the RAD conversion, the operating agreement was amended to require annual deposits equal to \$250 per unit per year, increasing by 3% per year. In addition, the RAD conversion commitment required an additional deposit of \$198,546 which was funded by RAD replacement reserve loan proceeds received in 2018. The amendment to the operating agreement and the RAD conversion commitment also required that the balance of the affordability reserve be transferred to the replacement reserve. The replacement reserve shall be used for the purpose of replacing capital assets or providing capital improvements. Withdrawals may be made only upon the approval of the Authority and the special member. The replacement reserve balance was \$474,817 as of December 31, 2018.

Cherry Court has entered into a lease with a third party to lease ground space for the purpose of constructing, maintaining, and operating a cellular tower. The lease requires monthly payments of \$2,420 through November 2021. The lease includes four successive five year options to renew with a ten percent increase in rent for each renewal. The company entered into a lease with another third party starting September 2016 to lease ground space for a cellular tower. The lease requires annual payments of \$5,500 through August 2021. The lease includes four successive five year options to renew with a three percent increase in rent for each renewal. Rental income earned under these leases totaled \$34,540 for the year ended December 31, 2018. Future minimum rental income for these leases is \$34,540 for the years 2019 and 2020 and \$30,287 for 2021.

Cherry Court and the Authority entered into a Rental Assistance Demonstration (RAD) Conversion Commitment with HUD in April 2017 pursuant to which the public housing units were converted to Section 8 project based-vouchers effective November 30, 2017. Cherry Court entered into a Project Based Voucher Housing Assistance Payments (HAP) Contract with the Authority whereby the Authority agrees to make housing assistance payments to the project for 70 of the units. These units have been designated for elderly families under the contract. The HAP contract is effective December 1, 2017 and has an initial term of 20 years set to expire December 31, 2037. Rental revenue under the HAP contract represents approximately 45% of rental income for the year ended December 31, 2018. Cherry Court and the Authority entered into a RAD Use Agreement with HUD pursuant to the RAD HAP contract which will coincide with the term of the HAP contract. The assisted units are to be leased in accordance with the RAD HAP contract, including applicable eligibility and income requirements.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Convent Hill

The Authority, as plaintiff, filed a complaint against the architect and construction contractor of the building to redress claims of negligent design and construction. The U.S. Department of Housing and Urban Development authorized the initiation of this litigation in March 2013. The complaint was amended to also include the company; Convent Hill Retail, LLC; FOH, LLC; and Convent Hill Gardens Limited Partnership as plaintiffs (the parties). The parties entered into a litigation funding agreement effective June 2013. Under this agreement, Convent Hill was responsible for a maximum of \$56,000 of costs and expenses associated with the litigation which was to be paid solely with funds from the operating reserve. Litigation costs in excess of this amount are the obligation of the Authority. Litigation costs incurred totaled \$56,000 in 2013 and were paid to the Authority during 2014 with funds from the operating reserve. In June 2018, the parties entered into a settlement agreement and release of the complaint with the defending parties. As part of the settlement, the parties received a cash payment which was reimbursed as part of a memorandum of understanding among the plaintiff parties involved. Convent Hill was reimbursed \$56,000 which is classified as legal settlement income for the year ended December 31, 2018.

In conjunction with the litigation funding agreement, an amendment to the operating agreement requires the manager to fund operating deficits in the form of operating deficit loans from June 2013 through December 2018. These operating deficit loans may not exceed the lesser of the aggregate amount of operating reserves used to pay litigation costs related to the complaint against the architect and construction contractor or \$56,000. Operating deficit loans made shall be unsecured, bear interest at 6% per annum, and be repayable solely from cash flow and capital transactions as defined in the operating agreement. There have been no operating deficit loans made to the company as of December 31, 2018.

Convent Hill entered into a Land Use Restriction Agreement with WHEDA as a condition to receiving allocations of low-income housing tax credits. Under this agreement, Convent Hill must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units that shall be occupied by individuals or families whose income meets the requirement set under IRC Section 42. If Convent Hill fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits, and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor member. Convent Hill is obligated to certify tenant eligibility.

Under provisions of the R&O agreement and the operating agreement, Convent Hill established an affordability reserve in the initial amount of \$129,000. These reserve funds, including interest thereon, were restricted for the benefit of the public housing units to cover shortfalls in the event operating subsidy funds are not available. As part of the RAD conversion, the affordability reserve was required to be terminated and deposited into the replacement reserve. The affordability reserve balance was \$131,590 as of December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Convent Hill (cont.)

The R&O agreement and operating agreement required for Convent Hill to fund an operating reserve in the initial amount of \$105,000. Withdrawals are restricted to cover operating deficits. If a withdrawal would cause the balance of the reserve to be less than \$50,000, approval of the special member is needed. The operating reserve was \$106,747 as of December 31, 2018.

The R&O agreement required Convent Hill to fund a replacement reserve annually in the amount of \$16,000 which increased 3% per year. In connection with the RAD conversion, the operating agreement was amended to require annual deposits equal to \$250 per year, increasing by 3% per year. The amendment to the operating reserve and the RAD conversion commitment also required that the balance of the affordability reserve be transferred to the replacement reserve. The replacement reserve shall be used for working capital needs, improvements, replacements, and other contingencies as determined in the reasonable discretion of the manager. Withdrawals may be made only upon the approval of the Authority and the special member. The replacement reserve balance was \$196,719 as of December 31, 2018.

Convent Hill and the Authority entered into a Rental Assistance Demonstration (RAD) Conversion Commitment with HUD in July 2017 pursuant to which the public housing units were converted to Section 8 project based-vouchers effective July 1, 2018. Convent Hill entered into a Project Based Voucher Housing Assistance Payments (HAP) Contract with the Authority whereby the Authority agrees to make housing assistance payments to the project for 42 of the units. The HAP contract is effective July 1, 2018 and has an initial term of 20 years set to expire June 30, 2038. Rental revenue under the HAP contract represents approximately 29% of rental income for the year ended December 31, 2018. Convent Hill and the Authority entered into a RAD Use Agreement with HUD pursuant to the RAD HAP contract which will coincide with the term of the HAP contract. The assisted units are to be leased in accordance with the RAD HAP contract, including applicable eligibility and income requirements.

Scattered Sites

Scattered Sites entered into a Land Use Restriction Agreement with WHEDA as a condition to receiving an allocation of low-income housing tax credits. Under this agreement, Scattered Sites must continuously comply with Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirement set under IRC Section 42. If Scattered Sites fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits, and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor member. Scattered Sites is obligated to certify tenant eligibility.

Under provisions of the R&O agreement and operating agreement, Scattered Sites established an affordability and operating reserve in the initial amount of \$75,000. These reserve funds, including interest thereon, are restricted to help meet operating expenses and debt service of Scattered Sites in the event operating subsidy funds are not available. The affordability and operating reserve balance was \$76,928 as of December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Scattered Sites (cont.)

The R&O Agreement and operating agreement require Scattered Sites to fund a replacement reserve annually in the initial amount of \$300 per unit. The annual deposit requirement increases 3% per year. In connection with the RAD conversion, the operating agreement was amended to require annual deposits of \$9,394, increasing 3% per year. In addition, the amendment required that \$175,826 of the RAD loan proceeds received in 2018 be deposited into the replacement reserve. The replacement reserve shall be used for the purpose of replacing capital assets or providing capital improvements. Withdrawals may be made only upon the approval of the Authority and investor member. The replacement reserve balance was \$267,738 as of December 31, 2018.

The Authority entered into a cooperation agreement with the City of Milwaukee whereby any low-rent housing developed by the Authority receiving federal assistance from the United States of America shall make annual payments in lieu of taxes in an amount equal to 10% of the shelter rent. Shelter rent is defined as the total of all rents charged to tenants less the cost of utilities. Since all the units in the project are public housing units, Scattered Sites is subject to the same agreement.

Scattered Sites and the Authority entered into a Rental Assistance Demonstration (RAD) Conversion Commitment with HUD in January 2018 as amended in October 2018, pursuant to which the public housing units were converted to Section 8 project based-vouchers effective December 1, 2018. Scattered Sites entered into a Project Based Voucher Housing Assistance Payments (HAP) Contract with the Authority whereby the Authority agrees to make housing assistance payments to the project for 24 of the units. The HAP contract is effective December 1, 2018 and has an initial term of 20 years set to expire November 30, 2038. Rental revenue under the HAP contract represents approximately 17% of rental income for the year ended December 31, 2018. Scattered Sites and the Authority entered into a RAD Use Agreement with HUD pursuant to the RAD HAP contract which will coincide with the term of the HAP contract. The assisted units are to be leased in accordance with the RAD HAP contract, including applicable eligibility and income requirements.

Scattered Sites II

Scattered Sites II entered into a Land Use Restriction Agreement with WHEDA as a condition to receiving an allocation of low-income housing tax credits from WHEDA. Under this agreement, Scattered Sites II must continuously comply with Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under IRC Section 42. If Scattered Sites II fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits, and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor member. Scattered Sites II is obligated to certify tenant eligibility.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Scattered Sites II (cont.)

Under provisions of the R&O Agreement and operating agreement, Scattered Sites II has established an operating reserve in the initial amount of \$75,000. These reserve funds, including interest thereon, are restricted to help meet operating expenses and debt service which exceed available operating revenues. Withdrawals may be made upon approval of the special member. The operating reserve balance was \$75,718 as of December 31, 2018.

The R&O Agreement and operating agreement requires Scattered Sites II to fund a replacement reserve annually in the initial amount of \$300 per unit. The annual deposit requirement increases 3% per year. In connection with the RAD conversion, the operating agreement was amended to require that \$206,866 of the RAD loan proceeds received in 2018 be deposited into the replacement reserve. The replacement reserve shall be used for the purpose of replacing capital assets or providing capital improvements. Withdrawals may be made only upon the approval of the Authority and the investor member or the special member. The replacement reserve balance was \$278,783 at December 31, 2018.

The Authority entered into a cooperation agreement with the City of Milwaukee whereby any low-rent housing development by the Authority receiving federal assistance from the United States of America shall make annual payments in lieu of taxes (PILOT) in an amount equal to 10% of the shelter rent. Shelter rent is defined as the total of all rents charged to tenants less the cost of utilities. Scattered Sites II is subject to the same agreement with respect to its public housing units.

Scattered Sites II and the Authority entered into a Rental Assistance Demonstration (RAD) Conversion Commitment with HUD in January 2018 as amended in October 2018, pursuant to which the public housing units were converted to Section 8 project based-vouchers effective December 1, 2018. Scattered Sites II entered into a Project Based Voucher Housing Assistance Payments (HAP) Contract with the Authority whereby the Authority agrees to make housing assistance payments to the project for 24 of the units. The HAP contract is effective December 1, 2018 and has an initial term of 20 years set to expire November 30, 2038. Rental revenue under the HAP contract represents approximately 5% of rental income for the year ended December 31, 2018. Scattered Sites II and the Authority entered into a RAD Use Agreement with HUD pursuant to the RAD HAP contract which will coincide with the term of the HAP contract. The assisted units are to be leased in accordance with the RAD HAP contract, including applicable eligibility and income

Olga Village

Olga Village entered into a Land Use Restriction Agreement with WHEDA as a condition to receiving an allocation of low-income housing tax credits. Under this agreement, Olga Village must continuously comply with Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under IRC Section 42. If Olga Village fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits, and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor member. Olga Village is obligated to certify tenant eligibility.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Olga Village (cont.)

The R&O Agreement and operating agreement required Olga Village to fund a replacement reserve based upon \$250 per unit per year commencing in 2011. This amount increased by 10% on the fifth anniversary in 2016. In connection with the RAD conversion, the operating agreement was amended to require annual deposits of \$9,250 payable in monthly installments of \$771 effective June 1, 2018. The amendment to the operating agreement also required \$142,822 of the balance in the authority subsidy reserve held by the Authority to be deposited into the replacement reserve. The replacement reserve shall be used to fund repairs, capital expenditures, and other costs as approved by the Authority and the investor member. The replacement reserve balance was \$279,711 at December 31, 2018.

The R&O Agreement and operating agreement require Olga Village to establish and maintain an operating reserve with a minimum balance of \$200,000. If the balance is less than the minimum, Olga Village shall deposit funds from cash flow into the reserve in the priority as set for the in the operating agreement. Upon termination of the R&O agreement in connection with the RAD conversion discussed, the operating agreement continues to require that funds from the operating reserve be used to fund operating deficits with the consent of the investor member and the Authority. Funds from the operating reserve may be used to fund operating deficits with the consent of the investor member. The operating reserve balance was \$205,100 at December 31, 2018.

The Authority established an authority subsidy reserve solely for the benefit of the public housing units in the amount of \$150,000. As part of the RAD conversion, the operating agreement was amended to require \$142,822 of the reserve be transferred into the replacement reserve and the balance of \$7,178 used to pay RAD closing costs. To make the transfer, the Authority and Olga Village executed the RAD loan (subsidy reserve note payable) discussed below. Upon transfer, the reserve was terminated.

The Authority entered into a cooperation agreement with the City of Milwaukee whereby any low-rent housing developed by the Authority receiving federal assistance from the United States of America shall make annual payments in lieu of taxes (PILOT) in an amount equal to 10% of the shelter rent. Shelter rent is defined as the total of all rents charged to tenants less the cost of utilities. Olga Village is subject to the same agreement with respect to the public housing units.

Olga Village leases the senior community center to United Community Center, Inc. In lieu of monthly base rent, the tenant shall operate and maintain the senior community center including utilities, repairs, maintenance, and real estate taxes.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Olga Village (cont.)

Olga Village and the Authority entered into a RAD Conversion Commitment with HUD in April 2017 and as amended in April 2018, pursuant to which the public housing units were converted to Section 8 project based-vouchers effective June 1, 2018. Olga Village entered into a Project Based Voucher Housing Assistance Payments Contract with the Authority whereby the Authority agrees to make housing assistance payments to the project for 37 of the units. The HAP contract is effective June 1, 2018 and has an initial term of 20 years set to expire May 31, 2038. Gross rental income under the HAP contract represents approximately 75% of rental income for the year ended December 31, 2018. Olga Village and the Authority entered into a RAD Use Agreement with HUD pursuant to the RAD HAP contract which will coincide with the term of the HAP contract. The assisted units are to be leased in accordance with the RAD HAP contract, including applicable eligibility and income requirements.

Westlawn Renaissance

Westlawn Renaissance has entered into an operating agreement with the Authority. Provisions of the agreement require Westlawn Renaissance to fund a replacement reserve in the initial amount of \$75,000 upon receipt of the second installment of equity from the investor member. Commencing on June 1, 2013, monthly deposits are required in an amount equal to \$300 per unit per year for the first year, increasing by 3% each twelve-month period thereafter. In connection with the RAD conversion, the operating agreement was amended to require deposits of \$350 per unit per year, increasing by 3% every June 1 thereafter. In addition, the RAD conversion commitment required an additional deposit of \$420,875, of which \$339,343 was funded by additional proceeds from the Authority construction and term loan. The replacement reserves shall be used to fund repairs, capital expenditures, and other costs as approved by the investor member. The replacement reserve balance was \$893,055 at December 31, 2018.

The operating agreement requires Westlawn Renaissance to establish an operating reserve of at least \$600,000. Funds from the operating reserve may be used to pay for operating or other expenses with the consent of the investor member. Westlawn Renaissance is required to fund the operating reserve from available cash flow as defined in the operating agreement, in order to maintain a balance at all times of \$600,000. The reserve shall be maintained throughout the 15 year tax credit compliance period. Upon the three year anniversary of the achievement of stabilized occupancy, as defined in the operating agreement, any excess amounts in the operating reserve shall be released to pay applicable principal and interest on the mortgage notes payable due to the Authority. Beginning June 2024, and each year thereafter, the required balance in the operating reserve may be reduced in accordance with the operating agreement. The operating reserve balance was \$605,705 as of December 31, 2018.

Westlawn Renaissance entered into a management agreement with an unaffiliated entity. Under this agreement, Westlawn Renaissance is obligated to pay a management fee equal to \$24.50 per unit per month. The management fees incurred under this agreement totaled \$76,500 for the year ended December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Westlawn Renaissance (cont.)

Westlawn Renaissance entered into a Land Use Restriction Agreement with WHEDA as a condition to receiving an allocation of low-income housing tax credits. Under this agreement, Westlawn Renaissance must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under IRC Section 42. If Westlawn Renaissance fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits, and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor member. Westlawn Renaissance is obligated to certify tenant eligibility.

Westlawn Renaissance and the Authority entered into a RAD Conversion Commitment with HUD in April 2017 pursuant to which the public housing units were converted to Section 8 project based-vouchers effective November 30, 2017. Westlawn Renaissance entered into a Project Based Voucher Housing Assistance Payments Contract with the Authority whereby the Authority agrees to make housing assistance payments to the project for 64 of the units. Forty-seven of these units have been designated for elderly families under the contract. The HAP contract is effective December 1, 2017 and has an initial term of 20 years set to expire December 31, 2037. Rental revenue under the HAP contract represents approximately 18% of rental income for the year ended December 31, 2018. Westlawn Renaissance and the Authority entered into a RAD Use Agreement with HUD pursuant to the RAD HAP contract which will coincide with the term of the HAP contract. The assisted units are to be leased in accordance with the RAD HAP contract, including applicable eligibility and income requirements.

The Authority entered into a cooperation agreement with the City of Milwaukee whereby any low-rent housing developed by the Authority receiving federal assistance from the United States of America shall make annual payments in lieu of taxes (PILOT) in an amount equal to 10% of the shelter rent. Shelter rent is defined as the total of all rents charged to tenants less the cost of utilities. Westlawn Renaissance is subject to the same agreement with respect to the public generating housing units.

Lapham Park

Lapham Park has entered into an operating agreement with the Authority. Provisions of the agreements require Lapham Park to fund a replacement reserve in an initial amount of \$60,300 upon receipt of the second installment of equity from the investor member. Commencing on June 1, 2013, monthly deposits are required in an amount equal to \$300 per unit per year for the first year, increasing by 3% each twelve-month period thereafter. In connection with the RAD conversion, the operating agreement was amended to require deposits of \$334 per year, increasing by June 1 thereafter. The replacement reserve shall be used to fund repairs, capital expenditures, and other costs as approved by the Authority and the investor member. The replacement reserve balance was \$412,962 as of December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Lapham Park (cont.)

The operating agreement requires Lapham Park to establish an operating reserve of at least \$628,000. Funds from the operating reserve may be used to pay for operating or other expenses with the consent of the investor member. Lapham Park is required to fund the operating reserve from available cash flow as defined in the operating agreement, in order to maintain a balance at all times of \$628,000. The reserve shall be maintained throughout the 15 year tax credit compliance period. Upon the three year anniversary of the achievement of stabilized occupancy, as defined in the operating agreement, any excess amounts in the operating reserve shall be released to pay applicable principal and interest on the mortgage notes payable due to the Authority. Beginning June 2024, and each year thereafter, the required balance in the operating reserve may be reduced in accordance with the operating agreement. The operating reserve balance was \$634,064 as of December 31, 2018.

Lapham Park entered into a management agreement with an unaffiliated entity. Under this agreement, Lapham Park is obligated to pay a management fee equal to \$27.00 per unit per month. The management fees incurred under this agreement totaled \$65,124 for the year ended December 31, 2018.

Lapham Park entered into Land Use Restriction Agreements with WHEDA as a condition to receiving the bonds payable and an allocation of low-income housing tax credits. Under this agreement, Lapham Park must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under IRC Section 42. If Lapham Park fails to comply with this agreement or with the IRC, the bonds payable become immediately due and payable; Lapham Park may be ineligible for low-income housing tax credits; and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor member. Lapham Park is obligated to certify tenant eligibility.

Lapham Park and the Authority entered into a RAD Conversion Commitment with HUD in November 2017 pursuant to which the public housing units were converted to Section 8 project based-vouchers effective May 1, 2018. Lapham Park entered into a Project Based Voucher Housing Assistance Payments Contract with the Authority whereby the Authority agrees to make housing assistance payments to the project for 131 of the units. The HAP contract is effective May 1, 2018 and has an initial term of 20 years set to expire April 30, 2038. Gross rental income under the HAP contract represents approximately 46% of residential rental income (excluding rooftop lease income) for the years ended December 31, 2018. Lapham Park and the Authority entered into a RAD Use Agreement with HUD pursuant to the RAD HAP contract which will coincide with the term of the HAP contract. The assisted units are to be leased in accordance with the RAD HAP contract, including applicable eligibility and income requirements.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Lapham Park (cont.)

The Authority had entered into a cooperation agreement with the City of Milwaukee whereby any low-rent housing developed by the Authority receiving federal assistance from the United States of America shall make annual payments in lieu of taxes (PILOT) in an amount equal to 10% of the shelter rent. Shelter rent is defined as the total of all rents charged to tenants less the cost of utilities. Lapham Park is subject to the same agreement with respect to its public housing units.

Lapham Park entered into a Declaration of Condominium agreement to form Lapham Park Condominium. Under the agreement, the building was divided into two units which are occupied by the project.

The Authority had a non-cancelable operating lease agreement with Verizon Wireless to rent a portion of its rooftop space for antenna systems and storage areas for communication transmitters. In February 2012, the Authority assigned its interest in the lease to Lapham Park. Payments on the lease increase 4% each year. The lease expires December 31, 2020. The lease includes three remaining five year option to renew.

Lapham Park entered into a non-cancelable operating lease agreement with T-Mobile to rent a portion of its rooftop space for the maintenance and operation of telecommunications equipment. The lease requires an annual lease payment of \$27,000 commencing in 2017 which is to increase 4% each year. The lease expires April 2022. The lease includes five remaining five year options to renew. Rooftop lease income included in rental income totaled \$60,947 for the year ended December 31, 2018. Future minimum rental income under the rooftop leases is \$63,011, \$65,531, \$31,181, \$10,529 for the years 2019, 2020, 2021, and 2022 respectively.

In connection with the AHP note with the Authority, the project must comply with certain affordability requirements outlined in an AHP Subsidy Agreement between the Authority and the Federal Home Loan Bank.

F. ECONOMIC DEPENDENCY

The Authority is economically dependent on annual contributions and grants from the U.S. Department of Housing and Urban Development (HUD). The Authority operates at a loss prior to receiving contributions and grants from HUD.

G. RELATED PARTY TRANSACTIONS

Thirteen of the individuals who work for the Authority are employees of the City of Milwaukee. Wages and related fringe benefits are paid by the City of Milwaukee and reimbursed by the Authority. Wages and related fringe benefits reimbursed to the City by the Authority were approximately \$3,118,978 in 2018. In addition, during 2018 the Authority paid the City approximately \$512,005, for administrative services and overhead expenses. The liability as of year-end totaled \$157,826 is included in accounts payable as of December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

G. RELATED PARTY TRANSACTIONS (cont.)

In accordance with an agreement with the City of Milwaukee, the Authority makes PILOT to the City equal to 10% of the Authority's net shelter rental income. The PILOT for 2018, paid in 2019 was \$1,177,082 and is included in accrued liabilities as of December 31, 2018.

Component Units

Carver Park

Carver Park entered into a management agreement with Friends of Housing Corporation ("Friends"), a member of the general partner, for a management fee equal to \$30.00 per unit during 2018. The management fees incurred under this agreement totaled \$46,116 for the year ended December 31, 2018.

The partnership agreement provides for Carver Park to pay an annual asset management fee to the investor limited partner in the base amount of \$5,000 as annually adjusted by the Consumer Price Index (CPI). Asset management fees incurred were \$0 for the year ended December 31, 2018. Accrued asset management fees were \$0 as of December 31, 2018.

Carver Park has entered into R&O Agreements with the Authority. Provisions of the R&O Agreements require Carver Park to maintain 27 and 24 units as public housing units in Carver I and Carver II, respectively. Carver Park shall use its best efforts to achieve and maintain tiers of persons with income of 30%, 50%, and 60% of county median incomes residing in the public housing units. With regards to the public housing units, the Authority is to pay operating subsidies to Carver Park equal to the difference between rents received from tenants residing in the public housing units and operating expenses for those units. The agreements expire on December 31, 2041. Operating subsidies totaling \$155,121 were earned for the year ended December 31, 2018. Included in accounts payable on the balance sheets are operating subsidy payables of \$20,738 as of December 31, 2018.

Carver Park is obligated to pay the Authority an annual authority oversight fees to cover its asset management responsibilities in administering the operating subsidy in the amounts of \$27,000 and \$24,000 for Carver I and Carver II, respectively. The Authority will forego the authority oversight fee to the extent of any public housing shortfall. Authority oversight fees totaled \$51,000 for the year ended December 31, 2018. Accrued authority oversight fees were \$102,000 as of December 31, 2018.

Accounts payable includes amounts due to the Authority for reimbursement of expenses paid on behalf of Carver Park totaling \$13,203 as of December 31, 2018.

Highland Park

Highland Park is obligated to pay an annual asset cumulative management fee to the investor member in the amount of \$5,000, which is payable from cash flow as defined in the operating agreement. Accrued asset management fees were \$15,000 as of December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

G. RELATED PARTY TRANSACTIONS (cont.)

Component Units (cont.)

Highland Park (cont.)

The Authority is required to jointly and severally fund all operating deficits for the 36 month period after the breakeven date and achievement of permanent loan closing in the form of an operating deficit advance, with a maximum cumulative operating deficit advance of \$300,000. The guarantee amount reduces to \$150,000 on the second anniversary of achievement of the operating deficit requirements. The guarantee further reduces to zero on the third anniversary of achievement of the operating deficit requirements. Operating deficit advances bear interest at 8%. There has been no operating deficit advances made to Highland Park as of December 31, 2018.

The Authority has also guaranteed the amount of the low-income housing tax credits to be generated by the project. Total operating deficit and tax credit and guarantees shall not exceed the cumulative amount of \$1,000,000.

Highland Park has entered into an R&O Agreement with the Authority. Provisions of the agreement require Highland Park to maintain 46 units as public housing units. With regards to the public housing units, the Authority is to pay operating subsidies to Highland Park equal to primarily the allowable expense level determined by HUD annually, less rents received from tenants residing in the public housing units. The agreement will expire upon the latest to occur of the expiration of the minimum period during which the public housing is required by law to be operated as such, the expiration of 40 years from the date of first occupancy (November 2044), and repayment of the subordinated mortgage note payable to the Authority. Operating subsidies totaling \$65,464 were incurred during the year ended December 31, 2018. Operating subsidy payables were \$0 as of December 31, 2018. Operating subsidy receivables were \$1,621 as of December 31, 2018.

The termination of the R&O agreement was executed April 24, 2018 and effective May 31, 2018 upon conversion of the public housing units to Section 8 assistance under the RAD program.

Highland Park is obligated to pay the Authority an authority oversight fee to cover its asset management responsibilities in administering the operating subsidy in the amounts of \$46,000. Highland Park did not incur oversight fees for the period ended December 31, 2018. Accrued authority oversight fees included in accrued expenses were \$34,938 as of December 31, 2018.

Highland Park entered into a RAD loan note payable to the Authority. The note is non-interest bearing and unsecured. The note is due April 23, 2038. The balance of the note payable was \$793,888 and \$0 as of December 31, 2018.

Included in Highland Park accounts payable are amounts totaling \$42,202 as of December 31, 2018 due to the Authority for expenses paid on Highland Park's behalf including RAD conversion costs and maintenance costs.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

G. RELATED PARTY TRANSACTIONS (cont.)

Component Units (cont.)

Cherry Court

Cherry Court entered into a management agreement with Friends. Under this agreement, Cherry Court is obligated to pay a monthly management fee equal to \$28.00 per unit for 2018, not to exceed 6% of gross annual income. The management fees incurred under this agreement totaled \$39,600 for the year ended December 31, 2018. Friends is also paid an administrative fee related to application review, home visits, and completing the tenant income certification related to certifying tenant compliance.

Cherry Court is obligated to pay the investor member an annual cumulative asset management fee of \$3,500. The asset management fee shall increase annually by 3% and is only payable from cash flow. Asset management fees incurred were \$4,988 for the year ended December 31, 2018.

The Authority has guaranteed the amount of the low-income housing tax credits to be generated by the project. Total operating deficit and tax credit guarantees shall not exceed the cumulative amount of \$300,000.

Cherry Court has entered into a R&O Agreement with the Authority. Provisions of the agreement require Cherry Court to maintain 70 units as public housing units. With regards to the public housing units, the Authority is to pay operating subsidies to Cherry Court equal to primarily the allowable expense level determined by HUD annually, less rents received from tenants residing in the public housing units. Operating subsidies totaling \$0 were incurred during the year ended December 31, 2018. Included in accounts receivable on the statement of net position are operating subsidy receivables of \$0 as of December 31, 2018. Included in accounts payable of the statement of net position are operating subsidies payable of \$23,767 as of December 31, 2018. The R&O Agreement was terminated November 30, 2017 upon conversion of the public housing units to Section 8 assistance under the RAD program.

Cherry Court entered into a RAD replacement reserve loan note payable to the Authority. The note is non-interest bearing and unsecured. Payments on the note may be made to the extent of available cash flow. The note is due December 31, 2037. The balance of the note payable was \$198,546 as of December 31, 2018.

Convent Hill

Convent Hill is obligated to pay the investor member or its affiliate an annual asset management fee in the initial amount \$3,500. The asset management fee shall increase annually by 3% and is payable from cash flow. Asset management fees incurred were \$4,565 for the year ended December 31, 2018.

The Authority has guaranteed the amounts of the low income housing tax credits to be generated by the project. Total tax credit guarantees shall not exceed \$100,000.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

G. RELATED PARTY TRANSACTIONS (cont.)

Component Units (cont.)

Convent Hill (cont.)

Convent Hill has entered into an R&O Agreement with the Authority. Provisions of the agreement require Convent Hill to maintain 42 units as public housing units. With regards to the public housing units, the Authority is to pay operating subsidies to Convent Hill equal to primarily the allowable expense level determined by HUD annually, less rents received from tenants residing in the public housing units. The agreement will expire upon the latest to occur of the expiration of the minimum period during which the public housing is required by law to be operated as such, the expiration of 40 years from the date of first occupancy (October 2047), and repayment of the subordinated mortgage notes payable to the Authority. Operating subsidies totaling \$67,052 were earned during the year ended December 31, 2018. Included in accounts payable on statement of net position are operating subsidy payables of \$8,725 as of December 31, 2018.

The termination of the R&O agreement was executed May 25, 2018 and effective July 1, 2018, upon conversion of the public housing units to Section 8 assistance under the RAD program.

Included in Convent Hill accounts payable are amounts totaling \$33,385 as of December 31, 2018 due to the Authority for expenses paid on Convent Hill's behalf for RAD conversion costs.

Convent Hill entered into a Declaration of Condominium agreement (Declaration) with Convent Hill Retail, LLC; FOH, LLC; and Convent Hill Gardens Limited Partnership to form Convent Hill Condominium Association, Inc. (Association). Under the agreement, the building was divided into six units, one of which is occupied by the project. The Declaration specifies that the project's percentage interest in general common elements (i.e. the building, roof, and foundation, mechanical rooms, driveways, and sidewalks) is 59.99%. The Declaration specifies that the project's percentage interest in limited common elements specific to the residential units only (includes computer room, lobby, community room, laundry facilities, kitchen, outdoor terraces etc.) is 68.17%. The project's percentage interest in limited common elements specific to the residential units and the office unit (includes corridors and electrical rooms) is 65.7%.

The Board of Directors of the Association shall annually adopt a budget of common expenses and assess each unit accordingly. The assessments for these common expenses are payable in monthly installments and are based on the limited common elements percentages identified in the previous paragraph. However, if and to the extent the Board determines that usage or benefit of any particular common expense varies among the units, the board may allocate such differential common expenses to individual units based on the Board's best estimate. Included in the common expenses are costs such as utilities, landscaping, shared labor and materials, janitorial services, insurance, garbage and recycling services, elevator and the office telephone. Condominium fees totaled \$303,382 for the year ended December 31, 2018.

Convent Hill has entered into a management agreement with Friends. Under this agreement, Convent Hill is obligated to pay a management fee equal to \$27.00 per unit not to exceed 6% of gross annual income. The management fees incurred under this agreement totaled \$25,920 for the year ended December 31, 2018. Friends is also paid an administrative fee related to application review, home visits and completing the tenant income certification related to certifying tenant compliance.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

G. RELATED PARTY TRANSACTIONS (cont.)

Component Units (cont.)

Scattered Sites

Scattered Sites entered into a development services agreement with the Authority. The agreement provides for Scattered Sites to pay a development fee totaling \$700,000 to the Authority. The portion of the fee not paid under this agreement will bear interest at the long term applicable federal rate (8%) in effect on the Placement in Service date, compounded annually. Development fee payable was paid off in 2009. Accrued interest on the development fee was \$9,271 as of December 31, 2018.

Scattered Sites is obligated to pay the special member or its affiliate an annual asset management fee in the initial amount of \$3,500. Such fee shall be cumulative to the extent not paid in full in any year. The asset management fee shall increase annually by 3%. Asset management fees incurred were \$4,704 for the year ended December 31, 2018. Accrued asset management fees were \$4,704 as of December 31, 2018.

Scattered Sites has entered into an R&O Agreement with the Authority. Provisions of the agreement require Scattered Sites to maintain 24 units as public housing units. With regards to the public housing units, the Authority is to pay operating subsidies to Scattered Sites equal to primarily the allowable expense level determined by HUD annually, less rents received from tenants residing in the public housing units. The agreement will expire upon the latest to occur of the expiration of the minimum period during which the public housing is required by law to be operated as such, the expiration of 40 years from the date of first occupancy (October 2047), and repayment of the Authority's mortgage notes payable. Operating subsidies totaling \$93,303 were earned during the year ended December 31, 2018. Included in accounts payable on the statement of net position are operating subsidy payables of \$8,563 as of December 31, 2018.

The termination of the R&O agreement was executed October 30, 2018 and effective December 1, 2018 upon conversion of the public housing units to Section 8 assistance under the RAD program.

Scattered Sites has entered into a management agreement with Friends. Under this agreement, Scattered Sites is obligated to pay a management fee equal to \$37.50 per unit per month for 2018, not to exceed 9% of gross annual income collected. The management fees incurred under this agreement totaled \$10,363 for the year ended December 31, 2018. Friends is also paid an administrative fee related to application review, home visits and completing the tenant income certification related to certifying tenant compliance.

Scattered Sites entered into a RAD replacement reserve loan note payable to the Authority. The note is non-interest bearing and recourse to the manager. Payments on the note may be made to the extent of available cash flow. The note is due September 25, 2057. The balance of the note payable was \$213,122 as of December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

G. RELATED PARTY TRANSACTIONS (cont.)

Component Units (cont.)

Scattered Sites II

Scattered Sites II is obligated to pay the special member or its affiliate an annual asset management fee in the initial amount of \$3,500, which is payable from cash flow as defined in the operating agreement. Such fee shall be cumulative to the extent not paid in full in any year. Asset management fees incurred were \$3,500 for the year ended December 31, 2018. Accrued asset management fees were \$7,000 as of December 31, 2018.

Scattered Sites II is obligated to pay the manager an annual management fee in the initial amount of \$7,500. Such fee shall be payable to the extent of available cash flow and increase annually by 3%. Scattered Sites II management fees incurred were \$9,503 for the year ended December 31, 2018. Accrued management fees were \$35,019 as of December 31, 2018.

Scattered Sites II has entered into an R&O Agreement with the Authority. Provisions of the agreement require Scattered Sites to maintain 12 units as public housing units. With regards to the public housing units, the Authority is to pay operating subsidies to Scattered Sites II equal to primarily the allowable expense level determined by HUD annually, less rents received from tenants residing in the public housing units. The agreement will expire upon the latest to occur of the expiration of the a minimum period during which the public housing is required by law to be operated as such, the expiration of 40 years from the date of first occupancy (2049), and repayment of the Authority Mortgage Loan. Operating subsidies totaling \$29,979 were earned during the year ended December 31, 2018. Included in accounts payable are operating subsidy payables of \$4,925 as of December 31, 2018.

The termination of the R&O agreement was executed in June 2018 and effective December 1, 2018 upon conversion of the public housing units to Section 8 assistance under the RAD program.

Scattered Sites II has entered into a management agreement with Friends. Under this agreement, the company is obligated to pay a management fee equal to \$46 per unit per month not to exceed 8% of gross annual income collected. The management fees incurred were \$13,512 for the year ended December 31, 2018. Friends is also paid an administrative fee related to application review, home visits and completing the tenant income certification related to certifying tenant compliance.

Scattered Sites II entered into a RAD replacement reserve loan note payable to the Authority. The note is non-Interest bearing and recourse to the manager. Payments on the note may be made to the extent of available cash flow. The note is due May 5, 2059. The balance of the note payable was \$243,914 as of December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

G. RELATED PARTY TRANSACTIONS (cont.)

Component Units (cont.)

Olga Village

Olga Village is obligated to pay an annual cumulative asset management fee in the initial amount of \$1,850 to an affiliate of the investor member commencing in 2011, increasing 10% every fifty anniversary. The annual fee is payable from cash flow, as defined in the operating agreement. Asset Management fees incurred were \$2,035 for the year ended December 31, 2018. Accrued asset management fees were \$6,105 as of December 31, 2018.

Olga Village entered into a development services agreement with the Authority. The agreement provided for Olga Village to pay a development fee totaling \$1,026,952 to the Authority and a portion of the fee not paid under this agreement bore interest at the long-term applicable federal rate (3.86%) in effect on the completion date, compounded annually. The remaining principal balance of the development fee was paid off during 2014. Accrued interest on the development fee was \$10,359 as of December 31, 2018.

Olga Village had accounts payable to the Authority totaling \$61,789 as of December 31, 2018. The amounts relate to expenses paid on Olga Village's behalf by the Authority for reimbursable expenses, including RAD conversion costs, maintenance costs, and insurance. The balance is non-interest bearing and due on demand.

Olga Village has entered into an R&O Agreement with the Authority. Provisions of the agreement require Olga Village to maintain 37 units as public housing units. With regards to the public housing units, the Authority is to pay operating subsidies to Olga Village equal to primarily the allowable expense level determined by HUD annually, less rents received from tenants residing in the public housing units. The agreement will expire upon the latest to occur of the expiration of the minimum period during which the public housing is required by law to be operated as such, the expiration of 40 years from the date of first occupancy (December 2050), and repayment of the subordinated mortgage notes payable to the Authority. Operating subsidies totaling \$77,396 were earned during the year ended December 31, 2018. Included in accounts receivable are operating subsidy receivables of \$23,589 as of December 31, 2018.

The termination of the R&O agreement was executed April 24, 2018 and effective May 31, 2018 upon conversion of the public housing units to Section 8 assistance under the RAD program.

Olga Village has entered into a management agreement with Friends. Under this agreement, the company is obligated to pay a management fee equal to \$24.75 per unit per month not to exceed 6% of gross annual income collected. The management fees incurred under this agreement totaled \$10,989 for the year ended December 31, 2018. Friends is also paid an administrative fee related to application review, home visits and completing the tenant income certification related to certifying tenant compliance.

Olga Village entered into a RAD loan note payable to the Authority in the amount of \$57,365. The note is non-interest bearing and unsecured. The note is due April 23, 2038. The company entered into a RAD loan (subsidy reserve note payable) to the Authority in the amount of \$150,000. The note is non-interest bearing and unsecured. The note is due April 23, 2038. The balance of the notes payable was \$207,365 at December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

G. RELATED PARTY TRANSACTIONS (cont.)

Component Units (cont.)

Westlawn Renaissance

Westlawn Renaissance is obligated to pay an annual cumulative asset management fee to the investor member in the amount of \$12,500 commencing in 2013. Asset management fees incurred totaled \$12,500 for the year ended December 31, 2018. Included in other current liabilities are accrued asset management fees totaling \$12,500 as of December 31, 2018.

Westlawn Renaissance is obligated to pay an annual cumulative company management fee to the manager in the amount of \$37,500 commencing in 2013. Such fee is payable only from cash flow, and shall be paid pursuant to the terms of the operating agreement. Company management fee incurred and accrued totaled \$37,500 for the year ended December 31, 2018. Included in other current liabilities are accrued company management fees totaling \$75,000 as of December 31, 2018.

For the 60 month period following the achievement of stabilized occupancy, the manager member is required to fund all operating deficits in the form of an operating deficit advance, with a maximum cumulative operating deficit advance of \$870,000. The operating deficit obligation period will be extended if Westlawn Renaissance is not achieving certain occupancy rates as defined in the operating agreement and/or the operating reserve is not fully funded. Any operating deficit advances shall be treated as a loan and be non-interest bearing. Operating deficit advances are repayable from available cash flow as defined in the operating agreement. There were no operating deficit advance loans made to Westlawn Renaissance as of December 31, 2018.

Westlawn Renaissance has entered into an R&O Agreement with the Authority. Provisions of the agreement require Westlawn Renaissance to maintain 64 units as public housing units. The Authority is to pay operating subsidies to Westlawn Renaissance equal to primarily the allowable expense level determined by HUD annually, less rents received from tenants residing in the public housing units. There were no operating subsidies earned during the year ended December 31, 2018. Included in accounts payable is an operating subsidy payable of \$10,042 as of December 31, 2018. The R&O Agreement was terminated November 30, 2017 upon conversion of the public housing units to Section 8 assistance under the RAD program.

Westlawn Renaissance is obligated to pay the Authority an annual cumulative authority oversight fee in the amount of \$100,000 commencing in 2013 and every year thereafter. Authority oversight fee incurred totaled \$100,000 for the year ended December 31, 2018. Included in other current liabilities are accrued authority oversight fees totaling \$100,000 as of December 31, 2018.

Included in Westlawn Renaissance accounts payable are amounts totaling \$161,589 as of December 31, 2018 due to the Authority for storm water facilities management and expenses paid on Westlawn Renaissance's behalf including RAD conversion costs, maintenance costs and case manager services.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

G. RELATED PARTY TRANSACTIONS (cont.)

Component Units (cont.)

Lapham Park

Lapham Park is obligated to pay an annual cumulative asset management fee to the investor member in the amount of \$52 per credit unit (\$10,452) commencing in 2013. Asset management fee incurred totaled \$10,452 for the year ended December 31, 2018.

Lapham Park is obligated to pay an annual cumulative company management fee to the manager in the amount equal to \$150 per credit unit (\$30,150) commencing in 2013. The fee is payable only from available cash flow as defined in the operating agreement. Company management fees incurred totaled \$30,150 for the year ended December 31, 2018. Included in other current liabilities are accrued company management fees totaling \$180,900 as of December 31, 2018.

Lapham Park has entered into an R&O Agreement with the Authority. Provisions of the agreement require Lapham Park to maintain 131 units as public housing units. With regard to the public housing units, the Authority is to pay operating subsidies to Lapham Park equal to primarily the allowable expense level determined by HUD annually, less rents received from tenants residing in the public housing units. The agreement will expire upon the latest to occur of the expiration of the minimum period during which the public housing is required by law to be operated as such, the expiration of 40 years from the date of first occupancy (November 2051), and repayment of the subordinated mortgage notes payable to the Authority. Operating subsidies totaling \$131,647 were earned during the year ended December 31, 2018. Included in accounts payable are operating subsidy payables of \$19,636 as of December 31, 2018.

The termination of the R&O agreement was executed March 29, 2018 and effective May 1, 2018, upon conversion of the public housing units to Section 8 assistance under the RAD program.

Lapham Park is obligated to pay the Authority an annual cumulative authority oversight fee in the amount of \$30,150 commencing in 2013 and increasing by 3% every year thereafter. Authority oversight fee incurred totaled \$34,952 for the year ended December 31, 2018. Included in other current liabilities are accrued authority oversight fees totaling \$68,886 as of December 31, 2018.

Included in Lapham Park accounts payable are amounts totaling \$46,636 as of December 31, 2018 due to the Authority for expenses paid on Lapham Park's behalf including RAD conversion costs and maintenance costs.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

G. RELATED PARTY TRANSACTIONS (cont.)

Component Units (cont.)

Lapham Park (cont.)

Lapham Park entered into a development agreement with the manager member, which provides for the payment of a development fee of \$3,009,701. The entire fee has been capitalized into the cost of the buildings and is to be paid from capital contributions and project cash flow as set forth in the operating agreement. All unpaid amounts at the time of the project completion date shall bear interest at the long-term AFR as of the date of completion (2.4%), compounded annually. In the event the entire development fee has not been paid within 13 years of the date of completion of the project, the unpaid fee and accrued interest shall be paid by the manager member as a development fee advance which is only repayable from available cash flow. Development fee payable was \$2,196,403 as of December 31, 2018. Interest expense incurred on the development fee payable totaled \$54,058 for the year ended December 31, 2018. Accrued interest totaled \$110,065 as of December 31, 2018.

H. SUBSEQUENT EVENT

Effective January 1, 2019, the Authority entered into a capital contribution agreement with Carver Park whereby the Authority agreed to contribute the aggregate outstanding principal balance and accrued interest of the mortgage notes payable due to the Authority, totaling \$7,424,698 and \$6,266,253, respectively in consideration for an increase in its investor limited partnership capital account. All of the mortgages on these notes were satisfied on April 16, 2019.

I. EFFECT OF NEW ACCOUNTING STANDARDS ON CURRENT-PERIOD FINANCIAL STATEMENT

The Governmental Accounting Standards Board (GASB) has approved the following:

- Statement No. 83, *Certain Asset Retirement Obligations*
- Statement No. 84, *Fiduciary Activities*
- Statement No. 87, *Leases*
- Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowing and Direct Placements*
- Statement No. 89, *Accounting for Interest Costs Incurred Before the End of a Construction Period*
- Statement No. 90, *Majority Equity Interests – an amendment of GASB Statements No. 14 and No. 61*

When they become effective, application of these standards may restate portions of these financial statements.

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REQUIRED SUPPLEMENTARY INFORMATION

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HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS - RETIREE BENEFITS PLAN For the Year Ended December 31, 2018

	<u>2018</u>
Total OPEB Liability	
Service cost	\$ 408,154
Interest	413,951
Differences between expected and actual experience	(2,279,731)
Changes of assumptions	196,213
Benefit payments	<u>(301,450)</u>
Net Change in Total OPEB Liability	(1,562,863)
Total OPEB Liability - Beginning	<u>10,779,875</u>
Total OPEB Liability - Ending	<u>\$ 9,217,012</u>
Covered-employee payroll	\$ 10,640,578
Total OPEB liability as a percentage of covered-employee payroll	86.62%

Notes to Schedule:

1. The amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.
2. The Authority is required to present the last ten fiscal years data, however the standard allows the Authority to present as many years as are available until ten fiscal years are presented.
3. The Authority implemented GASB Statement No. 75 in fiscal year 2018. Information prior to fiscal year 2018 is not available.
4. Benefit changes. There were no changes of benefit terms in 2018.
5. Changes of assumptions. Discount rate changed from 4.50% to 3.75%.
6. No assets are accumulated in a trust that meets the criteria in GASB Statement No. 75, paragraph 4, to pay for related benefits.

See independent auditors' report and accompanying notes to required supplementary information.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

**SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
 Employes' Retirement System of the City of Milwaukee
 For the Year Ended December 31, 2018**

<u>Fiscal Year Ending</u>	<u>Proportion of the Net Pension Liability</u>	<u>Proportionate Share of the Net Pension Liability</u>	<u>Covered Payroll</u>	<u>Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll</u>	<u>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</u>
12/31/15	1.278258400%	\$ 1,450,000	\$ 6,772,000	21.41%	97.76%
12/31/16	1.166164300%	4,904,000	6,248,000	78.49%	98.20%
12/31/17	1.123111400%	4,786,000	6,559,000	72.97%	91.98%
12/31/18	1.096313690%	3,974,000	6,326,000	62.82%	93.70%

**SCHEDULE OF EMPLOYER CONTRIBUTIONS
 Employes' Retirement System of the City of Milwaukee
 For the Year Ended December 31, 2018**

<u>Fiscal Year Ending</u>	<u>Contractually Required Contributions</u>	<u>Contributions in Relation to the Contractually Required Contributions</u>	<u>Contribution Deficiency (Excess)</u>	<u>Covered Payroll</u>	<u>Contributions as a Percentage of Covered Payroll</u>
12/31/15	\$ 1,005,471	\$ 1,005,471	\$ -	\$ 9,562,255	10.51%
12/31/16	931,049	931,049	-	6,248,000	14.90%
12/31/17	900,100	900,100	-	6,559,000	13.72%
12/31/18	980,257	980,257	-	6,326,000	15.50%

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION As of and for the Year Ended December 31, 2018

EMPLOYEES' RETIREMENT SYSTEM OF THE CITY OF MILWAUKEE (SYSTEM)

The amounts presented in relation to the schedule of employer's proportionate share of the net pension liability and the schedule of employer contributions represents the specific data of the Authority. The Information was derived using a combination of the employer's contribution data along with data provided by the System in relation to the Authority as a whole.

Changes of benefit terms. There were no changes of benefit terms for any participating employer in ERS.

Change of assumptions. There were no changes in the assumptions.

The Authority is required to present the last ten fiscal years of data; however accounting standards allow the presentation of as many years as are available until ten fiscal years are presented.

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SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
COMBINING SCHEDULE OF NET POSITION - PRIMARY GOVERNMENT
As of December 31, 2018

	Low-Income Housing Program	Veterans Housing Program	Housing Choice Voucher Program	General Fund	Combining Adjustments	Totals
ASSETS						
Current Assets						
Cash and investments						
Unrestricted	\$ 6,282,502	\$ 9,336,994	\$ 102,155	\$ (5,139,251)	\$ -	\$ 10,582,400
Restricted - Other	72,603	3,183,079	1,538,250	-	-	4,793,932
Restricted - Tenant security deposits	636,679	520,803	-	4,200	-	1,161,682
Receivables						
HUD other projects	3,035,359	-	-	14,205	-	3,049,564
Tenants - dwelling rents	382,216	111,401	-	-	-	493,617
Allowance for doubtful accounts - dwelling rents	(74,643)	(14,520)	-	-	-	(89,163)
Miscellaneous	743,718	475	31,741	1,541,454	-	2,317,388
Due from other programs	5,887,693	3,000,000	-	-	(8,887,693)	-
Current portion of notes receivable from Carver Park	-	-	-	1,000,000	-	1,000,000
Current portion of notes receivable from Highland Park	-	-	-	2,078	-	2,078
Accrued interest	1,289	-	-	132,975	-	134,264
Prepaid items	123,181	64,528	2,021,857	4,230	-	2,213,796
Total Current Assets	<u>17,090,597</u>	<u>16,202,760</u>	<u>3,694,003</u>	<u>(2,440,109)</u>	<u>(8,887,693)</u>	<u>25,659,558</u>
Noncurrent Assets						
Restricted Assets						
Investments with Fiscal Agent	-	2,459,219	771	1,089,591	-	3,549,581
Deferred mortgage receivable	711,582	-	-	129,355	-	840,937
Capital Assets						
Land	32,283,526	2,759,342	-	810,271	-	35,853,139
Construction in progress	1,195,745	-	-	31,902,865	-	33,098,610
Other capital assets, net of accumulated depreciation	44,861,647	5,580,117	-	4,893,315	-	55,335,079
Other Assets						
Long term interest receivable	14,696,682	-	-	1,601,948	-	16,298,630
Developer fee receivable	-	-	-	2,196,403	-	2,196,403
Notes receivable from Carver Park	5,597,181	-	-	827,517	-	6,424,698
Notes receivable from Highland Park	2,000,000	-	-	107,755	-	2,107,755
Notes receivable from Cherry Court	8,080,208	-	-	606,995	-	8,687,203
Notes receivable from Convent Hill	5,741,537	-	-	1,134,337	-	6,875,874
Notes receivable from Scattered Sites	-	-	-	2,318,300	-	2,318,300
Notes receivable from Scattered Sites II	1,107,578	-	-	-	-	1,107,578
Notes receivable from Olga Village	2,166,726	-	-	196,608	-	2,363,334
Notes receivable from Westlawn Renaissance	7,649,850	-	-	1,610,911	-	9,260,761
Notes receivable from Lapham Park	19,199,657	-	-	335,440	-	19,535,097
RAD notes receivable	1,293,713	-	-	363,122	-	1,656,835
Total Noncurrent Assets	<u>146,585,632</u>	<u>10,798,678</u>	<u>771</u>	<u>50,124,733</u>	<u>-</u>	<u>207,509,814</u>
Total Assets	<u>163,676,229</u>	<u>27,001,438</u>	<u>3,694,774</u>	<u>47,684,624</u>	<u>(8,887,693)</u>	<u>233,169,372</u>
DEFERRED OUTFLOWS OF RESOURCES						
Deferred outflows related to OPEB	50,709	-	30,932	85,589	-	167,230
Deferred outflows related to pensions	1,071,993	-	653,909	1,809,355	-	3,535,257
Total Deferred Outflows	<u>1,122,702</u>	<u>-</u>	<u>684,841</u>	<u>1,894,944</u>	<u>-</u>	<u>3,702,487</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
COMBINING SCHEDULE OF NET POSITION - PRIMARY GOVERNMENT
As of December 31, 2018

	Low-Income Housing Program	Veterans Housing Program	Housing Choice Voucher Program	General Fund	Combining Adjustments	Totals
LIABILITIES						
Current Liabilities						
Accounts payable	\$ -	\$ -	\$ 21,375	\$ 6,247,943	\$ -	\$ 6,269,318
Accrued wages and benefits	285	-	-	517,560	-	517,845
Other current liabilities	335,862	120,319	340,645	1,276,084	-	2,072,910
Accrued interest	-	296,978	-	136,388	-	433,366
Due to other governments	1,331,329	1,110,768	-	1,134,735	-	3,576,832
Due to other programs	-	-	-	8,887,693	(8,887,693)	-
Construction advances	-	-	-	3,815,923	-	3,815,923
Current portion of bonds and notes payable	-	745,000	-	-	-	745,000
Current portion of compensated absences	-	-	-	263,794	-	263,794
Liabilities payable from restricted assets						
Tenant security deposits	636,679	520,803	-	4,200	-	1,161,682
Total Current Liabilities	<u>2,304,155</u>	<u>2,793,868</u>	<u>362,020</u>	<u>22,284,320</u>	<u>(8,887,693)</u>	<u>18,856,670</u>
Noncurrent Liabilities						
Long-Term Debt						
Mortgage revenue bonds payable	-	16,209,083	-	52,098	-	16,261,181
Other Liabilities						
Compensated absences	-	-	-	615,519	-	615,519
Net pension liability	1,214,480	-	731,545	2,027,975	-	3,974,000
Total OPEB liability	<u>2,703,286</u>	<u>-</u>	<u>1,738,950</u>	<u>4,774,776</u>	<u>-</u>	<u>9,217,012</u>
Total Noncurrent Liabilities	<u>3,917,766</u>	<u>16,209,083</u>	<u>2,470,495</u>	<u>7,470,368</u>	<u>-</u>	<u>30,067,712</u>
Total Liabilities	<u>6,221,921</u>	<u>19,002,951</u>	<u>2,832,515</u>	<u>29,754,688</u>	<u>(8,887,693)</u>	<u>48,924,382</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred inflows related to OPEB	543,724	-	376,313	1,022,954	-	1,942,991
Deferred inflows related to pensions	491,677	-	340,290	925,033	-	1,757,000
Total Deferred Inflows of Resources	<u>1,035,401</u>	<u>-</u>	<u>716,603</u>	<u>1,947,987</u>	<u>-</u>	<u>3,699,991</u>
NET POSITION						
Net investment in capital assets	78,340,918	(4,880,306)	-	7,396,534	-	80,857,146
Restricted						
Debt service	-	-	-	57,976	-	57,976
Replacement reserve	-	1,907,980	-	-	-	1,907,980
Home ownership program	1,472,305	-	-	129,355	-	1,601,660
Housing choice voucher program	-	-	1,176,229	-	-	1,176,229
Unrestricted	<u>77,728,386</u>	<u>10,970,813</u>	<u>(345,732)</u>	<u>10,293,028</u>	<u>-</u>	<u>98,646,495</u>
TOTAL NET POSITION	<u>\$ 157,541,609</u>	<u>\$ 7,998,487</u>	<u>\$ 830,497</u>	<u>\$ 17,876,893</u>	<u>\$ -</u>	<u>\$ 184,247,486</u>

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - PRIMARY GOVERNMENT
For the Year Ended December 31, 2018

	Low-Income Housing Program	Veterans Housing Program	Housing Choice Voucher Program	General Fund	Combining Adjustments	Totals
OPERATING REVENUES						
Tenant revenue						
Rentals	\$ 8,976,227	\$ 7,171,989	\$ -	\$ -	\$ -	\$ 16,148,216
Other tenant revenue	265,744	139,584	-	-	-	405,328
Total Tenant Revenue	9,241,971	7,311,573	-	-	-	16,553,544
HUD PHA grant revenue	13,583,301	-	40,302,716	3,078,097	-	56,964,114
Other Revenue						
Other revenue	2,050,929	721,188	395,617	3,970,698	-	7,138,432
Management Fees	-	-	-	4,145,899	(4,145,899)	-
Fees for Services	-	-	-	2,357,235	(2,357,235)	-
Bookkeeping Fees	-	-	-	298,478	(298,478)	-
Total Other Revenues	2,050,929	721,188	395,617	10,772,310	(6,801,612)	7,138,432
Total Operating Revenues	24,876,201	8,032,761	40,698,333	13,850,407	(6,801,612)	80,656,090
OPERATING EXPENSES						
Administrative	9,159,566	1,480,931	3,236,706	6,640,501	(4,444,377)	16,073,327
Tenant services	1,656,652	84,355	2,940	240,932	-	1,984,879
Utilities	3,894,055	846,196	-	96,627	-	4,836,878
Ordinary maintenance	6,088,559	1,428,364	3,009	7,078,454	(2,357,235)	12,241,151
Extraordinary maintenance	413,593	534,966	-	769,648	-	1,718,207
Protective services	35,763	-	-	1,150	-	36,913
Insurance premiums	741,323	241,918	81,659	312,488	-	1,377,388
Other general expenses	52,096	-	15,542	388,399	-	456,037
Casualty loss - non-capitalized	191,906	-	2,000	24,927	-	218,833
Payments in lieu of taxes	495,833	588,434	-	-	-	1,084,267
Bad debt - tenant rents	203,638	64,869	-	-	-	268,507
Housing assistance payments	-	-	36,944,060	-	-	36,944,060
Depreciation expense	4,573,445	424,013	-	343,601	-	5,341,059
Total Operating Expenses	27,506,429	5,694,046	40,285,916	15,896,727	(6,801,612)	82,581,506
Operating Income (Loss)	(2,630,228)	2,338,715	412,417	(2,046,320)	-	(1,925,416)

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - PRIMARY GOVERNMENT
For the Year Ended December 31, 2018

	Low-Income Housing Program	Veterans Housing Program	Housing Choice Voucher Program	General Fund	Combining Adjustments	Totals
NONOPERATING REVENUES (EXPENSES)						
Investment income (loss)	\$ 1,417,736	\$ 201,245	\$ 13	\$ 759,342	\$ -	\$ 2,378,336
Gain (loss) on disposal of capital assets	(1,227,309)	1,635	-	114,337	-	(1,111,337)
Interest expense	-	(596,690)	-	(4,175)	-	(600,865)
Total Nonoperating Revenues (Expenses)	<u>190,427</u>	<u>(393,810)</u>	<u>13</u>	<u>869,504</u>	<u>-</u>	<u>666,134</u>
Income (Loss) Before Transfers and Capital Contributions	(2,439,801)	1,944,905	412,430	(1,176,816)	-	(1,259,282)
CAPITAL CONTRIBUTIONS	<u>4,623,919</u>	<u>-</u>	<u>-</u>	<u>3,632,518</u>	<u>-</u>	<u>8,256,437</u>
Change in Net Position	2,184,118	1,944,905	412,430	2,455,702	-	6,997,155
NET POSITION - Beginning of Year (as restated)	<u>155,357,491</u>	<u>6,053,582</u>	<u>418,067</u>	<u>15,421,191</u>	<u>-</u>	<u>177,250,331</u>
NET POSITION - END OF YEAR	<u>\$ 157,541,609</u>	<u>\$ 7,998,487</u>	<u>\$ 830,497</u>	<u>\$ 17,876,893</u>	<u>\$ -</u>	<u>\$ 184,247,486</u>

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OTHER INFORMATION

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HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

PHA'S STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS

For the Year Ended December 31, 2018

1. The Actual Modernization Costs are as follows:

	Project WI39-R002501-12	
Funds Approved	\$	1,165,131
Funds Expended		1,165,131
EXCESS OF FUNDS APPROVED		-
Funds Advanced		1,165,131
EXCESS OF FUNDS ADVANCED	\$	-

2. The distribution of costs by project as shown on the Final Actual Modernization Cost Certificate dated 10/02/18 accompanying the Actual Modernization Grant Cost Certificates submitted to HUD for approval is in agreement with PHA's records.
3. All modernization grant costs have been paid and all related liabilities have discharged through payment.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

PHA'S STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS

For the Year Ended December 31, 2018

1. The Actual Modernization Costs are as follows:

	Project WI39-R002501-13	
Funds Approved	\$	1,022,695
Funds Expended		1,022,695
EXCESS OF FUNDS APPROVED		-
Funds Advanced		1,022,695
EXCESS OF FUNDS ADVANCED	\$	-

2. The distribution of costs by project as shown on the Final Actual Modernization Cost Certificate dated 10/02/18 accompanying the Actual Modernization Grant Cost Certificates submitted to HUD for approval is in agreement with PHA's records.
3. All modernization grant costs have been paid and all related liabilities have discharged through payment.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

PHA'S STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS

For the Year Ended December 31, 2018

1. The Actual Modernization Costs are as follows:

	Project WI39-R002501-14	
Funds Approved	\$	1,178,338
Funds Expended		1,178,338
EXCESS OF FUNDS APPROVED		-
Funds Advanced		1,178,338
EXCESS OF FUNDS ADVANCED	\$	-

2. The distribution of costs by project as shown on the Final Actual Modernization Cost Certificate dated 10/02/18 accompanying the Actual Modernization Grant Cost Certificates submitted to HUD for approval is in agreement with PHA's records.
3. All modernization grant costs have been paid and all related liabilities have discharged through payment.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

PHA'S STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS

For the Year Ended December 31, 2018

1. The Actual Modernization Costs are as follows:

	Project WI39-P002501-15	
Funds Approved	\$	5,098,171
Funds Expended		5,098,171
EXCESS OF FUNDS APPROVED		-
Funds Advanced		5,098,171
EXCESS OF FUNDS ADVANCED	\$	-

2. The distribution of costs by project as shown on the Final Actual Modernization Cost Certificate dated 01/16/19 accompanying the Actual Modernization Grant Cost Certificates submitted to HUD for approval is in agreement with PHA's records.
3. All modernization grant costs have been paid and all related liabilities have discharged through payment.

SINGLE AUDIT

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HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended December 31, 2018

Federal Grantor/Pass Through Grantor/Program Title	Federal CFDA Number	Pass through ID Number	Beginning Balance 1/1/2018	Grant Funds Received	Grant Funds Expensed	Ending Balance 12/31/2018
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT						
Section 8 Project - Based Cluster						
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	N/A	\$ (19,266)	\$ 15,354	\$ 23,076	\$ (11,544)
Public and Indian Housing	14.850	N/A	-	7,587,182	7,551,686	(35,496)
Resident Opportunity and Supportive Services	14.870	N/A	25,558	176,263	180,014	29,309
Housing Voucher Cluster						
Section 8 Housing Choice Vouchers	14.871	N/A	-	40,279,640	40,279,640	-
Public Housing Capital Fund						
2012 Fiscal Year	14.872	N/A	-	664,877	664,877	-
2013 Fiscal Year			-	1,022,695	1,022,695	-
2014 Fiscal Year			-	1,408,868	1,408,868	-
2015 Fiscal Year			-	913,260	913,260	-
2016 Fiscal Year			231,032	1,210,445	979,413	-
2017 Fiscal Year			-	835,140	1,146,946	311,806
2018 Fiscal Year			-	-	2,660,824	2,660,824
Total Public Housing Capital Fund			231,032	6,055,285	8,796,883	2,972,630
HOPE VI Cluster						
Choice Neighborhoods Implementation Grant	14.889	N/A	4,084,429	12,414,244	8,329,815	-
Juvenile Reentry Assistance Program	14.897	N/A	71,948	24,323	-	47,625
Total U.S. Department of Housing and Urban Development			4,393,701	66,552,291	65,161,114	3,002,524
U.S. DEPARTMENT OF LABOR						
Passed through Employ Milwaukee						
Youthbuild	17.279	H0036-HACMYB- 240-15-8110 M1	-	59,437	59,437	-
Total Federal Awards			\$ 4,393,701	\$ 66,611,728	\$ 65,220,551	\$ 3,002,524

See accompanying notes to Schedule of Expenditures of Federal Awards

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS For the Year Ended December 31, 2018

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the “schedule”) includes the federal grant activity of the Housing Authority of the City of Milwaukee (the Authority) under programs of the federal government for the year ended December 31, 2018. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position or cash flows of the Authority.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years. Pass-through entity identifying numbers are presented where available.

NOTE 3 – COGNIZANT AGENCY

The U.S. Department of Housing and Urban Development (HUD) has been designated as the federal cognizant agency for the Authority.

NOTE 4 – INDIRECT COST RATE

The Housing Authority of the City of Milwaukee has not elected to use the 10% de minimis indirect cost rate of the Uniform Guidance.

NOTE 5 – STATUS OF PRIOR YEAR FINDINGS

There were no findings of noncompliance identified as Federal Award Findings and Questioned Costs in the Report on Federal Awards for the year ended December 31, 2017.

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

Independent Auditors' Report

To the Board of Commissioners
Housing Authority of the City of Milwaukee
Milwaukee, Wisconsin

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of the Housing Authority of the City of Milwaukee (the Authority) as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated September 27, 2019. Our report includes a reference to other auditors who audited the financial statements of Carver Park Tax Credit Limited Partnership, Highland Park Community, LLC, Cherry Court Development, LLC, Convent Hill, LLC, Scattered Sites, LLC, Scattered Sites II, LLC, Olga Village, LLC, Westlawn Renaissance, LLC, and Lapham Park, LLC as described in our report on the Authority's financial statements. The financial statements of Carver Park Tax Credit Limited Partnership, Highland Park Community, LLC, Cherry Court Development, LLC, Convent Hill, LLC, Scattered Sites, LLC, Scattered Sites II, LLC, Olga Village, LLC, Westlawn Renaissance, LLC, and Lapham Park, LLC were not audited in accordance with *Government Auditing Standards*.

Internal Control over Financial Reporting

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

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

To the Board of Commissioners
Housing Authority of the City of Milwaukee

Internal Control over Financial Reporting (continued)

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Milwaukee, Wisconsin
September 27, 2019

REPORT ON COMPLIANCE FOR THE MAJOR FEDERAL PROGRAM
AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE
REQUIRED BY THE UNIFORM GUIDANCE

Independent Auditors' Report

To the Board of Commissioners
Housing Authority of the City of Milwaukee
Milwaukee, Wisconsin

Report on Compliance for the Major Federal Program

We have audited the Housing Authority of the City of Milwaukee's (the Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended December 31, 2018. The Authority's major federal program is identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for the Authority's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

To the Board of Commissioners
Housing Authority of the City of Milwaukee

Opinion on the Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on the major federal program for the year ended December 31, 2018.

Report on Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

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

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

Purpose of this Report

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

Baker Tilly Virchow Krause, LLP

Milwaukee, Wisconsin
September 27, 2019

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended December 31, 2018

Section I: Summary of Auditors' Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:

unmodified

Internal control over financial reporting

Material weakness(es) identified?

_____ yes X no

Significant deficiency(ies) identified?

_____ yes X none reported

Noncompliance material to financial statements noted?

_____ yes X no

Federal Awards

Internal control over major programs

Material weakness(es) identified?

_____ yes X no

Significant deficiency(ies) identified?

_____ yes X none reported

Type of auditor's report issued on compliance for major programs:

unmodified

Any audit findings disclosed that are required to be reported in accordance with section 2 CFR 200.516(a) of the Uniform Guidance?

_____ yes X no

Auditee qualified as low-risk auditee?

Federal programs

 X yes _____ no

Dollar threshold used to distinguish between

Type A and Type B programs

Federal

\$ 1,956,617

Identification of major federal programs

CFDA NUMBER(S)

14.871

Name of Federal Program or Cluster

Housing Voucher Cluster

Section 8 Housing Choice Vouchers

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

SCHEDULE OF FINDINGS AND QUESTIONED COSTS For the Year Ended December 31, 2018

Section II: Financial Statement Findings

There were no findings required to be reported in accordance with Generally Accepted Government Auditing Standards.

Section III: Federal Awards Findings and Questioned Costs

There were no findings or questioned costs required to be reported related to federal awards.