

ALBANY HOUSING AUTHORITY
Albany, New York

COMPARATIVE FINANCIAL STATEMENTS
For the Years Ended June 30, 2025, and 2024

ALBANY HOUSING AUTHORITY
Albany , New York
FINANCIAL STATEMENTS

TABLE OF CONTENTS

	<u>PAGE</u>
Management's Discussion and Analysis	1-11
Independent Auditor's Report	12-14
 <u>FINANCIAL STATEMENTS</u>	
Comparative Statements of Net Position	15-16
Comparative Statements of Revenues, Expenses and Changes in Net Position	17
Comparative Statements of Cash Flows	18-19
Notes to Financial Statements	20-71
 <u>SUPPLEMENTAL INFORMATION</u>	
Schedule of Expenditures of Federal Awards	72-73
Schedule of the Authority's Proportionate Share of the Net Pension Liability	74
Schedule of the Authority's Contributions to the Public Employees Retirement System	75
Schedule of Changes in the Authority's Total OPEB Liability and Related Ratios	76
Schedule of Authority's contributions to the OPEB Benefit Plan	77
Financial Data Schedule	78-82
Combining Component Unit Schedules	83-85
 <u>OTHER REPORTS AND COMMENTS</u>	
Independent Auditor's Report On Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	86-87
Independent Auditor's Report On Compliance for Each Major Program and Internal Control Over Compliance Required by the Uniform Guidance	88-90
Schedule of Findings and Questioned Costs	91

**ALBANY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025**

As Management of the Albany Housing Authority (the Authority), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority excluding its component units for the fiscal year ended June 30, 2025. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements as presented elsewhere in this Report.

A- Financial Highlights

1- The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$21,162,235 (net position) as opposed to \$19,583,656 for the prior fiscal year.

2 – As of the close of the current fiscal year, the Authority reported ending Unrestricted Net Position of \$(6,371,421), an increase of \$1,267,077 from the prior year primarily due to an decrease in OPEB and Pension deferred inflows as well as an increase in excess revenues over expense.

3 – The Authority's cash and cash equivalents balance at June 30, 2025, was \$4,766,019 (excluding restricted cash, tenant security and FSS deposits) representing a increase of \$700,231 from the prior fiscal year.

4 – The Authority had Total Operating Revenues of \$45,671,306 excluding interest; and Total Operating Expenses of \$47,626,957 for the year ended June 30, 2025.

5 – The Authority's capital outlays for the fiscal year were \$2,370,537 of which \$1,720,177 was funded by the Capital Fund Program, and the remaining \$650,360 was funded through the utilization of operating reserve.

6 – The Authority's Expenditures of Federal and State Awards was \$40,896,810 for the fiscal year June 30, 2025, an increase of \$2,004,829 from the prior year.

B – Using the Annual Report

1 – Management's Discussion and Analysis

The Management's Discussion and Analysis is intended to serve as an introduction to the Authority's financial statements. The Authority's Financial Statements and Notes to Financial Statements included in this Report were prepared in accordance with Generally Accepted Accounting Principles (GAAP) applicable to governmental entities in the United States of America for Proprietary Fund types.

2 – Financial Statements

The financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business. They consist of Comparative Statements of Net Position, Comparative Statements of Revenues, Expenses and Changes in Net Position and Comparative Statements of Cash Flows.

ALBANY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS – CONTINUED

The Comparative Statements of Net Position present information on all the Authority's assets and liabilities, with the difference between the two reported as net position. Increases or decreases in net position can serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The Comparative Statements of Revenues, Expenses and Changes in Net Position present information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flow (i.e., on the accrual basis). Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., rents charged to tenants that are not yet collected and earned and unused vacation leave).

The financial statements report on the Authority's activities. The activities are primarily supported by the United States Department of Housing and Urban Development (HUD) subsidies and grants. The Authority's function is to provide decent, safe and sanitary housing to low income and special needs populations. The financial statements can be found on pages 15 through 19.

3 – Notes to Financial Statements

The Notes to Financial Statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The Notes to Financial Statements can be found in this report after the financial statements.

4 – Supplemental Information

The Schedule of Expenditures of Federal Awards is presented for the purpose of additional analysis as required by Title 2 US Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). The Schedule of Expenditures of Federal Awards can be found on pages 69-70 of this report.

C – The Authority as a Whole

The Authority's Net Position increased during the fiscal year by \$1,578,579. The increases comprised of \$722,738 from operations as detailed below and a prior period adjustment of \$855,841 due to Pension and OPEB adjustments. The Authority's revenues consist primarily of rents, subsidies and grants received from HUD and other government agencies. The Authority receives subsidies each month based on an amount determined by HUD. Grants are drawn down based on need against a pre-authorized funding level. The Authority's 2025 operating revenues exceeded expenses by \$236,572 excluding depreciation and amortization of \$2,192,223. HAP expenses were funded by the Authority's Housing Assistance Payments (HAP) subsidy and Net Restricted Assets (HAP Reserves). Depreciation is charged to "Invested in Net Capital Assets" which is a component of Net Position and does not impact unrestricted net assets.

D – Budgetary Highlights

For the year ended June 30, 2025, individual project budgets were prepared for all properties owned by the low rent public housing program. Management prepared the budgets and the Board of Commissioners approved them.

ALBANY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS – CONTINUED

Comparison Budget vs. Actual - Low Income Public Housing Excluding the COCC

	Budget	Actual	Favorable (Unfavorable)	
Tenant Rental Revenue	\$ 3,580,034	\$ 3,364,637	\$ (215,397)	
Operating Subsidy	5,466,702	5,306,970	(159,732)	
Use of Capital Fund Grants for Operations	512,000	2,211,217	1,699,217	(1
Investment Income	29,629	214,540	184,911	(2
Other Income	359,644	245,009	(114,635)	(3
Total Operating Revenue	9,948,009	11,342,373	1,394,364	
Administrative Expenses, Including Supplies	938,116	1,184,648	246,532	
Management Fee	660,400	1,041,950	381,550	(4
Bookkeeping Fee	68,900	60,809	(8,091)	(5
Asset Management Fees	94,100	95,400	1,300	
Tenant Services	4,200	28,113	23,913	(6
Utilities	981,100	1,120,303	139,203	(7
Maintenance	3,380,100	4,324,108	944,008	
Protective Services	39,500	48,668	9,168	(8
Insurance Premiums	447,400	464,064	16,664	
General Expenses	2,290,094	3,044,748	754,654	(9
Interest Expense	-	77,961	77,961	(10
Non-routine expenditures	-	11,727	11,727	(11
Bad Debt	-	124,748	124,748	(12
Total Operating Expenses	8,903,910	11,627,247	2,723,337	
Residual Receipts/(Deficit)	1,044,099	(284,874)	(1,328,973)	
OPEB		(126,134)	(126,134)	(13
Pension Expense - GASB 68		112,291	112,291	(13
Depreciation Expense		(1,784,946)	(1,784,946)	(13
Capital Fund Capital Grants		2,211,217	2,211,217	(13
Residual Receipts/(Deficit) per FDS	\$ 1,044,099	\$ 127,554	\$ (916,545)	

ALBANY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS – CONTINUED

D – Budgetary Highlights - Continued

1. CFP operations used at other AMP's to assist with cash flow for operational expenses. This was needed due to the lack of tenant rental payments being collected.
2. AMP 1, AMP3, AMP 6 and AMP 7 investment income is based on market rates at June 30, 2025.
3. Annual lease income is not budgeted. Lease income for AMP 10 was \$95,000
4. AMP1 pass through of CFP management fee is not budget for although it is an allowable expense under the asset management model.
5. Bookkeeping fees are calculated on the number of units occupied. AMP 3 had a higher than anticipated vacant unit rate due to an upcoming 4% tax credit award in October 2025.
6. AMP 3 incurred costs of \$20,594 for the removal of appliance and tenant items that the tenant left behind.
7. Significant utility rate increases were absorbed in the current fiscal year.
8. Protective services increased due to increased costs for camera maintenance and additional costs for Sheriff's department to service eviction notices.
9. General Expenses increased due to the transfer of CFP and operating subsidy to the Authority's tax credit properties.
10. Interest expense incurred was related to the CFFP loan on AMP 10.
11. Non-Routine expenses are related to the shuttering of AMP 4, Lincoln Plaza.
12. Tenant bad debts are ongoing due to the lingering effects of the eviction moratoriums due to the Coronavirus pandemic.
13. Non budgetary items for regular operational costs. Depreciation is based on the expected useful life of capital assets and CFP Capital grants are based on capital projects budgeted for and begun during the fiscal year.

E – Summary of Significant Changes from Fiscal Year June 30, 2024, to June 30, 2025:

1. Restricted Cash increased due to a decrease in restricted cash in the HCV Program. The HCV Program is funded based on amounts reported in the VMS system.
2. Unrestricted cash increased primarily due to an excess of revenues over expenses of \$236,572
3. Accounts Receivable HUD decreased due to a request for \$654,300 in HUD Held Reserves in the prior year. The Authority received the funding during the fiscal year 2025.
4. Accounts Receivable Miscellaneous increased as a result of non-interest-bearing advances from the COCC to the Authority's tax credit project in addition to the allocation of salaries and benefits. The amount will vary from year to year based on the cash flow of the tax credit entities.
5. Changes in Deferred Outflows of Resources, Pension Liability Pension and OPEB expense during the course of the fiscal year are due to a change in assumptions and actual earnings in the state pension plan and the actuarial computations under GASB 75 for the OPEB liability. Additionally, in July of 2022, the Authority was required to adopt GASB-87, Leases. Under GASB-87 the Authority must record the present value of lease receivables with a corresponding entry to deferred inflows. Additional information can be found in Note 17 to these financial statements.

ALBANY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS – CONTINUED

E – Summary of Significant Changes from Fiscal Year June 30, 2024, to June 30, 2025:

6. Long Term Debt decreased due to required debt payments on the CFFP loan.
7. HCV grant funds are based on HAP costs reported in the VMS system. HUD uses a look-back period to determine the amount of funding the AHA requires based upon the amount of HAP and administrative expenses reported in the previous three months.
8. Accounts payable Other increased on the COCC since the Authority reported, the amounts due HUD for overdraws on the CFP grant during the fiscal year.
9. Increases in CIP are due to normal CFP expenditures that have not yet been completed and transferred to fixed assets and prepaid costs for the installation of Yardi accounting software. The software has not yet fully been installed and is scheduled to go live during the fiscal year 2026.

F – Capital Assets and Debt Administration

1 – Capital Assets

As of June 30, 2025, the Authority's investment in capital assets for its Proprietary Fund was \$26,795,746 (net of accumulated depreciation and related debt of \$8,289). This investment in capital assets includes land, buildings, equipment and construction in progress.

Major capital assets purchased from grants of \$1,719,864 during the fiscal year pertained to expenditures made in accordance with the Authority's Capital Fund Program. Additional information on the Authority's capital assets can be found in Note 7 to these financial statements.

2 – Long Term Debt

The Authority leveraged its Capital Fund Program to finance the redevelopment of Ezra Prentice Redevelopment, LLC, a tax credit project managed by the Authority. \$8,375,000 was advanced from Fannie Mae Capital and is being repaid with CFP funds. The outstanding balance on the Fannie Mae note was refinanced during the 2023 fiscal year due to the Sale of Steamboat Square. The balance at June 30, 2025, was \$2,197,138.

The Authority has also loaned \$440,000 received as a loan from the Federal Home Loan Bank (FHLB) to Swan Street Lofts, LP. The loan from FHLB was granted under the Affordable Housing Program (AHP) and is deemed satisfied after fifteen years of operating the property in accordance with AHP regulations. The loan receivable matures on January 1, 2064. Additional information can be found in Note 17 to the Authority's financial statements.

The Authority has loaned \$300,000 received from the Federal Home Loan Bank (FHLB) to Southend Associates III, LP for redevelopment and operating costs. The loan from FHLB was granted under the Affordable Housing Program (AHP) and is deemed satisfied after fifteen years of operating the property in accordance with AHP regulations. The loan receivable matures October 2, 2065. Additional information can be found in Note 17 to the Authority's financial statements.

ALBANY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS – CONTINUED

F – Capital Assets and Debt Administration - Continued

The Authority has loaned \$792,990 received as a loan from the Federal Home Loan Bank (FHLB) to Ida Yarbrough Phase I, LLC. The loan from FHLB was granted under the Affordable Housing Program (AHP) and is deemed satisfied after fifteen years of operating the property in accordance with AHP regulations. Additional information can be found in Note 17 to the Authority's financial statements.

The Authority has loaned \$245,000 received as a loan from the Federal Home Loan Bank (FHLB) to Ezra Prentice Redevelopment LLC. The loan from FHLB was granted under the Affordable Housing Program (AHP) and is deemed satisfied after fifteen years of operating the property in accordance with AHP regulations. The loan receivable matures December 30, 2059. Additional information can be found in Note 17 to the Authority's financial statements.

G – Loans Receivable

The Authority has loaned funds received from the City of Albany through a Restore New York Communities Grant to Swan Street Lofts LP in the amount of \$4,499,999. Additional information on the Authority's loans receivable can be found in Note 5 to the financial statements.

The Authority has loaned \$1,154,500 received from NYSERDA and the NY State Environmental Facilities Corp under a Green Innovation Grant Program to Ida Yarbrough Phase I, LLC. Additional information can be found in Note 17 to the Authority's financial statements.

The Authority has loaned \$615,000 received via the City of Albany under a Local Initiatives Support Corporation (LISC) grant to Ida Yarbrough Phase II, LLC. Additional information can be found in Note 17 to the Authority's financial statements.

The Authority also agreed to loan \$1,100,000 to Ida Yarbrough Phase II, LLC for development of an affordable housing project. This loan is funded from Capital Fund Grants, and \$1,100,000 had been advanced at June 30, 2021. See Note 5 to the financial statements.

The Authority has loaned \$1,100,000 received as a grant from the Federal Home Loan Bank (FHLB) to Ida Yarbrough Phase II, LLC. The grant from FHLB was granted under the Affordable Housing Program (AHP) and is deemed satisfied after fifteen years of operating the property in accordance with AHP regulations. The loan receivable matures January 1, 2051.

On December 28, 2022, the Authority entered into a ground lease for \$1,570,000 with Steamboat 20, LLC. \$179,936 was paid in cash and the company executed a promissory note in favor of the Albany Housing Authority for \$1,390,064. The note bears interest at a rate of 4.03% compounded annually and matures on December 31, 2052.

On December 28, 2022, the Authority entered into a loan agreement with Steamboat 20, LLC for \$864,578. Simple interest on the unpaid balance accrues at an annual rate of 0%. Principal and interest are due at the end of each year from available cash flow as defined in the Amended and Restated Operating Agreement. The note is secured by a mortgage and is subordinate to all Key Bank loans. At December 31, 2024, \$864,578 has been advanced.

ALBANY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS – CONTINUED

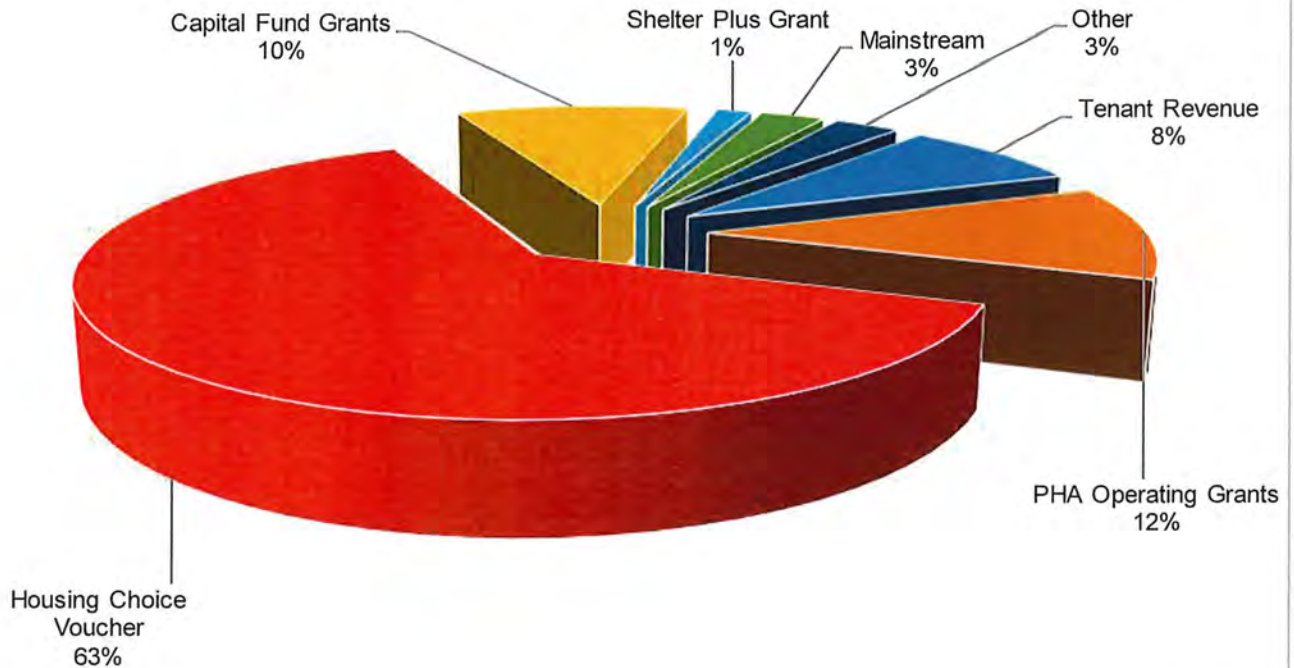
H- Summary Statements of Net Position Excluding Component Units

	<u>6/30/2025</u>	<u>6/30/2024</u>	<u>Net Change</u>
Cash & Cash Equivalents	\$ 4,766,019	\$ 4,065,788	\$ 700,231
Other Current Assets	13,590,142	13,466,917	123,225
Non Current Assets	38,139,846	41,689,596	(3,549,750)
Capital Assets	26,804,035	26,587,828	216,207
Total Assets	<u>\$ 83,300,042</u>	<u>\$ 85,810,129</u>	<u>\$ (2,510,087)</u>
Current Liabilities	\$ 3,129,544	\$ 2,453,156	\$ 676,388
Non Current Liabilities and Deferred Inflows	59,008,263	63,773,317	(4,765,054)
Total Liabilities	<u>62,137,807</u>	<u>66,226,473</u>	<u>(4,088,666)</u>
Net Capital Assets	26,795,744	26,575,018	220,726
Restricted Net Position	737,912	557,173	180,739
Unrestricted Net Position	<u>(6,371,421)</u>	<u>(7,548,535)</u>	<u>1,177,114</u>
Total Net Position	<u>21,162,235</u>	<u>19,583,656</u>	<u>1,578,579</u>
Total Liabilities and Net Position	<u>\$ 83,300,042</u>	<u>\$ 85,810,129</u>	<u>\$ (2,510,087)</u>
<u>Statements of Revenues, Expenses and Changes in Net Position</u>			
Tenant Rental Revenue	\$ 3,623,558	\$ 3,824,637	\$ (201,079)
HUD Operating Grants	38,657,496	35,234,746	3,422,750
Other Revenue	3,390,252	3,099,048	291,204
Total Operating Revenue	<u>45,671,306</u>	<u>42,158,431</u>	<u>3,512,875</u>
Operating Expenses:			
Administrative	6,878,309	7,330,954	(452,645)
Housing Assistance Payments	27,747,120	23,735,196	4,011,924
Tenant Services	150,860	286,138	(135,278)
Utilities	1,209,976	1,063,749	146,227
Maintenance	4,934,525	4,971,557	(37,032)
Protective Services	57,642	56,791	851
General Expenses	4,134,174	3,617,829	516,345
Tenant Bad Debt	129,843	76,387	53,456
Bad Debt - Other	93,821	-	93,821
Depreciation	2,192,223	2,318,659	(126,436)
Interest Expense	98,464	107,002	(8,538)
Total Operating Expenses	<u>47,626,957</u>	<u>43,564,262</u>	<u>4,062,695</u>
Net Operating Expenses over Revenues	(1,955,651)	(1,405,831)	(549,820)
Interest Income	329,284	411,450	(82,166)
Mortgage Interest Income	137,888	-	137,888
Unrealized Loss on Investments	-	-	-
Gain/(Loss) on Sale of Fixed Assets	-	-	-
Capital Grants	<u>2,211,217</u>	<u>3,635,627</u>	<u>(1,424,410)</u>
Increase/(Decrease) in Net Position	<u>722,738</u>	<u>2,641,246</u>	<u>(1,918,508)</u>
Beginning Net Position	19,583,656	15,631,323	3,952,333
Prior Period Adjustment	855,841	230,256	625,585
Ending Net Position	<u>\$ 21,162,235</u>	<u>\$ 18,502,825</u>	<u>\$ 2,659,410</u>

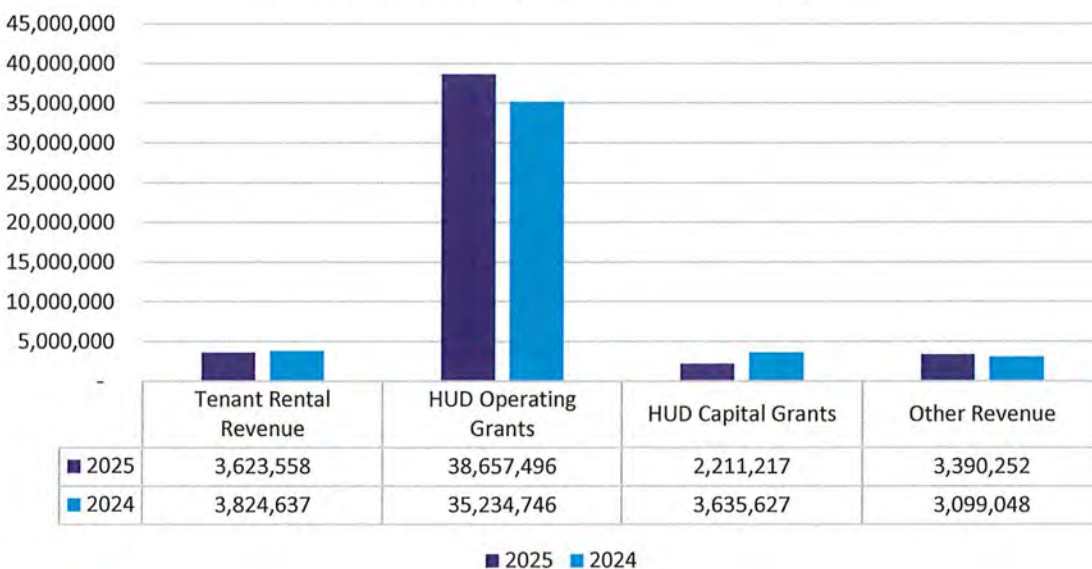
**ALBANY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS – CONTINUED**

The Following Charts illustrate the Authority's financial activity on the previous page.

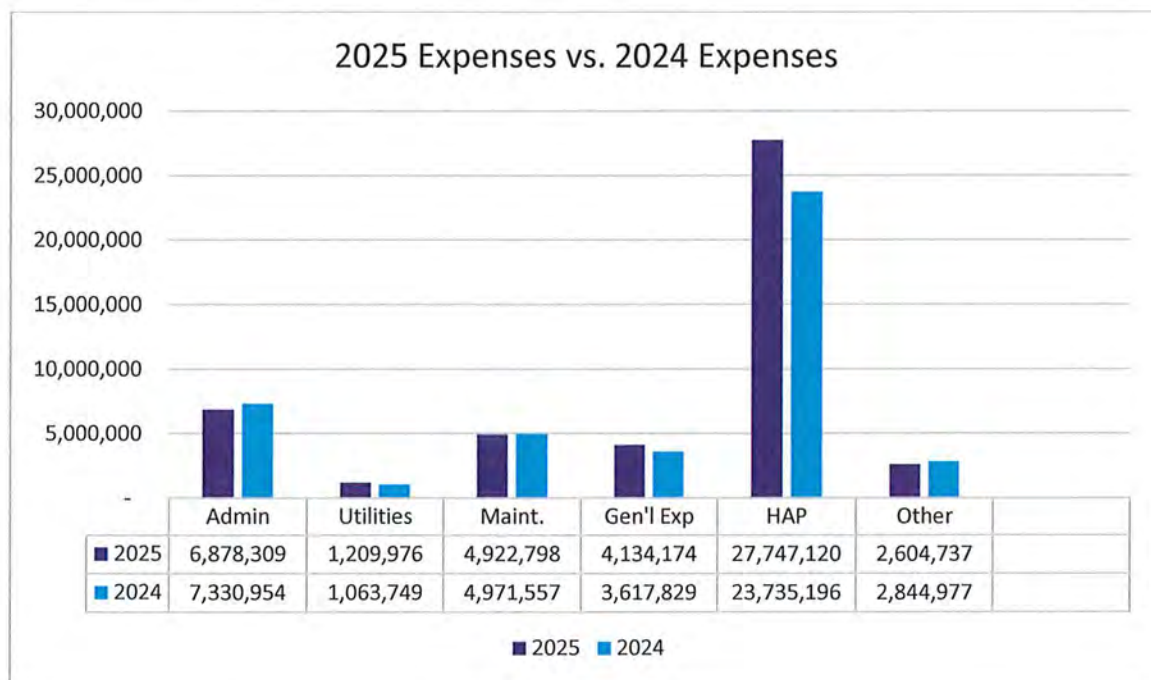
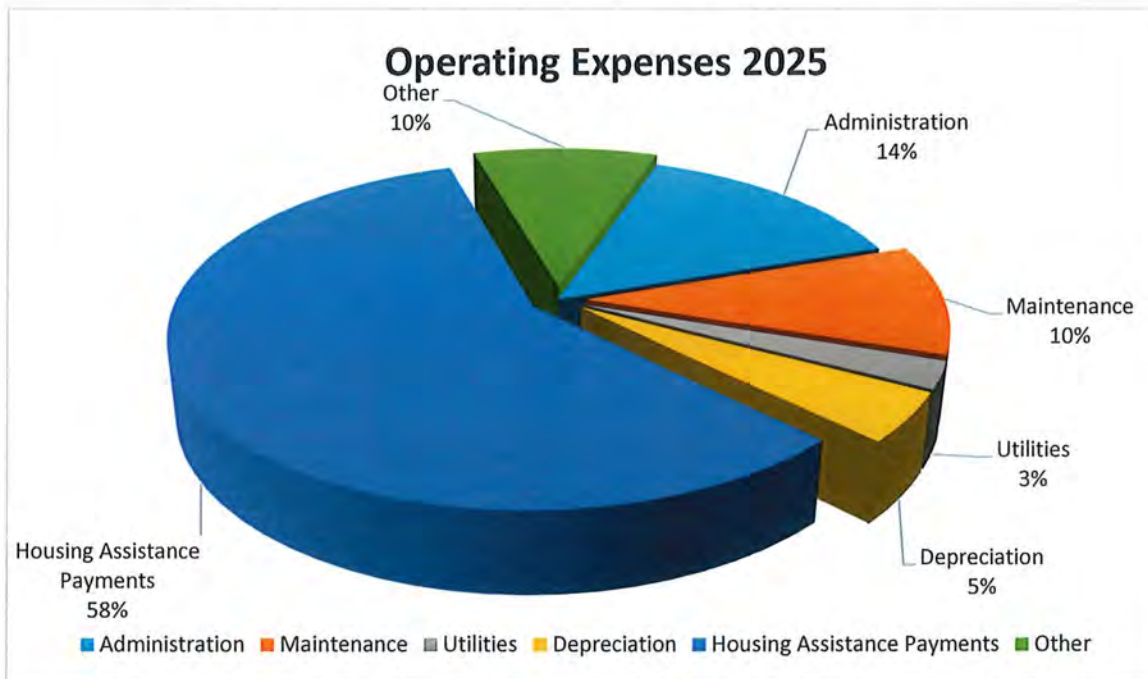
REVENUES BY FUNDING SOURCE



2025 Revenues vs. 2024 Revenues



**ALBANY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS – CONTINUED**



ALBANY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS – CONTINUED

I- Summary of Programs Administered

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

Housing Choice Voucher Program (HCV) – Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own rental property. The Authority subsidizes tenants' rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent plus utilities at no more than 40% of household income.

Other Non-major Programs – In addition to the major programs above, the Authority also maintains the following non-major programs. Non-major programs are defined as programs that have assets, liabilities, revenues, or expenses of less than 5% of the Authority's total assets, liabilities, revenues or expenses:

Summer Food Service Program for Children – Assists States through grants-in-aid and other means, to conduct nonprofit food service programs for low-income children during the summer months and at other approved times, when schools are out of session or are closed for vacation. The Housing Authority receives this federal assistance as a sub-grantee of the New York State Department of Education.

Shelter Plus Care – Provides rental assistance, in connection with supportive services funded from sources other than this program, to homeless persons with disabilities (primarily persons who are seriously mentally ill, have chronic problems with alcohol, drugs, or both; or have acquired immunodeficiency syndrome and related diseases) and their families. The program provides assistance through four components: (1) Tenant-based Rental Assistance (TRA); (2) Sponsor-based Rental Assistance (SRA); (3) Project-based Rental Assistance (PRA); and (4) Single Room Occupancy for Homeless Individuals (SRO).

Component Units - Blended – Represents non-HUD resources developed from a variety of activities, and includes the operations of Patroon Street Apartments, which were developed under the Neighborhood Stabilization Program (NSP).

Capital South Campus Center – Funded by a \$4.98 million CFCF grant from the U.S. Dept. of Housing and Urban Development, the Campus Center represents Phase 1 of a larger redevelopment plan for Lincoln Square Homes, a 4.5-acre public housing development in the City of Albany's South End. The vision for an educational campus stem from the City of Albany's 2007 *Capital South Plan: SEGway to the Future*, a comprehensive revitalization plan created by a broad cross section of community stakeholders. Additionally, a \$750,000 grant from NYS Homes and Community Renewal was used to construct a parking lot and a community kitchen facility, which houses LifePath's Meals on Wheels program. In May 2019, a two-year management agreement was entered into with BOCES, the new Program Delivery Partner, with the goal of setting individuals on a path towards employment and economic self-sufficiency. The activity of the Campus Center is reflected in AMP-4.

ALBANY HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS – CONTINUED

I- Summary of Programs Administered - Continued

Ida Yarbrough Homes Redevelopment - 384 units of housing were modernized through a 4% tax credit initiative. This newly formed entity consists of units that were located at Ida Yarbrough Homes (Public housing units) and Corning Homes (a wholly owned tax credit entity). The project received signed 8609's from New York State Housing Finance Agency (NYSHFA) in June of 2024 and converted to permanent phase December 2024.

Steamboat 20 LLC – Formed on November 12, 2020, with a purpose to rehabilitate, acquire, own, operate, maintain, develop and operate in Albany, NY. 51 of the 88-unit apartment complex have been designated as RAD units with project-based vouchers (PBV), 14 units are designated as Empire State Supportive Housing Initiative (ESSHI) and 23 others as affordable tax credits. The property is rented to low-income housing tax credit tenants. This is a 9% tax credit deal that closed December 28, 2022. As of June 2025, modernization had been completed. The project converted to per in October of 2025 and received signed 8609's from New York State Division of Housing and Community Renewal (NYSHCR) December 2025.

Resident Opportunity & Supportive Services - The Albany Housing Authority administers Resident Opportunity and Self Sufficiency grants including ROSS Service Coordinator and FSS programs for both Public Housing and Housing Choice Vouchers. These grants provide AHA with the ability to deliver supportive services to Public Housing Residents and Housing Choice Voucher holders to increase their economic opportunities. Services provided as a result of this funding stream include employment-based technology training, Work Experience Programs, Job Placement and Monitoring and partnering with related providers to multiply the effectiveness of the HUD awards.

Other Supportive Services - The Authority also administers several additional programs similar to the Housing Choice Voucher Program, providing housing assistance to additional homeless, disabled and very low income individuals and families.

J- Economic Factors and Next Year's Budgets and Rates

The following factors were considered in preparing the Authority's budget for the fiscal year ending June 30, 2026:

1 – The need for Congress to balance the budget and the possible reduction on HUD subsidies and grants due to proposed increases in spending for the Department of Defense and supporting agencies such as the Department of Homeland Security and Department of Veterans Affairs.

2 – The use of the Authority's Unrestricted Net Assets of \$39,114,614, adjusted for unfunded pension and OPEB liabilities of \$45,486,035 to fund any shortfalls arising from a possible economic downturn and reduced subsidies and grants appears sufficient to cover shortfalls.

K – Contacting the Authority's Financial Management

The financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Albany Housing Authority, attention Chiquita D'Arbeau, Executive Director at 200 South Pearl Street Albany, New York 12202.



INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Albany Housing Authority
Albany, New York

Report on Financial Statements

Opinions

We have audited the accompanying financial statements of Net Position, Revenue, Expenses, and Changes in Net Position, and Cash Flows of the Albany Housing Authority, as of and for the years ended June 30, 2025, and 2024, and the related notes to the financial statements, which collectively comprise the Albany Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the net position of the Authority as of June 30, 2025, and 2024, and the changes in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. The financial statements of the discretely presented component units were not audited in accordance with Government Auditing Standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

We are required to be independent of the Albany Housing Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Albany Housing Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

INDEPENDENT AUDITORS' REPORT
(Continued)

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Albany Housing Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Albany Housing Authority's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Schedule of Proportionate Share of the Net Pension Liability, Schedule of Authority Contributions to the Public Employees Retirement System, Schedule of Changes in the Authority's Total OPEB Liability and Related Ratios and the Schedule of the Authority's Contributions to the OPEB Benefit Plan are presented on pages 1-11 and 74-77 respectively 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 financial statements in an appropriate operational, economic, or historical context.

INDEPENDENT AUDITORS' REPORT
(Continued)

Required Supplementary Information

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 financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

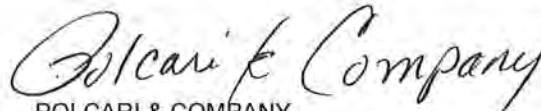
Our audits were conducted for the purpose of forming an opinion on the financial statements of the Albany Housing Authority. The Financial Data Schedule is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Additionally, the Statement of Net Assets – Component Units, the Statement of Revenues, Expenses and Changes in Net Assets – Component Units and the Statement of Cash flows – Component Units, are supplemental information and are presented for the purpose of additional analysis and are not a required part of these financial statements.

The other information referred to in the preceding paragraph is the responsibility of management and was derived from and directly relates to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Financial Data Schedule, and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2026, on our consideration of the Albany Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grants agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.


POLCARI & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS

Wayne, New Jersey
March 25, 2026

ALBANY HOUSING AUTHORITY
Albany, New York
COMPARATIVE STATEMENTS OF NET POSITION
At June 30, 2025 and 2024

	<u>ASSETS</u>					
	Albany Housing Authority 2025	Discretely Presented Component Units	Combined Total Memorandum Only	Albany Housing Authority 2024	Discretely Presented Component Units	Combined Total Memorandum Only
<u>CURRENT ASSETS</u>						
Cash and Cash Equivalents - Unrestricted	\$ 4,766,019	\$ 3,279,351	\$ 8,045,370	\$ 4,065,788	\$ 1,440,543	\$ 5,506,331
Cash and Cash Equivalents - Restricted	575,400	8,853,099	9,428,499	576,669	8,440,805	9,017,474
FSS Cash - Restricted	732,837	-	732,837	528,739	-	528,739
Cash - Tenant Security Deposits	232,947	535,210	768,157	245,081	508,494	753,575
Investments	4,874,714	-	4,874,714	4,733,861	-	4,733,861
Accounts Receivable - Tenants (Net of Allowance for Doubtful Accounts of \$260,293 and \$311,050, Respectively)	146,044	1,111,014	1,257,058	156,872	1,047,236	1,204,108
Accounts Receivable - Fraud (Net of Allowance for Doubtful Accounts of \$168,012 and \$249,247 respectively)	100,716	-	100,716	92,320	-	92,320
Accounts Receivable - HUD	221,616	-	221,616	914,860	-	914,860
Accounts Receivable - Other, Net	6,400,359	77,390	6,477,749	5,900,943	135,511	6,036,454
Interest Receivable	48,546	-	48,546	38,406	-	38,406
Inventories, Net	228,146	-	228,146	243,922	-	243,922
Prepaid Expenses and Deferred Charges	28,817	508,397	537,214	35,244	460,671	495,915
Total Current Assets	<u>18,356,161</u>	<u>14,364,461</u>	<u>32,720,622</u>	<u>17,532,705</u>	<u>12,033,260</u>	<u>29,565,965</u>
<u>FIXED ASSETS</u>						
Land	6,334,607	2,010,289	8,344,896	6,334,607	2,010,289	8,344,896
Buildings	114,027,434	291,593,963	405,621,397	113,998,654	260,321,658	374,320,312
Furniture, Equipment and Machinery	10,268,530	5,491,792	15,760,322	9,998,714	4,781,210	14,779,924
Construction in Progress	4,827,551	70,554	4,898,105	2,755,609	230,200	2,985,809
Total Fixed Assets	135,458,122	299,166,598	434,624,720	133,087,584	267,343,357	400,430,941
Less: Accumulated Depreciation	(108,654,087)	(64,021,283)	(172,675,370)	(106,499,756)	(57,310,688)	(163,810,444)
Net Fixed Assets	<u>26,804,035</u>	<u>235,145,315</u>	<u>261,949,350</u>	<u>26,587,828</u>	<u>210,032,669</u>	<u>236,620,497</u>
<u>OTHER ASSETS</u>						
Investment in Not for Profits	41,000	-	41,000	41,000	-	41,000
Intangible Assets Net	-	602,333	602,333	-	4,043,475	4,043,475
Investment in Net Lease (Net of Accumulated Amortization \$133,350 & \$95,458)	-	11,657,190	11,657,190	-	370,248	370,248
Right of Use Leased Asset	492,308	1,533,058	2,025,366	492,308	-	492,308
Accumulated Amortization ROU	(209,833)	-	(209,833)	(171,941)	-	(171,941)
Leases Receivable	2,210,735	60,023	2,270,758	2,960,558	-	2,960,558
Notes, Mortgages and Interest Receivable- Component Units	81,951,680	500,000	82,451,680	81,951,680	-	81,951,680
Allowance for Mortgages	(53,353,625)	-	(53,353,625)	(53,353,625)	-	(53,353,625)
Total Other Assets	<u>31,132,265</u>	<u>14,352,604</u>	<u>45,484,869</u>	<u>31,919,980</u>	<u>4,413,723</u>	<u>36,333,703</u>
Deferred Outflow of Resources	<u>7,007,581</u>	<u>-</u>	<u>7,007,581</u>	<u>9,769,616</u>	<u>-</u>	<u>9,769,616</u>
TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES	<u>\$ 83,300,042</u>	<u>\$ 263,862,380</u>	<u>\$ 347,162,422</u>	<u>\$ 85,810,129</u>	<u>\$ 226,479,652</u>	<u>\$ 312,289,781</u>

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

ALBANY HOUSING AUTHORITY
Albany, New York
COMPARATIVE STATEMENTS OF NET POSITION
At June 30, 2025 and 2024

	<u>LIABILITIES AND NET POSITION</u>					
	Albany Housing Authority	Discretely Presented Component Units	Combined Total Memorandum Only	Albany Housing Authority	Discretely Presented Component Units	Combined Total Memorandum Only
	2025			2024		
<u>CURRENT LIABILITIES</u>						
Accounts Payable:						
Vendors and Contractors	\$ 781,557	\$ 4,576,722	\$ 5,358,279	\$ 379,098	\$ 7,152,785	\$ 7,531,883
Accrued Expenses	566,656	1,198,337	1,764,993	485,525	992,485	1,478,010
Due to Tenants:						
Security Deposits	232,947	535,210	768,157	245,909	508,494	754,403
Due to HUD	154,933	-	154,933	109,146	-	109,146
Accrued Liabilities:						
Compensated Absences - Current Portion	71,712	44,424	116,136	85,154	37,495	122,649
Accrued Interest	-	897,427	897,427	-	805,512	805,512
Due to Other Governments	231,418	22,435	253,853	263,071	97,852	360,723
Other Current Liabilities	466,579	5,056,093	5,522,672	263,846	4,626,172	4,890,018
Unearned Revenues	136,365	257,152	393,517	150,635	200,342	350,977
Lease Liabilities	32,441	-	32,441	30,220	-	30,220
Current Portion of Long Term Debt	454,936	594,530	1,049,466	440,552	242,095	682,647
Total Current Liabilities	<u>3,129,544</u>	<u>13,182,330</u>	<u>16,311,874</u>	<u>2,453,156</u>	<u>14,663,032</u>	<u>17,116,188</u>
<u>NON - CURRENT LIABILITIES</u>						
Long Term Debt (Net of Current Portion)	3,528,480	164,931,721	168,460,201	3,983,416	154,163,246	158,146,662
Less Unamortized Debt Issue Costs (Net of Accumulated Amortization \$(1,135,167 and \$469,887)	-	(1,893,595)	(1,893,595)	-	(1,804,987)	(1,804,987)
Accrued Compensated Absences - Non-Current	133,774	100,543	234,317	145,727	132,139	277,866
Accrued Interest - Non-Current	-	16,038,367	16,038,367	-	14,958,593	14,958,593
Other Long Term Liabilities	-	10,582,753	10,582,753	-	9,515,379	9,515,379
OPEB and Pension Liability	31,214,963	-	31,214,963	32,241,925	-	32,241,925
FSS and Home-Ownership Escrow Deposits	661,910	-	661,910	522,325	-	522,325
Lease Liabilities Net of Current Portion	292,424	-	292,424	324,865	-	324,865
Total Non-Current Liabilities	<u>35,831,551</u>	<u>189,759,789</u>	<u>225,591,340</u>	<u>37,218,258</u>	<u>176,964,370</u>	<u>214,182,628</u>
<u>Deferred Inflow of Resources</u>						
Pensions	218,974	-	218,974	1,968,569	-	1,968,569
Other Post Employment Retirement Benefits (OPEB)	21,059,679	-	21,059,679	22,022,195	-	22,022,195
Lease Revenues (Net of Accumulated Amortization of \$1,002,983 and \$857,372)	1,898,059	-	1,898,059	2,564,295	-	2,564,295
Total Deferred Inflows of Resources	<u>23,176,712</u>	<u>-</u>	<u>23,176,712</u>	<u>26,555,059</u>	<u>-</u>	<u>26,555,059</u>
TOTAL LIABILITIES AND DEFERRED INFLOW OF RESOURCES	<u>62,137,807</u>	<u>202,942,119</u>	<u>265,079,926</u>	<u>66,226,473</u>	<u>191,627,402</u>	<u>257,853,875</u>
<u>NET POSITION</u>						
Net Investment In Capital Assets	26,795,744	71,512,659	98,308,403	26,575,018	57,989,999	84,565,017
Restricted	737,912	8,853,099	9,591,011	647,136	8,566,193	9,213,329
Unrestricted	(6,371,421)	(19,945,497)	(26,316,918)	(7,638,498)	(31,703,942)	(39,342,440)
Total Net Position	<u>\$ 21,162,235</u>	<u>\$ 60,420,261</u>	<u>\$ 81,582,496</u>	<u>\$ 19,583,656</u>	<u>\$ 34,852,250</u>	<u>\$ 54,435,906</u>

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

ALBANY HOUSING AUTHORITY
Albany, New York
COMPARATIVE STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For the Years Ended June 30, 2025 and 2024

	Albany Housing Authority 2025	Discretely Presented Component Units	Combined Total Memorandum Only	Albany Housing Authority 2024	Discretely Presented Component Units	Combined Total Memorandum Only
OPERATING REVENUES						
Tenant Rental Revenue	\$ 3,623,558	\$ 13,084,076	\$ 16,707,634	\$ 3,824,637	\$ 10,800,250	\$ 14,624,887
HUD Grants - Operating	38,657,496	-	38,657,496	35,234,746	-	35,234,746
Other Government Grants	-	-	-	21,608	-	21,608
Fraud Recovery	64,716	-	64,716	79,154	-	79,154
Other Income	3,325,536	3,441,964	6,767,500	2,998,286	2,582,670	5,580,956
Total Revenues	<u>45,671,306</u>	<u>16,526,040</u>	<u>62,197,346</u>	<u>42,158,431</u>	<u>13,382,920</u>	<u>55,541,351</u>
OPERATING EXPENSES						
Administration	6,878,309	3,225,712	10,104,021	7,330,954	2,726,007	10,056,961
Housing Assistance Payments	27,747,120	-	27,747,120	23,735,196	-	23,735,196
Tenant Services	150,860	27,049	177,909	286,138	12,519	298,657
Utilities	1,209,976	1,606,042	2,816,018	1,063,749	1,452,658	2,516,407
Ordinary Maintenance and Operations	4,922,798	6,888,929	11,811,727	4,971,557	4,838,469	9,810,026
Protective Services	57,642	66,155	123,797	56,791	145,570	202,361
General Expense	4,134,174	1,660,305	5,794,479	3,617,829	2,532,705	6,150,534
Extraordinary Maintenance	11,727	-	11,727	-	-	-
Bad Debt Tenants	129,843	645,355	775,198	76,387	1,360,057	1,436,444
Bad Debt - Other (Including Amortization of Loans)	93,821	9,400	103,221	-	9,400	9,400
Depreciation & Amortization Expense	2,192,223	7,228,079	9,420,302	2,318,659	6,414,169	8,732,828
Interest Expense	98,464	3,940,941	4,039,405	107,002	2,423,599	2,530,601
Total Operating Expenses	<u>47,626,957</u>	<u>25,297,967</u>	<u>72,924,924</u>	<u>43,564,262</u>	<u>21,915,153</u>	<u>65,479,415</u>
EXCESS OF OPERATING EXPENSES OVER REVENUES	(1,955,651)	(8,771,927)	(10,727,578)	(1,405,831)	(8,532,233)	(9,938,064)
Non-Operating Revenues/(Expenses)						
Interest Income	329,284	76,541	405,825	411,450	83,868	495,318
Mortgage Interest Income	137,888	-	137,888	-	-	-
Loan Extension Fees	-	(205,491)	(205,491)	-	(245,803)	(245,803)
Transfers of CFP to Component Units	-	619,937	619,937	-	-	-
RAD Costs	-	(167,800)	(167,800)	-	-	-
Gain on the Sale of Fixed Assets	-	(4,292)	(4,292)	-	-	-
Loss Before Contributions and Transfers	<u>(1,488,479)</u>	<u>(8,453,032)</u>	<u>(9,941,511)</u>	<u>(994,381)</u>	<u>(8,694,168)</u>	<u>(9,688,549)</u>
Capital Grants	<u>2,211,217</u>	<u>-</u>	<u>2,211,217</u>	<u>3,635,627</u>	<u>-</u>	<u>3,635,627</u>
INCREASE (DECREASE) IN NET POSITION	<u>722,738</u>	<u>(8,453,032)</u>	<u>(7,730,294)</u>	<u>2,641,246</u>	<u>(8,694,168)</u>	<u>(6,052,922)</u>
Beginning Net Position Restated (Component Unit Only)	19,583,656	34,852,250	54,435,906	17,143,686	41,809,952	58,953,638
Prior Period Adjustments, Equity Contributions, Transfers & Special Items	855,841	34,521,043	35,376,884	(201,276)	1,736,466	1,535,190
Ending Net Position	<u>\$ 21,162,235</u>	<u>\$ 60,920,261</u>	<u>\$ 82,082,496</u>	<u>\$ 19,583,656</u>	<u>\$ 34,852,250</u>	<u>\$ 54,435,906</u>

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

ALBANY HOUSING AUTHORITY
Albany, New York
COMPARATIVE STATEMENTS OF CASH FLOWS
For the Years Ended June 30, 2025 and 2024

	Albany Housing Authority 2025	Discretely Presented Component Units	Combined Total Memorandum Only	Albany Housing Authority 2024	Discretely Presented Component Units	Combined Total Memorandum Only
CASH FLOWS FROM OPERATING ACTIVITIES						
<u>Cash Received:</u>						
From Tenants for Rental and Other Income	\$ 3,714,737	13,536,263	\$ 17,251,000	\$ 3,967,113	11,517,462	\$ 15,484,575
From Government Grants	38,657,496	2,202,420	40,859,916	33,604,898	2,054,599	35,659,497
For Other Operating Revenues	3,706,148	1,000,984	4,707,132	3,016,309	138,412	3,154,721
<u>Cash Paid:</u>						
To Employees for Operations	(5,065,918)	(2,536,205)	\$ (7,602,123)	(5,264,639)	(2,347,033)	\$ (7,611,672)
For Management Fees	-	(1,177,555)	(1,177,555)	-	(953,258)	(953,258)
To Suppliers for Operations	(12,203,674)	(12,383,763)	(24,587,437)	(11,698,021)	(9,479,015)	(21,177,036)
For Housing Assistance Payments	(27,739,303)	-	(27,739,303)	(23,735,196)	-	(23,735,196)
Net Cash Provided by Operating Activities	1,069,486	642,144	1,711,630	(109,536)	931,167	821,631
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest on Investments	467,172	57,146	524,318	390,533	50,648	441,181
Cash Paid for Interest	-	(38,191)	(38,191)	-	-	-
Loans Advanced to Component Units	-	-	-	(856,254)	-	(856,254)
Cash Transferred to Related Parties	-	-	-	-	73,165	73,165
Cash (Paid)/Withdrawn to/from Reserve Accounts	-	49,190	49,190	-	(384,252)	(384,252)
Purchases of Property and Equipment - Net	(2,370,537)	(16,482,668)	(18,853,205)	(2,837,774)	(19,985,203)	(22,822,977)
Sale/(Purchase) of Investments	(140,853)	-	(140,853)	(270,778)	-	(270,778)
Net Cash Used in Investing Activities	(2,044,218)	(16,414,523)	(18,458,741)	(3,574,273)	(20,245,642)	(23,819,915)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
HUD Capital Grants Received	2,211,217	346,843	2,558,060	3,635,627	-	3,635,627
Cash Received from Capital Contributions	-	31,486,179	31,486,179	-	-	-
Cash Paid for the Retirement of Debt	(473,008)	(31,918,670)	(32,391,678)	(390,925)	(1,818,013)	(2,208,938)
Cash Received from Borrowings	-	19,747,635	19,747,635	-	20,909,165	20,909,165
Cash Paid to Component Units for CFP Funds Used of Capital Assets	-	261,918	261,918	(132,818)	-	(132,818)
Payments of Developers Fee, Development Costs and Closing Costs	-	(1,988,883)	(1,988,883)	-	(338,748)	(338,748)
FSS Escrow & Security Deposits/(Payments)	139,585	-	139,585	191,000	-	191,000
Tenant Security Deposits	(12,136)	2,370	(9,766)	(3,584)	46,707	43,123
Net Cash Provided by Capital and Related Financing Activities	1,865,658	17,937,392	19,803,050	3,299,300	18,799,111	22,098,411
Increase/(Decrease) in Cash and Cash Equivalents	890,926	2,165,013	3,055,939	(384,509)	(515,364)	(899,873)
Cash and Cash Equivalents - Beginning of Year	5,416,277	8,628,943	14,045,220	5,800,786	9,144,307	14,945,093
Adjustments To Beginning Balance	-	(320,312)	(320,312)	-	-	-
Cash and Cash Equivalents - End of Year	\$ 6,307,203	\$ 10,473,644	\$ 16,780,847	\$ 5,416,277	\$ 8,628,943	\$ 14,045,220

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

ALBANY HOUSING AUTHORITY
Albany, New York
COMPARATIVE STATEMENTS OF CASH FLOWS
For the Years Ended June 30, 2025 and 2024

	Albany Housing Authority 2025	Discretely Presented Component Units	Combined Total Memorandum Only	Albany Housing Authority 2024	Discretely Presented Component Units	Combined Total Memorandum Only
RECONCILIATION OF OPERATING (LOSS) TO NET CASH USED BY OPERATIONS						
Operating Income	\$ (1,955,651)	\$ (8,771,927)	\$ (10,727,578)	\$ (1,405,831)	\$ (8,532,233)	\$ (9,938,064)
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities:						
Depreciation	2,192,220	7,203,806	9,396,026	2,318,659	6,374,388	8,693,047
Amortization- Leases	37,888	121,031	158,919	-	107,619	107,619
Lease Write off	614,700	-	614,700	-	-	-
Tenant Bad Debt Write Off	-	(105,108)	(105,108)	-	166,602	166,602
Net Changes in Deferred Outflows and Inflows	233,273		233,273	1,973,238		1,973,238
Decrease/(Increase) in Assets						
Accounts Receivable - Tenants	10,828	51,736	62,564	152,785	447,415	600,200
Other Accounts Receivable	175,292	332,735	508,027	(1,767,647)	556,513	(1,211,134)
Leases Receivable	135,123		135,123	170,243		170,243
Prepaid Expenses and Deferred Charges	6,427	(87,273)	(80,846)	6,369	(8,322)	(1,953)
Inventories	15,776		15,776	(7,902)		(7,902)
Increase/(Decrease) in Liabilities						
Accounts Payable	402,459	600,576	1,003,035	83,295	850,711	934,006
Accrued Interest	-	1,115,845	1,115,845	-	452,015	452,015
Accrued Expenses	81,131		81,131	72,605		72,605
Compensated Absences	(25,395)	(17,818)	(43,213)	5,539	48,215	53,754
Unearned Revenue	(14,270)	40,152	25,882	(10,309)	45,875	35,566
Due to HUD	45,787		45,787	(115,183)		(115,183)
Other Current Liabilities	202,733	65,650	268,383	(25,204)	195,240	170,036
Other Non-Current Liabilities	(1,026,962)	120,618	(906,344)	(1,555,679)	187,723	(1,367,956)
Leases Payable	(30,220)		(30,220)	(28,135)		(28,135)
Due to Other Governments	(31,653)	(27,879)	(59,532)	23,621	39,406	63,027
Net Cash Provided by Operating Activities	\$ 1,069,486	\$ 642,144	\$ 1,711,630	\$ (109,536)	\$ 931,167	\$ 821,631

Cash Paid for Interest for 2025 and 2024 was \$77,961 and \$91,885 respectively.

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

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 1 – Summary of Organization, Activities and Significant Accounting Policies:

1. Organization – The Albany Housing Authority (AHA or the Authority) is a governmental, public corporation created under federal and state housing laws. The Authority is governed by a board of seven members, two of whom are residents. The non-resident members serve five-year terms and the resident members serve two-year terms. The governing board is essentially autonomous but is responsible to the U.S. Department of Housing and Urban Development. An Executive Director is appointed by the Authority's Board to manage the day-to-day operations of the Authority. The Authority is responsible for the development, maintenance and management of public housing for low- and moderate-income families residing in Albany. Operating and modernization subsidies are provided to the Authority by the federal government.

Reporting Entity

The Authority has concluded that it is excluded from the City's reporting entity since the City does not designate management, does not influence operations, does not have responsibility for fiscal matters and does not have a funding relationship with the Authority.

The accompanying financial statements present the Authority and its sixteen discretely presented component units and one blended component unit, for which the Authority is considered to be financially accountable. The seventeen discretely presented component units are reported in a separate column in the Authority's financial statements to emphasize that they are legally separate from the Authority and that they do not meet the criteria of blended units as described in GASB 61. Please refer to Note 20 for additional information on the Authority's component units.

The Blended component unit, known as Patroon Apartments, consists of 23 units with assets of \$2,848,737, liabilities of \$236,823, and deferred inflows of \$130,958. Invested in Net Assets were \$2,694,393 and unrestricted net position was \$(213,437). Total revenues were \$316,997. Patroon Apartments is wholly owned by the Authority.

The combined financial statements include all accounts of the Authority. The Authority is the lowest level of government over which the Authority's Board of Commissioners and Executive Director exercise oversight responsibility.

2. Significant Accounting Policies

Basis of Accounting – The financial statements of the Authority are prepared using the accrual basis of accounting to recognize the flow of economic resources. Under the accrual basis of accounting, transactions are recognized when they occur, regardless of when cash is received or disbursed. Revenues are recognized in the accounting period in which they are earned and become measurable, and expenses recognized in the period incurred, if measurable. Operating revenues and expenses consist of those revenues and expenses that result from the ongoing principal operations of the Authority. Non-operating revenues and expenses consist of those revenues and expenses that are related to financing and investing types of activities and result from non-exchange transactions or ancillary activities. All assets, liabilities, net position, revenue and expenses are accounted for using a single enterprise fund for the primary government.

Revenue – The major sources of revenue are various subsidies and grants received from the United States Department of Housing and Urban Development, charges to tenants and other miscellaneous revenues discussed below.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 1 – Summary of Organization, Activities and Significant Accounting Policies
(Continued)

2. Significant Accounting Policies (Continued)

Federal Grant Revenue – Operating subsidies, Housing Choice Voucher housing assistance grants and Capital Fund Program revenue received from HUD are recorded under the accrual method of accounting and are recognized in the period earned in accordance with applicable HUD guidelines. The Authority is generally entitled to receive funds from HUD under an established payment schedule, or, under the Capital Fund Program, as funds are expended funds are received.

HUD subsidizes the Authority's Housing Choice Voucher Program based on expenditures from prior periods' Voucher Management Submissions (VMS) Reports. Authorities exceeding obligated funding levels must use reserves to fund the shortage. When available funding, that is, funding obligated by HUD, exceeds utilization, HUD now retains the excess amounts. In the past, these overfunded amounts were retained by housing authorities and had to be segregated between Housing Assistance Payments (HAP) as restricted funds, and administrative payments, as unrestricted funds. These changes in HUD's financial policies are a result of Congress requiring HUD to become more restrictive in allowing excess funds to remain in the hands of public housing authorities. For the Albany Housing Authority, HUD began recapturing authority-held reserves in July 2014 by underfunding AHA's monthly HAP expenditures. These recaptured reserves, as well as amounts obligated by HUD but not yet needed (i.e., not spent on HAP), remain available to AHA to fund increased leasing on an as needed basis.

Tenant Charges – Rental charges to tenants are determined and billed monthly and are recognized as revenue when billed since they are measurable and collectible within the current period. Amounts not collected at year-end are included in the balance sheet as accounts receivable, and amounts paid by tenants for the subsequent fiscal year are recorded as deferred revenue.

Miscellaneous Income – Miscellaneous revenue consists primarily of miscellaneous service fees. The revenue is recorded as earned since it is measurable and available.

Report Presentation – The financial statements included in this Report were prepared in accordance with generally accepted accounting principles (GAAP) in the United States of America applicable to governmental entities for Proprietary Fund Types. The Authority implemented the provisions of Governmental Accounting Standards Board Statement No. 34 "Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments" (Statement No. 34). The Authority also adopted the provisions of Statement No. 37 "Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments: Omnibus" and Statement No. 38 "Certain Financial Statement Note Disclosures", which supplements Statement No. 34. Statement No. 34 established standards for all state and local governmental entities that include a statement of net position, a statement of activities and a statement of cash flows.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 1 – Summary of Organization, Activities and Significant Accounting Policies
(Continued)

2. Significant Accounting Policies (Continued)

Statement 34 requires the classification of net assets into three components – Invested in Capital Assets, Net of Related Debt; Restricted Net Assets and Unrestricted Net Assets. Statement No. 63 "Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources and Net Position" requires the re-naming of the Statement of Net Assets to the Statement of Net Position. The Statement of Net Position reports all assets, deferred outflows of resources, liabilities and deferred inflows of resources and net position. These classifications are defined as follows:

Net Investment in Capital Assets – This component consists of land, construction in progress and depreciable assets, net of accumulated depreciation and net of the related debt outstanding. If there are significant unspent related debt proceeds as of year-end, the portion of the debt related to the unspent proceeds is not included in the calculation of Net Investment in Capital Assets rather, that portion of the debt is included in the same net position component as the unspent proceeds.

Restricted Net Position – This component includes net position subject to restrictions placed on net asset use through external constraints imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by the law through constitutional provisions or enabling legislation.

Unrestricted Net Position – This component consists of net position that does not meet the definition of Restricted Net Position or Net Investment in Capital Assets.

The adoption of Governmental Accounting Standards Board Statements 34, 37 and 38 have no significant effect on the basic financial statements, except for the classification of net assets in accordance with Statement No. 34.

Significant accounting policies are as follows:

1 – Cash and cash equivalents are stated at cost, which approximates market. Cash and cash equivalents include cash in banks, petty cash, certificates of deposit, and other investments with original maturities of less than three months from the date of purchase. Investments are recorded at fair value based on quoted market prices. Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties.

2 – Collection losses on accounts receivable are charged against an allowance for doubtful accounts.

3 – Fixed assets are recorded at cost for all programs and depreciation is computed on the straight-line basis. Donated property is recorded at fair market value on the date of donation. Buildings are depreciated over 27 years, Building and improvements over 10-15 years furniture and Equipment 5-10 years and computers 3 years.

4 – Repairs funded out of operations, such as painting, roofing, and plumbing, are charged against income for all programs.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 1 – Summary of Organization, Activities and Significant Accounting Policies (Continued)

Significant Accounting Policies (Continued)

5 – The Authority is subsidized by the Federal Government. The Authority is not subject to Federal or State income taxes, nor is it required to file Federal and State income tax returns.

6 – Operating subsidies received from HUD are recorded as income when earned.

7 – The cost of accumulated unpaid compensated absences, including fringe benefits, is reported in the period earned rather than in the period paid.

8 – Prepaid expenses represent payments made by the Authority in the current year to provide services occurring in the subsequent fiscal year.

9 – Inventories in the Proprietary Fund consist of supplies and are recorded at the weighted average cost.

10 – The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period.

11 – The Authority has elected not to apply Financial Accounting Standards Board Statements and Interpretations, Accounting Principles Board Opinions, and Accounting Research Bulletins of the Committee of Accounting Procedure issued after November 30, 1989, to its proprietary activities.

12 – The Authority does not have any infrastructure assets for its Proprietary Fund.

13 – Inter-fund receivables and payables arise from inter-fund transactions and are recorded by all funds affected in the period in which the transactions are executed.

14 – The Authority adopted Governmental Accounting Standards Board No. 87, Leases. GASB 87 establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. Under GASB 87, the lessee is required to recognize a lease liability and an intangible right-to-use asset, and a lessor is required to recognize a lease receivable and deferred inflow of resources. Additional information regarding the Authority's lease receivables and lease liabilities can be found in Note 17 to these financial statements.

Budgetary Policy Control

The Authority submits its annual operating and capital budgets in accordance with HUD requirements. However, HUD only approves the operating subsidy. The budget is formally adopted by resolution of the Authority's Board of Commissioners. Once adopted, the Board of Commissioners may amend the adopted budget when unexpected modifications are required in estimated revenues and expenses. Each fund's budget is prepared on a detailed line-item basis. Revenues are budgeted by source and expenditures are budgeted by expense classification within each revenue source.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 1 – Summary of Organization, Activities and Significant Accounting Policies
(Continued)

Accounting for Impairment or Disposal of Long-Lived Assets

The Authority has given consideration regarding the Impairment or Disposal of Long-Lived Assets in its preparation of these financial statements. As of June 30, 2025, and 2024, the Authority has not recognized any reduction in the carrying value of its fixed assets.

Note 2 – Cash and Cash Equivalents

Housing Authority

The Authority maintains cash, cash equivalents and investments in local banks.

Cash and Cash Equivalents of \$6,307,202 and \$5,416,277 at June 30, 2025, and 2024 consisted of the following:

	<u>June 30, 2025</u>	<u>June 30, 2024</u>
Checking/Money Market	\$ 4,765,869	\$ 4,065,638
Restricted Cash	575,399	576,669
FSS Escrow - Restricted	732,837	528,739
Security Deposits	232,947	245,081
Petty Cash	150	150
	<u>\$ 6,307,202</u>	<u>\$ 5,416,277</u>

1. The carrying amount of the Authority's cash and cash equivalents on deposit as of June 30, 2025, was \$6,307,202 and the bank balances were \$6,417,154. Of the bank balances, \$564,993 was covered by FDIC insurance and \$5,852,161 was covered by a depository collateral agreement.
2. Restricted Cash for the Low Rent Public Housing Program at June 30, 2025, and 2024 pertains to funds related to FSS Escrows, operating reserves and Ezra (AMP-10) debt service accounts. The funds restricted in the HCV Programs are restricted as described in Note 16.
3. Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a bank failure, the Authority's deposits may not be returned. The Authority's policy is to require that deposits be fully collateralized or insured. The Authority's cash and cash equivalents are categorized as prescribed in GASB 40 to give an indication of the level of risk assumed by the Authority. As described above, \$5,852,162 of the Authority's deposits exceeded FDIC insurance (\$250,000 per bank) and were collateralized with securities held by the pledging financial institution's trust department or agent but not in the Authority's name.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 2 – Cash and Cash Equivalents (Continued)

4. Component Units

The Component Units had the following cash and cash equivalents:

	<u>December 31, 2024</u>	<u>December 31, 2023</u>
Checking	\$ 3,279,351	\$ 1,440,543
Tenants Security Deposits	535,210	508,494
Replacement & Debt Service Reserves	8,853,099	8,440,805
	<u>\$ 12,667,660</u>	<u>\$ 10,389,842</u>

The Component Units maintain cash and cash equivalents in bank accounts which at times may exceed federally insured limits. The component units have not experienced any losses in such accounts, and the Authority believes that they are not exposed to any significant credit risk on cash and cash equivalents.

Note 3 – Investments

At June 30, 2025, and 2024, the Authority held the following investments:

2025

Investment Type	Market Value	Investment Maturities in Years		
		Less than 1	1-5	6-10
Investment in Not for Profits	\$ 41,000	-	-	-
US Treasuries	4,874,714	-	4,874,714	-
	<u>\$ 4,915,714</u>	<u>\$ -</u>	<u>\$ 4,874,714</u>	<u>-</u>

2024

Investment Type	Market Value	Investment Maturities in Years		
		Less than 1	1-5	6-10
Investment in Not for Profits	\$ 41,000			\$ -
US Treasuries	4,733,861	-	4,733,861	-
	<u>\$ 4,774,861</u>	<u>\$ -</u>	<u>\$ 4,733,861</u>	<u>\$ -</u>

The fixed income holdings have varying maturity dates greater than three months from the date of purchase and are stated at fair value in the Statement of Net Position, with all gains and losses included in the Statement of Activities. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Interest income is recorded on the accrual basis.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 3 – Investments - Continued

Interest rates on the fixed income holdings ranged between .75% and 4.875 % during the current fiscal year.

Investments in Not for profits are stated as netbook value.

Investments are measured at fair value. Generally accepted accounting principles establish a fair value hierarchy that prioritizes the inputs used to measure fair value. The three levels of the fair value hierarchy are as follows:

Level 1 inputs are adjusted quoted market prices in active markets for identical assets or liabilities that the Authority has the ability to access at the measurement date. Level 1 inputs provide the most realizable measure of fair value as of the measurement date.

Level 2 inputs are based on significant observable inputs, including unadjusted quoted market prices for similar assets and liabilities in active markets, unadjusted quoted prices for identical or similar assets or liabilities in markets that are not active, or inputs other than quoted prices that are observable for the asset or liability.

Level 3 inputs are significant unobservable inputs for the asset or liability.

The level of the fair value hierarchy within which a fair value measurement in its entirety falls is based on the lowest level input that is significant to the fair value measurement in its entirety.

The Authority's investments in US Treasuries at June 30, 2025, and 2024 are included in Level 2 of the hierarchy. The investments in not for profits for June 30, 2025, and 2024 are included in Level 3 of the hierarchy.

Note 4 - Accounts Receivable Other

Accounts Receivable Other-Net consisted of the following at June 30, 2025, and 2024:

	<u>June 30, 2025</u>	<u>June 30, 2024</u>
Due From Corning Homes Associates, LP	\$ (138,199)	\$ (132,438)
Due From Lark Drive Associates, LP	924,820	771,992
Due From McCarty Housing Development Fund Company, Inc.	21,479	73,716
Due From Creighton Storey Homes, LP	974,946	948,038
Due From Southend Associates, LP	939,071	793,721
Due From Swan Street Homes, LLC	1,096,905	752,874
Due From Swan Mixed Use, LLC	323,304	240,999
Due From Ezra Prentice Homes Redevelopment, LLC	1,614,946	1,259,351
Due From Southend Associates II, LLC	225,270	234,983
Due (To)/From Southend Associates III, LP	75,898	26,785
Due (To)/From Ida Yarbrough Phase 1, LLC.	105,529	36,129
Due From Ida Yarbrough Phase II, LLC	23,549	31,633
Due (To)From Ida Yarbrough Phase IV, LLC	184,142	790,357
Steamboat 20 LLC	(90,699)	-
Steamboat Development Costs	-	6,004
Miscellaneous Receivables	102,861	60,714
	<u>\$ 6,383,822</u>	<u>\$ 5,894,858</u>

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 5 – Loans Receivable

Notes Receivable – Non - Current - Component Units

At June 30, 2025, the Authority has outstanding \$38,256,390 in notes receivable from seven of its component units of which \$27,943,664 are HOPE VI loans. These loans bear interest at various rates, and monthly payments are due from available cash flow. All unpaid accrued interest and principal is due in thirty to forty years. The Authority has determined that collection of these loans is doubtful and accordingly has reserved an allowance for the entire amount of the loans. Accrued interest on the loans for June 30, 2025, and 2024 amounted to \$12,817,235 and the Authority has reserved the entire amount.

Ezra Prentice – Mortgage

The Authority received permission to "de-federalize" one of its projects commonly known as Ezra Prentice and convey such property to Ezra Prentice Homes Redevelopment, LLC for a money purchase mortgage in the amount of \$2,280,000 which began on December 30, 2009. All principal and interest are due and payable on December 30, 2059. Interest accrues at a rate of 3% per annum.

The Authority leveraged its Capital Funds in order to provide an \$8,375,000 loan which began on December 30, 2009, to Ezra Prentice Homes Redevelopment, LLC to finance the construction and rehabilitation of the Project. Principal and interest payments are due only from the available cash flow of the project. The loan matures on December 30, 2059.

Academy Lofts

The Authority also loaned funds received from the City of Albany funded through a "Restore New York Communities" grant to Swan Street Lofts, LP in the amount of \$3,317,692, which originated on December 20, 2011. The loan bears interest at 0% and is due in 50 years. During the fiscal year 2015, the Authority received an additional \$1,182,307 from the City which it loaned to the Project bringing the total loan amount to \$4,499,99.

The Authority also loaned Swan Street Lofts, LP \$440,000 which originated on February 3, 2014, as required matching funds for the Restore New York Communities grant. The loan bears interest at 0% and is due in 50 years.

Southend Associates III

During 2015 the Albany Housing Authority received a grant from the Affordable Housing Program (AHP), which it lent to Southend Associates III, LP on September 8, 2015. The loan was for \$300,000 for redevelopment and operating costs and is subject to AHP regulations. Contemporaneously, the Albany Housing Authority assigned the mortgage to M&T Bank. The mortgage is subordinate to Southend Associates III, LP's HTFC loan and contains a recapture agreement (the Agreement) with the Federal Home Loan Bank if certain conditions related to compliance are not maintained. Those conditions are more fully described in the Agreement. The maturity date is the fiftieth annual anniversary of the conversion date of October 1, 2015 (October 1, 2065). This note bears interest at 6% and is secured by a mortgage on the property.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 5 –Loans Receivable (Continued)

Ida Yarbrough Phase I

During July of 2016, the Albany Housing Authority received funding through the Affordable Housing Program (AHP) through the Federal Home Loan Bank and M&T Bank. The loan was for \$792,990 and was used for the renovation of the Ida Yarbrough Phase I Project. The note bears no interest and is due in July of 2046.

During July of 2016, the Albany Housing Authority received both a Green Grant and a NYSEDA Grant totaling \$1,154,500. The Authority agreed to and executed a loan agreement with Ida Yarbrough Phase I, LLC, for a 0% loan for thirty years. At June 30, 2021, \$1,154,500 had been advanced to the project.

Ida Yarbrough Phase II

During the 2018 fiscal year, the Authority received a Local Initiatives Support Corporation (LISC) grant for \$615,000 which it loaned to Ida Yarbrough Phase II, LLC, a related tax credit entity which is in the development phase.

During 2019, the Authority agreed to lend \$1,100,000 to Ida Yarbrough Phase II for the development of an affordable housing project. The loan does not bear interest and is due 30 years immediately following the final closing. At June 30, 2021, the amount advanced to the project was \$1,100,000. The source of this funding is the Capital Fund Program.

During August of 2019 the Albany Housing Authority received a grant through the Affordable Housing Program (AHP) through the Federal Home Loan Bank and M&T Bank. The loan was for \$1,100,000 and was used for the renovation of the Ida Yarbrough Phase II Project. The note bears interest of 1% per annum and is due on January 1, 2051.

Ida Yarbrough Phase IV

On December 17, 2020, AHA entered into a ground lease agreement with Ida Yarbrough Phase IV, LLC for two parcels of land known as North Albany and the Ida IV parcel for 7,716,324. The lease of the lease is 40 years, and the interest rate is the long term AFR annual rate currently at 1.90% compounded annually.

Ida Yarbrough Phase IV

The Authority was granted a Weatherization grant which it loaned to the project as part of the funds to complete the construction. The loan bears no interest and there are no principal or interest payments due for forty years. At June 30, 2025, the amount advanced to the project was \$249,600.

Steamboat 20, LLC

On December 28, 2022, AHA entered into a ground lease not with Steamboat 20, LLC for \$1,390,064. The note bears interest at a rate of 4.03% compounded annually and matures on December 31, 2052. Principal and interest are due 90 after the Company's year end only from available cash flow.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 5 –Loans Receivable (Continued)

Steamboat 20, LLC

On December 28, 2022, AHA entered into a loan agreement with the Company for 864,578. Simple interest on the unpaid balance accrues at an annual rate of 0%. Principal and interest are only due from available cash flow. At June 30, 2025, AHA advanced \$864,578.

Total Mortgages and Notes

Total mortgages, notes and HOPE VI receivables, including accrued interest, due the Authority, from all its component units at June 30, 2025, and 2024 were \$81,951,680 and \$81,950,680, respectively. Beginning July 1, 2012, management determined the interest was uncollectible and ceased accruing interest on the mortgages.

The table below summarizes the mortgages and notes receivable from the Authority's discreetly presented component units.

Description	2025	2024
Hope VI Loans	\$ 27,943,664	\$ 27,943,664
Accrued interest	12,817,234	12,817,234
Notes and Loans-Other	10,312,726	10,312,726
Mortgages:		
Ezra Prentice Homes Redevelopment, LLC	2,280,000	2,280,000
Ezra Prentice Homes Redevelopment, LLC	8,375,000	8,375,000
Swan Street Lofts, LP	4,499,999	4,499,999
Swan Street Lofts, LP	440,000	440,000
Southend Associates III, LP	300,000	300,000
Ida Yarbrough, Phase I, LLC	792,990	792,990
Ida Yarbrough, Phase I, LLC	1,154,500	1,154,500
Ida Yarbrough, Phase II, LLC	615,000	615,000
Ida Yarbrough, Phase II, LLC	1,100,000	1,100,000
Ida Yarbrough, Phase II, LLC	1,100,000	1,100,000
Ida Yarbrough Phase IV, LLC Ground Lease Note	7,716,325	7,716,325
Ida Yarbrough Phae IV, LLC NYSERDA Loan	249,600	249,600
Steamboat 20, LLC Ground Lease Note	1,390,064	1,390,064
Steamboat 20, LLC Sellers Note	864,578	864,578
	<u>\$ 81,951,680</u>	<u>\$ 81,951,680</u>

Notes and Loans Other - consists of \$10,312,726 of various loans passed through the AHA from the NY State Housing Trust Fund Corporation, NYSERDA, and the Federal Home Loan Bank. There were no required interest and principal payments during the current fiscal year.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 5 –Loans Receivable (Continued)

As of June 30, 2025, and 2024, the Authority has set up an allowance for the following:

HOPE VI Loans	\$ 27,943,664
Notes, Loans and Mortgages	10,312,726
Money Purchase Mortgage	
Ezra Prentice	2,280,000
Interest on related Loans and Mortgages	12,817,235
	<u>\$ 53,353,625</u>

Note 6 - Intangible Assets

Component Units

Net Intangible assets at December 31, 2024, and 2023 were \$3,285,918 and \$2,270,716 respectively. These amounts include organizational costs and long-term mortgage issuance costs that are amortized over the life of the mortgages. The mortgage issue costs reduce the related outstanding debt. At December 31, 2024, and 2023, the accumulated amortization amounted to \$956,182 and \$469,887 leaving a remaining unamortized amount of \$2,329,736 and \$1,800,829 respectively

Note 7 – Fixed Assets

Fixed Assets consist primarily of expenditures to acquire, construct, place in operation and improve the facilities of the Authority and are stated at cost, less accumulated depreciation. The following is a summary of the changes in general fixed assets for the fiscal years ending June 30, 2025, and 2024:

	<u>July 1, 2024</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>June 30, 2025</u>
Land	\$ 6,334,607	\$ -	\$ -	\$ -	\$ 6,334,607
Buildings	113,998,654	21,395	-	7,385	114,027,434
Furn., Equip & Mach.	9,998,714	304,603	(27,402)	(7,385)	10,268,530
Construction in Progress	2,755,609	2,077,034	(5,092)	-	4,827,551
Total Fixed Assets	133,087,584	2,403,032	(32,494)	-	135,458,122
Accumulated Depreciation	(106,499,756)	(2,154,331)	-	-	(108,654,087)
Net Fixed Assets	<u>\$ 26,587,828</u>	<u>\$ 248,701</u>	<u>\$ (32,494)</u>	<u>\$ -</u>	<u>\$ 26,804,035</u>

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 7 – Fixed Assets - Continued

	<u>July 1, 2023</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>June 30, 2024</u>
Land	\$ 6,334,607	\$ -	\$ -	\$ -	\$ 6,334,607
Buildings	112,318,184	37,971	-	1,642,499	113,998,654
Furn., Equip & Mach.	9,697,536	301,178	-	-	9,998,714
Construction in Progress	2,532,465	2,500,079	(634,436)	(1,642,499)	2,755,609
Total Fixed Assets	130,882,792	2,839,228	(634,436)	-	133,087,584
Accumulated Depreciation	(104,248,733)	(2,251,023)	-	-	(106,499,756)
Net Fixed Assets	<u>\$ 26,634,059</u>	<u>\$ 588,205</u>	<u>\$ (634,436)</u>	<u>\$ -</u>	<u>\$ 26,587,828</u>

Depreciation expense for the years ended June 30, 2025, and 2024 was \$2,192,220 and \$2,251,023 respectively. Expenditures are capitalized when they meet the Authority's Capitalization Policy requirements. Depreciation of Capital Assets is provided using the straight-line method for reporting purposes at rates based upon the following estimated useful lives:

	<u>Years</u>
Buildings	27
Building Improvements	10-15
Office Furniture	5-10
Equipment	5
Vehicles	5
Computers	3

Note 8 – Inventory

Inventory is recorded at weighted average cost. At June 30, 2025, and 2024 the Authority maintained inventory with a value totaling \$228,146 and \$243,922, respectively. The Authority has written down its inventory and therefore, has not recorded an allowance for obsolete inventory for June 30, 2025, and 2024.

ALBANY HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2025

Note 7 - Fixed Assets - Continued

	Dec. 31 2024 McCarty Housing Nutgrove	Dec. 31 2024 Swan St. LLC	Dec. 31 2024 Lark Drive	Dec. 31 2024 Creighton Storey	Dec. 31 2024 Swan St. Mixed	Dec. 31 2024 Southend	Dec. 31 2024 Ezra Prentice	Dec. 31 2024 Southend II	Dec. 31 2024 Southend III	Dec. 31 2024 Swan St. Academy Lofts	Oct. 31, 2024 Ida Yarbrough Phase I, LLC	Dec. 31, 2024 Ida Yarbrough Phase II, LLC	Dec. 31, 2024 Ida Yarbrough Phase IV, LLC	Dec. 31, 2024 Steamboat 20 LLC	June 30, 2025 Frederick Douglas	2024 Total
Land	\$ 1,003,000	\$ 60,934	\$ 105,317	\$ 209,450	\$ 76,055	\$ 151,062	\$ -	\$ 105,707	\$ 139,162	\$ 54,256	\$ 63,659	\$ -	\$ -	\$ -	\$ 41,687	\$ 2,010,289
Buildings & Site Improvements	4,705,359	10,144,209	12,572,488	14,977,878	5,855,912	12,651,991	24,287,574	9,579,891	12,621,333	9,172,032	18,293,121	25,333,376	92,315,578	39,083,421	-	291,593,963
Furniture, Equipment, & Machinery	335,509	474,318	939,102	976,508	126,028	94,931	314,422	136,405	502,049	898,627	164,955	416,158	101,824	10,956	-	5,491,792
Construction in Progress	26,943	-	26,500	-	-	-	17,111	-	-	-	-	-	-	-	-	70,554
Total Fixed Assets	6,070,811	10,679,461	13,643,407	16,163,836	6,057,995	12,897,984	24,619,107	9,822,003	13,262,544	10,124,915	18,521,735	25,749,534	92,417,402	39,094,377	41,687	299,166,598
Accumulated Depreciation	(3,745,491)	(4,680,102)	(8,887,914)	(7,366,451)	(2,605,429)	(5,107,607)	(8,815,794)	(3,371,360)	(3,923,605)	(3,494,939)	(3,701,544)	(4,084,697)	(3,746,764)	(489,596)	-	(64,021,283)
Net Fixed Assets	\$ 2,325,320	\$ 5,999,359	\$ 4,755,493	\$ 8,797,385	\$ 3,452,566	\$ 7,790,377	\$ 15,803,313	\$ 6,450,643	\$ 9,338,939	\$ 6,629,976	\$ 14,820,191	\$ 21,664,837	\$ 88,670,638	\$ 38,604,791	\$ 41,687	\$ 235,145,315

	Dec. 31 2023 McCarty Housing Nutgrove	Dec. 31 2023 Swan St. LLC	June 30, 2024 Lark Drive	Dec. 31 2023 Creighton Storey	Dec. 31 2023 Swan St. Mixed	Dec. 31 2023 Southend	Dec. 31 2023 Ezra Prentice	Dec. 31 2023 Southend II	Dec. 31 2023 Southend III	Dec. 31 2023 Swan St. Academy Lofts	Oct. 31, 2023 Ida Yarbrough Phase I, LLC	Dec. 31, 2023 Ida Yarbrough Phase II, LLC	Dec. 31, 2023 Ida Yarbrough Phase IV, LLC	June 30, 2024 Frederick Douglas	2023 Total
Land	\$ 1,003,000	\$ 60,934	\$ 105,317	\$ 209,450	\$ 76,055	\$ 151,062	\$ -	\$ 105,707	\$ 139,162	\$ 54,256	\$ 63,659	\$ -	\$ -	\$ 41,687	\$ 2,010,289
Buildings & Site Improvements	4,672,748	9,854,366	12,672,488	14,816,777	5,855,912	12,651,991	23,975,591	9,579,891	12,621,333	9,172,032	18,293,121	25,333,376	100,922,032	-	260,321,658
Furniture, Equipment, & Machinery	268,275	375,317	888,018	755,675	99,182	68,631	239,427	115,794	430,299	887,450	164,955	410,563	77,624	-	4,781,210
Construction in Progress	27,425	-	26,500	159,164	-	-	17,111	-	-	-	-	-	-	-	230,200
Total Fixed Assets	5,971,448	10,290,617	13,592,323	15,941,066	6,031,149	12,871,684	24,232,129	9,801,392	13,190,794	10,113,738	18,521,735	25,743,939	100,999,656	41,687	267,343,357
Accumulated Depreciation	(3,520,040)	(4,396,462)	(8,543,147)	(6,913,766)	(2,432,314)	(4,787,488)	(8,134,861)	(3,120,598)	(3,559,663)	(3,260,309)	(3,164,511)	(3,291,576)	(2,185,953)	-	(57,310,688)
Net Fixed Assets	\$ 2,451,408	\$ 5,894,155	\$ 5,049,176	\$ 9,027,300	\$ 3,598,835	\$ 8,084,196	\$ 16,097,268	\$ 6,680,794	\$ 9,631,131	\$ 6,853,429	\$ 15,357,224	\$ 22,452,363	\$ 98,813,703	\$ 41,687	\$ 210,032,669

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 9 – Payment in Lieu of Taxes (PILOT)

Under Federal, State and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make payment in lieu of taxes (PILOT) for the PHA Owned Program in accordance with the provisions of its Cooperation Agreements with the City. Under the Cooperation Agreements, the Authority must pay the City the lesser of 10% of its net shelter rent or the approximate full real property taxes. Accrued PILOT during the fiscal years ended June 30, 2025, and 2024 amounted to \$231,418 and \$263,071 respectively.

Note 10 – Accrued Compensated Absences

Unused sick leave may be carried to future periods and used in the event of extended illness. Upon normal retirement, employees are not entitled to compensation for unused sick days. Generally, employees may be compensated for unused vacation in the event of retirement or termination of service. The amount of vacation which may be carried over from one year to another is subject to certain limitations. The Authority has determined that the potential liability for accumulated vacation at June 30, 2025, and 2024 amounted to \$205,486 and \$230,881 respectively.

Note 11- Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

Plan Description

The Albany Housing Authority contributes to the New York State Employees Retirement System (ERS), a cost-sharing multiple-employer defined benefit pension plan. The Comptroller of the State of New York serves as sole trustee of the Common Retirement Fund (Fund) and administrative head of the New York State and Local Police and Fire Retirement System (PFRS), and the Public Employees' Group Life Insurance. These entities are collectively referred to as the New York State Local Employees' Retirement System or the "System". All net assets of the System are held in the Common Retirement Fund which was established to hold all net assets and changes in net plan assets allocated to the System.

Membership Tiers - Pension legislation enacted in 1973, 1976, 1983, 2009 and 2012 established distinct classes of membership. For convenience, the System uses a tier concept to distinguish these groups, generally:

Tier 1 – Those persons who last became members of the ERS before July 1, 1973.

Tier 2 – Those persons who last became members on or after July 1, 1973, but before July 27, 1976.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 11- Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

Tier 3 – Generally, those persons who are State correction officers who last became members on or after July 27, 1976, and all others who last became members on or after July 27, 1976, but before September 1, 1983.

Tier 4 – Generally, except for correction officers, those persons who last became members on or after September 1, 1983, but before January 1, 2010.

Tier 5 – Those persons who last became members on or after January 1, 2010, but before April 1, 2012.

Tier 6 – Those persons who last become members on or after April 1, 2012.

Benefits-

(1) Tier 1 and Tier 2

Most Tier 1 and Tier 2 members are on a plan with minimum retirement age of 55 which provides for 1.67% of final average salary (defined as wages earned during any 36 months of services when earnings were highest) for each year of service less than 20 years. Generally, the benefit with more than 20 years of service is 2% of final average salary for each year of service. Tier 2 members retiring between age 55 and 62 with less than 30 years of service receive reduced benefits. As a result of Article 19 of the Retirement and Social Security Law, eligible Tier 1 and Tier 2 members, whose date of membership is prior to July 27, 1976, will receive an additional month of service credit for each year of credited service they have at retirement, up to a maximum of 24 months. Tier 1 and 2 members do not contribute toward their pension benefits.

(2) Tier 3, Tier 4 and Tier 5

Except for Tier 3 correction officers, generally the benefit is 1.67% of final average salary for each year of service if the service is less than 20 years. For 20 to 30 years of service, the benefit is 2% of the final average salary. An additional benefit of 1.5% of final average salary is applied for each year of service in excess of 30 years. A member must be age 62 with 5 years of service or at least age 55 with 30 years' service to retire with full benefits. Reduced retirement benefits are available if retirement occurs between the ages of 55 to 62. Tier 3, 4 and 5 members are eligible to retire starting at age 55. Retiring between the ages of 55 to 62 will lead to permanently reduced benefits between 38.33% and 6.67 % depending on the age at retirement. The benefit will be based on the members' final average salary (defined the same as for Tiers 1 and 2) for each year of service. For Tier 5, overtime wages are subject to a cap; wages above the cap are not included in final average salary. Tier 3 and 4 members must contribute 3% of wages for ten years of service. Tier 5 members must contribute 3% of wages towards their pension benefits for all years of service.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 11- Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

(3) Tier 6

Tier 6 members with the exception of retiring members under special retirement plans must have ten years of service and be at least 55. The full benefit age for Tier 6 is 63.

Contributions: Tier 3, 4 and 5 members must contribute 3% of their salary toward their pension benefits with some exceptions. Also, Tier 3 and 4 ERS members, as a result of Article 19 of the RSSL with a membership date on or after July 27, 1976, who have ten or more years of service are not required to contribute. Tier 6 members must contribute between 3% to 6% toward their pension based on the salary table below:

Wages	Contribution Rate
\$45,000 or less	3%
\$45,000.01 to \$55,000	3.5%
\$55,000.01 to \$75,000	4.5%
\$75,000.01 to \$100,000	5.75%
More than \$100,000	6%

Reportable Salary Limit: Reportable salary may not exceed the salary of the Governor of the State of New York, which is set by law and is currently \$225,000. If the Governor's salary changes, the reportable salary limit will change accordingly. If a member reaches the reportable salary limit, contributions are not deducted from any salary paid in excess of the limit. All salary paid, days worked and any loan and/or arrears payments are still reported in the system.

Overtime Limit: Overtime pay in excess of 15 percent of a member's regular annual wages cannot be used in the calculation of a member's final average salary.

Other Earnings Limitations: Earnings from more than two separate employers in any one year will be excluded from the definition of wages for Retirement System purposes.

Final Average Salary (FAS): FAS is the average of the highest five consecutive years of reportable salary subject to limits. Any year of salary used in the FAS calculation cannot exceed the average of the previous four years by more than 10 percent. Lump sum payments at retirement for accumulated vacation will not be included in an FAS calculation.

Service Retirement Eligibility: Members must have 10 years of service credit to be vested and eligible for a service retirement benefit. Members in regular plans can still retire at age 62 with an unreduced service retirement benefit or between ages 55 and 62 with a reduced benefit. Regular plans are those that permit retirement after the member has attained a certain age and earned a certain amount of service credit. Members in special plans can retire after completing their plan's minimum service requirement regardless of age. Vested members no longer on the payroll of a participating employer cannot retire until age 63.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 11- Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

Service Retirement Benefit: Service retirement benefits have not changed from previous Tiers.

Members can borrow against their contributions once they meet eligibility requirements.

(4) Ordinary Disability Benefits

Generally, ordinary disability benefits, usually 1/3 of salary, are provided after 10 years of service; in some cases, after 5 years of service.

(5) Accidental Disability Benefits

For all eligible Tier 1 members and Tier 2 ERS members, the benefit is a pension of 75% of final average salary with offset for any worker's compensation benefits received. The Tier 3 and Tier 4 benefit is the ordinary benefits with the years of service eligibility requirement dropped. For Tier 5, the benefit is one half (50%) of the employees' wages during the last year of active service.

(6) Ordinary Death Benefits

Death benefits are payable upon the death, before retirement, of a member who meets eligibility requirements as set forth by law. The first \$50,000 of an ordinary death benefit is paid in the form of group term life insurance. The benefit is generally three times the salary. For most members there is also a reduced post-retirement death benefit.

Death benefits for Tier 5 employees are equal to the member's salary multiplied by the years of service, not to exceed three years.

(7) Post-retirement Benefit Increases

An annual cost of living adjustment is provided to: (i) all pensioners who have attained age 62 and have been retired for five years; (ii) all pensioners who have attained age 55 and have been retired for ten years; (iii) all disability pensioners regardless of age who have been retired for five years; and (iv) ERS recipients of an Accidental Death Benefit regardless of age who have been receiving such benefit for five years. This cost-of-living adjustment is calculated on the first \$18,000 of a pensioner's single life allowance benefit or the actual benefit amount, if less. The cost-of-living percentage shall be 50% of the annual Consumer Price Index as published by the U.S. Bureau of Labor, up to 3%, but not less than 1%.

Funding Policy: Participating employers are required under the New York State Retirement and Social Security Law to contribute annually to the System.

The funding of the System is accomplished through member and employer contributions and the investment earnings on these contributions, according to the New York State Retirement and Social Security Law. The Aggregate Actuarial funding method is used by the System.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 11- Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

Generally, participating employers that have adopted the same benefit plan contribute at the same rate of payroll. The total employer contribution rate as a percentage of salary includes rates for administrative expenses, Group Life Insurance ("GLIP"), and supplemental benefits. GLIP is a one-year term insurance plan. Consequently, the GLIP rates are determined so as to pay for the current year's GLIP costs. Similarly, the administrative rates are determined so as to pay the current year's administrative expenses. Employers may make other contributions due to legislation, such as retirement incentives, the 17-year amortization and deficiency payments (which an employer may incur when joining the System and are payable for up to 25 years.) The average employer contribution rates below exclude certain contributions such as the 17-year amortization. The average contribution rate for ERS for fiscal year ended March 31, 2025, and 2024, including incentive contributions, was approximately 12.95% and 10.95% of covered payroll respectively.

The Albany Housing Authority's contribution to the Fund for the years ending June 30, 2025, and 2024 was \$1,004,035 and \$865,573 respectively. At June 30, 2025, and 2024, there were 111 and 112 plan members, respectively. The New York State retirement plan's fiscal year is April 1 to March 31. The New York State Employees Retirement System issues a publicly available financial report that includes financial statements and required supplementary information for the Fund. That report may be obtained by writing to the New York State Local Retirement System, 110 State Street, Albany, New York 12244-0001, or by calling 1-518-474-7736.

At June 30, 2025, and 2024 the Authority reported a pension liability of \$ \$4,056,259 and \$3,470,440 respectively. At June 30, 2025, and 2024 the Authority reported a pension expense of \$830,731 and \$1,436,759 respectively. At June 30, 2025, and 2024, the Authority reported deferred outflows of resources and deferred inflows of resources related to the pensions from the following sources:

June 30, 2025				
		Deferred Outflows of Resources		Deferred Inflows of Resources
Differences between expected and actual experience	a	\$ 1,006,791	\$	47,491
Changes of assumptions	b	170,111		-
Net Difference between projected and actual earnings on pension plan investments	c	318,243		-
Changes in proportion and differences between Authority contributions and proportionate share of contributions	d	32,397		171,483
Authority contributions subsequent to the measurement date	e	-		-
Total		<u>\$ 1,527,542</u>	<u>\$</u>	<u>218,974</u>

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 12- Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

		June 30, 2024	
		<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	a	\$ 1,117,826	\$ 94,630
Changes of assumptions	b	1,312,095	-
Net Difference between projected and actual earnings on pension plan investments	c	-	1,695,292
Changes in proportion and differences between Authority contributions and proportionate share of contributions	d	47,333	178,647
Authority contributions subsequent to the measurement date	e	-	-
Total		<u>\$ 2,477,254</u>	<u>\$ 1,968,569</u>

(a) Difference in Expected and Actual Experience

The difference between expected and actual experience with regard to economic and demographic factors is amortized over a five-year closed period reflecting the average remaining service life of the plan members (active and inactive), respectively. The first year of amortization is recognized as pension expense with the remaining years shown as either deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal years 2025 and 2024 was \$1,006,791 and \$1,117,826 respectively.

(b) Changes in Assumptions

The change in assumptions about future economic or demographic factors or other inputs is amortized over a five-year closed period, reflecting the average remaining service life of the plan members (active and inactive members), respectively. The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal years 2025 and 2024 was \$170,111 and \$1,312,095 respectively.

(c) Net Difference between Projected and Actual Investment Earnings on Pension Plan Investments

The difference between the System's expected rate of return of 5.9% and the actual investment earnings on pension plan investments is amortized over a five-year closed period in accordance with GASB 68. The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal years ended 2025 and 2024 was \$0 and \$0 respectively.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 12- Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

(d) Changes in Proportion and Differences between Contributions and Proportionate Share of Contributions

The change in employer proportionate share is the amount of difference between the employer proportionate share of net pension liability in the prior year compared to the current year. The difference between employer contributions and proportionate share of contributions is the difference between the total amount of employer contributions and the amount of the proportionate share of employer contributions. The change in proportionate share and the difference between employer contributions and proportionate share of contributions is amortized over a five-year closed period, reflecting the average remaining service life of the plan members (active and inactive members), respectively. The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources.

The cumulative net amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in future pension expense as follows:

Year Ended March 31:

2026	\$ 648,679
2027	1,000,317
2028	(367,097)
2029	26,669
2030	-
	<u>\$ 1,308,568</u>

The components of the current-year pension liability of the Authority as of March 31, 2025, and 2024 were as follows:

March 31, :	2025	Employees Retirement System	Authority's Percentage	Authority's Share
Authority's total pension liability		\$ 247,600,239,000	0.0236576%	\$ 58,576,266
Plan net position		(230,454,512,000)	0.0236576%	(54,520,008)
Net pension liability		<u>\$ 17,145,727,000</u>		<u>\$ 4,056,259</u>
Net position as a percentage of total pension liability				93.08%

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 12- Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

March 31, 2024	Employees Retirement System	Authority's Percentage	Authority's Share
Authority's total pension liability	\$ 240,696,851,000	0.0235699%	\$ 56,732,004
Plan net position	(225,972,801,000)	0.0235699%	(53,261,564)
Net pension liability	<u>\$ 14,724,050,000</u>		<u>\$ 3,470,440</u>
Net position as a percentage of total pension liability			93.88%

Actuarial Assumptions

The total pension liability for the March 31, 2025, measurement date was determined by using an actuarial valuation as of April 1, 2024, with updated procedures used to roll forward the total pension liability to March 31, 2025.

Actuarial Cost Method	Entry Age Normal
Inflation	2.9 percent
Salary Scale	4.3 percent
Investment Rate of Return	5.9 percent compounded annually.
Cost of Living Adjustments	1.5 percent annually
Mortality Improvement	Society of Actuaries Scale MP-2021

The long term expected rate of return on pension plan investments was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected return, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The previous actuarial valuation as of April 1, 2020, used a long term expected rate of 5.9%.

Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation as of March 31, 2025, are summarized below:

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 12- Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	25%	3.54%
International Equity	14%	6.57%
Private Equity	15%	7.25%
Real Estate	12%	4.95%
Opportunistic Portfolio	3%	5.25%
Credit	4%	5.40%
Real Assets	4%	5.55%
Fixed Income	22%	2.00%
Cash	1%	0.25%
	<u>100%</u>	

The discount rate used to calculate the total pension liability was 5.9 percent. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially. Based upon the assumptions, the System's fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total liability.

Sensitivity of the Net Pension Liability to the Discount Rate

The following presents the current period pension liability of the Authority, calculated using the current period discount rate assumption of 5.9 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (4.9 percent) or one percentage point higher (6.9 percent) than the current assumption:

2025	1% Decrease (4.9%)	Current Assumption (5.9%)	1% Increase (6.9%)
Net Pension Liability	<u>\$ 11,739,346</u>	<u>\$ 4,056,259</u>	<u>\$ (2,359,110)</u>
2024	1% Decrease (4.9%)	Current Assumption (5.9%)	1% Increase (6.9%)
Net Pension Liability	<u>\$ (10,911,428)</u>	<u>\$ (3,470,440)</u>	<u>\$ (2,744,323)</u>

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 13 – Other Post Employment Retirement Benefits (OPEB)

ANNUAL OPEB COST AND NET OPEB OBLIGATION

The Authority's provides post-employment medical benefits, including prescription drug benefits as part of a medical plan on a fully insured basis through the NYSHIP Empire Plan and Capital District Position Health Plan (CDPHP). The liability is actuarially determined in accordance with parameters of GASB Statement No. 75. The following table shows the components of the Authority's annual OPEB costs for the fiscal years, the amounts of estimated contributions to the plan and changes in the Authority's net OPEB obligation to the plan:

	<u>2025</u>	<u>2024</u>
Interest on Net OPEB Obligation	\$ 1,344,625	\$ 1,174,510
Service Cost with Interest	857,575	998,502
Annual OPEB Cost (Expense)	2,202,200	2,173,012
Changes in Assumptions	(2,768,869)	(1,602,836)
Contributions Made	(1,046,111)	(1,030,631)
Increase in Net OPEB Obligation	(1,612,780)	(460,455)
Net OPEB Obligation- Beginning Balance	28,771,485	29,231,940
Net OPEB Obligation- Ending Balance	<u>\$ 27,158,705</u>	<u>\$ 28,771,485</u>

OPEB EXPENSE AND DEFERRED OUTFLOWS OF RESOURCES AND DEFERRED INFLOWS OF RESOURCES RELATED TO OPEB

The deferred outflow is primarily driven by a decrease in the discount rate, plus updated mortality table SOA Pub-2010 and the mortality improvement scale SOA MP-2019 and is being amortized over a nine - year period. At June 30, 2025, and 2024, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>2025</u>	<u>2025</u>	<u>2024</u>	<u>2024</u>
	<u>Deferred Outflow</u>	<u>Deferred Inflows</u>	<u>Deferred Outflow</u>	<u>Deferred Inflows</u>
	<u>of Resources</u>	<u>of Resources</u>	<u>of Resources</u>	<u>of Resources</u>
Changes in Assumptions	\$ 5,480,041	\$ 21,059,679	\$ 7,292,362	\$ 22,022,195
Differences between expected and actual experience	-	-	-	-
Net Difference between projected and actual earnings on plan investments	-	-	-	-
Changes in Proportion	-	-	-	-
Authority's contributions subsequent to the measurement date	-	-	-	-
Total	<u>\$ 5,480,041</u>	<u>\$ 21,059,679</u>	<u>\$ 7,292,362</u>	<u>\$ 22,022,195</u>

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 13 – Other Post Employment Retirement Benefits (OPEB)-(Continued)

The Authority's annual OPEB cost, the percentage of the annual OPEB cost contributed to the plan, and the net OPEB obligation for 2025 and 2024 and the three preceding years were as follows:

<u>Fiscal Year Ended</u>	<u>Annual OPEB Cost</u>	<u>OPEB Cost Contributed</u>	<u>Net OPEB Obligation</u>
6/30/2021	\$ 4,456,942	24%	\$ 56,110,950
6/30/2022	3,164,585	31%	29,105,622
6/30/2023	2,176,959	53%	29,231,940
6/30/2024	2,173,012	47%	28,771,485
6/30/2025	2,202,200	48%	27,158,705

FUNDED STATUS AND FUNDING PROGRESS

As of July 1, 2024, the most recent valuation date, the plan was 0.0% funded. At June 30, 2025, and 2024, the actuarial liability for benefits was \$27,158,705 and \$28,771,485 respectively, and the actuarial value of assets was \$0, resulting in an unfunded actuarial accrued liability (UAL) of \$27,158,705 and \$28,771,485 respectively.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrences of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contribution of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

EFFECT OF 1% CHANGE IN HEALTHCARE TREND RATES

	<u>1% Decrease 3.76%</u>	<u>Discount Rate 4.76%</u>	<u>1% Increase 5.76%</u>
Total OPEB Liability	\$ 22,995,304	\$ 27,158,705	\$ 32,511,833

ACTUARIAL METHODS AND ASSUMPTIONS

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing benefit costs between employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

Actuarial Cost Method	Entry Age Normal as a level percentage of payroll
Investment Rate of Return	4.76% per annum

The selected discount rate is based on the prescribed discount interest rate methodology under GASB 75 using an average of three 20-year bond indices as of June 30, 2025.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 13 – Other Post Employment Retirement Benefits (OPEB) (Continued)

Healthcare Trend Rates

2026	6.75%
2027	6.50%
2028	6.25%
2029	6.00%
2030	5.75%

Actuarial Value of Assets: Not valued since benefit is unfunded. Assets are zero.

Reconciliation of Plan Participation – Active Employees

	<u>July 1, 2025</u>	<u>July 1, 2024</u>
A. Average Age at Hire	38.1	38.1
B. Average Service	10.1	8.1
C. Average Current Age	48.2	47.2

Note 14– Risk Management

During the years ended June 30, 2025, and 2024 the Authority's risk management program, in order to deal with potential liabilities, consisted of various insurance policies for fire, general liability, crime, auto and public-official errors and omissions. Periodically, but not less than once annually, the Authority conducts a physical inspection of its Projects for the purpose of determining potential liability issues. Liabilities are reported when it is probable that a loss has occurred, and the amount of the loss can be reasonably estimated. Settled claims relating to commercial insurance have not exceeded the amount of insurance in any of the past three fiscal years.

Note 15 – Construction Commitments

At June 30, 2025, and 2024, the Authority's outstanding construction commitments pertaining to its Capital Fund Programs were not material. The costs pertaining to such commitments will be paid by grants approved and committed to the Authority by the U.S. Department of Housing and Urban Development.

Note 16 – Housing Choice Voucher Fund Balance – (Restricted & Unrestricted)

Administrative fees paid by HUD to the Authority in excess of administrative expenses are part of the undesignated fund balance and are considered to be "administrative fee reserves". Administrative fee reserves accumulated prior to January 1, 2004, are subject to all requirements applicable to administrative fee reserves including, but not limited to, 24 CFR982.155 – i.e. "other housing purposes permitted by state or local law".

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 16 – Housing Choice Voucher Fund Balance – (Restricted & Unrestricted) (Continued)

The Authority had no pre-January 1, 2004, reserves as of June 30, 2024, or 2023 Excess administrative fees earned in 2004 and subsequent years must be used for activities related to the provision of tenant-based rental assistance authorized under Section 8 of the United States Housing Act of 1937, including related development activities.

	<u>June 30, 2025</u>	<u>June 30, 2024</u>
Housing Assistance Payments (Restricted)	\$ 196,818	\$ 210,915
Administrative (Unrestricted)	<u>(2,232,422)</u>	<u>(2,340,172)</u>
Total Net Position	<u>\$ (2,035,604)</u>	<u>\$ (2,129,257)</u>

Note 17- Leases

As Described in Note 1, the Authority was required to Adopt GASB 87 as of July 1, 2021. The Authority has entered into various leases with third parties where the Authority is the lessor and lessee. The following is a description of leases entered into as both a lessor and lease.

Lessor:

The Authority has 4 leases remaining with various cell phone companies in which it rents rooftop space and 3 leases remaining for which it rents office space to various businesses. The Authority recognizes a lease receivable with a term greater than 12 months in its financial statements. At the commencement of the lease, the Authority initially measures the leases receivable at the present value of the payments expected to be received during the lease term. Subsequently the lease receivable is reduced by the principal portion of lease payments received. The deferred inflows of resources is initially measured as the initial amount of the lease receivable adjusted for lease payments received at or before lease commencement. Subsequently, the deferred inflows of resources is recognized as revenue on a straight-line basis over the life of the lease term. The Authority has used an internal borrowing rate of 5.5% to present value the lease receivables. The balance of the lease's receivable on June 30, 2025, and 2024 was \$2,210,735 and \$2,960,558 respectively. Deferred Inflows on June 30, 2025, and 2024 were \$1,898,059 and \$2,564,295 net of accumulated amortization of \$1,002,983 and \$857,372 respectively. Additionally, deferred inflows was further adjusted for the cancellation for a lease of \$614,699 and the addition of a new lease for 94,076.

Lessee:

The Authority has entered into 3 master lease agreements with its discretely presented component units to guarantee non-residential rental income. The Authority then sublets the space to third party tenants whose leases are included above. Under GASB 87 the Authority was required to record a right to use asset measured at an amount equal to the present value of the initial measurement of the related lease liability plus any lease payments made prior to the lease term. The discount rate used was 5.5%. The right to use asset is amortized on a straight-line basis over the life of the lease.

The weighted average of the remaining lease payments at June 30, 2025, and 2024 were \$1,004 and \$1,021 respectively

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 17- Leases (Continued)

Future minimum lease payments required under the operating leases are as follows:

	<u>Lease Payment</u>
June 2026	\$ 32,440
June 2027	15,052
June 2028	1,813
June 2029	2,303
June 2030	2,832
Thereafter	270,722
	<u>\$ 325,162</u>

The Authority has three master lease agreements for which it is the lessee. The weighted average remaining lease term is 21.8 years calculated based on the remaining lease term of each lease weighted by its respective lease liability.

The Authority used is incremental borrowing rate of 5.5% to measure all lease liabilities. Because the same rate was applied to each lease, the weighted average discount rate was 5.5%.

Note 18 – Long Term Debt

Capital Fund Finance Program

Pursuant to the Fannie Mae Capital Fund Finance Program ("CFFP") Bond A Loan Agreement dated December 30, 2009, the Authority entered into an \$8,375,000 construction loan agreement (the "CFFP Bond A Note") with Fannie Mae Capital. The funds received from Fannie Mae were loaned to Ezra Prentice Redevelopment, LLC for rehabilitation of the project pursuant to a tax credit allocation. On October 31, 2017, the CFFP note was refinanced with Capital One Public Funding, LLC (COPF). In January of 2022, the Authority received \$179,936 from the partnership which purchased the Steamboat Square properties for repayment of those properties' share of the CFFP Loan. The Authority reduced the outstanding principal amount by \$179,936 in addition to the required monthly payments.

The COPF loan balance bears interest at a fixed rate of 3.25% and is due on January 1, 2030. The Authority has the option to prepay the loan on or after November 1, 2022. At June 30, 2025, and 2024 the outstanding loan amount was \$2,197,138 and 2,597,467 respectively.

The following is a schedule of principal and interest payments:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 450,415	\$ 63,577
2027	465,274	48,718
2058	480,622	33,369
2029	496,477	17,514
2030	304,350	2,688
	<u>\$ 2,197,138</u>	<u>\$ 165,866</u>

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt – (Continued)

Federal Home Loan

On December 30, 2009, the Authority received \$245,000 from the Federal Home Loan Bank through HSBC Mortgage Corporation under the Affordable Housing Program (AHP), 12 CFR Part 1291, in conjunction with the Ezra Prentice Project. The mortgage is secured by the Project. The loan is subject to a recapture agreement for 15 years and at the end of the fifteen-year period, the Authority will be entitled to a release from the note.

On February 3, 2014, the Authority received \$440,000 from the Federal Home Loan Bank through M & T Bank under the Affordable Housing Program (AHP), 12 CFR Part 1291, in conjunction with the Swan Street Lofts Project. The mortgage is secured by the Project. The loan is subject to a recapture agreement for 15 years and at the end of the fifteen-year period, the Authority will be entitled to a release from the note.

On September 8, 2015, the Authority received \$300,000 from the Federal Home Loan Bank through M & T Bank under the Affordable Housing Program (AHP), 12 CFR Part 1291, in conjunction with the Southend Associates III, LP Project. The mortgage is assigned to M&T Bank and is subordinate to Southend Associates III, L.P.'s debt to HTFC. The loan is subject to a recapture agreement for 15 years and at the end of the fifteen-year period, the Authority will be entitled to a release from the note.

On July 20, 2017, the Authority received \$792,990 from the Federal Home Loan Bank through M & T Bank under the Affordable Housing Program (AHP), 12 CFR Part 1291, in conjunction with the Ida Yarbrough Phase I LLC. The mortgage is assigned to M&T Bank and is subordinate to Ida Yarbrough Homes Redevelopment's debt to HTFC. The loan is subject to a recapture agreement for 15 years and at the end of the fifteen-year period, the Authority will be entitled to a release from the note.

On April 30, 2022, the Authority financed a tractor with snow removal attachments for 60 months. The amount financed was \$22,605 and the interest rate is 0% per annum. Principal payments of \$377 are due each month for 60 months beginning May 2022. At June 30, 2025, and 2024 the outstanding balance was \$8,289 and \$12,811 respectively.

The following is a schedule of principal and interest payments:

<u>Year</u>	<u>Principal</u>
2026	\$ 4,520
2027	3,769
	<u>\$ 8,289</u>

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt – (Continued)

Total long-term debt amounted to \$3,983,416 and \$4,388,267 at June 30, 2025, and 2024 respectively. The current portion of the long-term debt at 2025 and 2024 amounted to \$454,936 and \$440,552 respectively.

The following is a summary of the Authority's Long-Term Liabilities at June 30, 2025, and 2024:

	Balance 7/1/2024	Advances	Payments	Additions (Decreases)	Due in One Year	Balance 6/30/2025
Federal Home Loan -Swan Lofts	\$ 440,000	\$ -	\$ -	\$ -	\$ -	\$ 440,000
Capital One - Ezra	2,633,168	-	(436,030)	-	450,415	1,746,723
Equipment Loan	12,810	-	(4,522)	-	4,521	3,767
Federal Home Loan- Southend III	300,000	-	-	-	-	300,000
Federal Home Loan - Ezra	245,000	-	-	-	-	245,000
Federal Home Loan - Ida	792,990	-	-	-	-	792,990
Loan Liabilities	<u>\$ 4,423,968</u>	<u>\$ -</u>	<u>\$ (440,552)</u>	<u>\$ -</u>	<u>\$ 454,936</u>	<u>\$ 3,528,480</u>
OPEB & Pension Liabilities	\$ 32,241,925	\$ -	\$ -	\$ (1,026,961)	\$ -	\$ 31,214,964
Unfunded Pension Liability	-	-	-	-	-	-
Compensated Absences	230,881	-	-	(40,403)	62,058	128,420
Long Term Lease Liabilities	324,865	-	-	(30,220)	32,441	262,204
FSS Escrows	522,325	-	-	139,585	-	661,910
Other Long Term Liabilities	<u>33,319,996</u>	<u>-</u>	<u>-</u>	<u>(957,999)</u>	<u>94,499</u>	<u>32,267,498</u>
All Long Term Liabilities	<u>\$ 37,743,964</u>	<u>\$ -</u>	<u>\$ (440,552)</u>	<u>\$ (957,999)</u>	<u>\$ 549,435</u>	<u>\$ 35,795,978</u>

Certain long-term financing arrangements are obligations of the Albany Housing Authority (AHA) while others are obligations of discretely presented component units. The component units hold separate mortgage and construction financing obligations shown in the discretely presented component-unit column.

The following two pages present a summary of the Component Unit Long Term Liabilities as of December 31, 2024. Summary Component Unit Long Term Liabilities for Ida Yarbrough Phase I, LLC are as of October 31, 2024, and Lark Drive Associates, LP are at and June 30, 2025.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt – (Continued)

Component Units

	Beg Bal	Additions	Retirement	End Bal
Lark Drive Associates, LP				
Community Preservation Corporation - Bridge Lo	1,750,000	-	-	1,750,000
McCarty Housing Development Fund Company Inc.				
Bond Swap	244,940	-	119,940	125,000
HOPE VI Loan - AHA	3,831,462	-	-	3,831,462
Creighton Storey Homes, LP				
HOPE VI Loan - AHA	2,950,000	-	-	2,950,000
Berkadia Mortgages	1,023,029	-	44,910	978,119
NY State Housing Trust Fund Through AHA	3,750,000	-	-	3,750,000
NYSERDA Grant Loaned by AHA	675,187	-	-	675,187
Weatherization Grant Through AHA	174,700	-	-	174,700
Swan Street Homes LLC				
NY State Housing Trust Fund Through AHA	1,800,000	-	-	1,800,000
Swan Street Mixed Use, LLC				
HOPE VI Loan - AHA	3,052,297	-	-	3,052,297
Federal Home Loan (Citizens) Through AHA	250,000	-	-	250,000
Southend Associates, LP				
Community Preservation Corporation	890,700	-	32,988	857,712
Capital City Housing Development	500,000	-	-	500,000
Housing Trust Fund Corporation Notes	1,981,000	-	-	1,981,000
Ezra Prentice Homes Redevelopment, LLC				
Tax Credit Assistance Program (TCAP)				
Through HTFC	3,400,000	-	-	3,400,000
CFFP "A" Loan Through AHA	8,375,000	-	-	8,375,000
Federal Home Loan (HSBC) Through AHA	245,000	-	-	245,000
Land Lease (Base Rent Loan) Through AHA	625,000	-	-	625,000
CFRC Note Through AHA	2,250,000	-	-	2,250,000
Purchase Money Note Through AHA	2,280,000	-	-	2,280,000
Southend Associates II, LLC				
Housing Trust Fund Corporation Notes	2,470,000	-	-	2,470,000
Southend Associates III, LP				
Federal Home Loan (M&T) Through AHA	300,000	-	-	300,000
HTFC Permanent Financing	5,681,684	-	-	5,681,684
Swan Street Lofts LP				
Empire State Dev. Corp. Throguh AHA	4,499,999	-	-	4,499,999
Federal Home Loan (M&T) Through AHA	440,000	-	-	440,000
Subtotal	53,439,998	-	197,838	53,242,160

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

Component Units

	Beg Balance	Additions	Retirement	End Balance
Subtotal From Previous Page	\$ 53,439,998	\$ -	\$ 197,837	\$ 53,242,161
Ida Yarbrough Phase I, LLC				
Note Payable - Housing Trust Fund	4,326,980	-	-	4,326,980
Note Payable - AHA Energy Related	1,154,500	-	-	1,154,500
Note Payable Affordable Housing Program through AHA	792,990	-	-	792,990
Note Payable - Albany Community Development Agency (ACDA)	200,000	-	-	200,000
Ida Yarbrough Phase II, LLC				
Note Payable - M&T (FHLB)	1,100,000	-	-	1,100,000
Note Payable - Housing Trust Fund	2,000,000	-	-	2,000,000
Note Payable - AHA (LISC Grant)	615,000	-	-	615,000
Note Payable ACDA	250,000	-	-	250,000
Permanent Mortgage - Key Bank	3,120,683	-	42,378	3,078,305
Note Payable - AHA (CFP Funds)	1,100,000	-	-	1,100,000
Ida Yarbrough Phase IV, LLC				
NYHFA Construction Loan	21,465,000	-	435,680	21,029,320
NYHFA Construction Short Term Loan	30,181,726	523,957	30,705,683	-
NY HTFC Promissory Note	4,601,688	-	-	4,601,688
NY HFA Subsidy Note	19,699,104	10,153,529	-	29,852,633
Ground Lease Promissory Note	7,716,324	-	-	7,716,324
NYSERDA	141,348	127,452	-	268,800
FHLB	2,000,000	-	-	2,000,000
Capital City Housing Development Fund Company, Inc.				
Grant Loan Payable - Pioneer Savings	500,000	-	-	500,000
Total	154,405,341	10,804,938	31,381,578	133,828,701

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

Component Units

	Beg Balance	Additions	Retirement	End Balance
Subtotal from Previous	154,405,341	10,804,938	31,381,578	133,828,701
Steamboat 20 LLC				
Construction Loan	-	24,707,464	-	24,707,464
Senior Project Note	-	1,247,890	-	1,247,890
NY State Homeless & Assistance	-	2,398,217	-	2,398,217
AHA Sellers Note	-	1,504,361	-	1,504,361
AHA Reserve Note	-	864,578	-	864,578
AHA Home Funds	-	225,000	-	225,000
Nationa Grid EEP Grant	-	750,040	-	750,040
	154,405,341	42,502,488	31,381,578	165,526,251
Less Current Portion	(242,095)			(594,530)
	154,163,246			164,931,721

A. Lark Drive Associates, L.P

Community Preservation Mortgage

The Partnership received a \$1,700,000 mortgage from the Community Preservation Corporation (CPC) on February 15, 2017. The mortgage bears interest at a fixed rate of 4.32% and is due March 1, 2024. The proceeds of the loan were used to repay the Albany Housing Authority's note. On June 7, 2024, the LP refinanced the outstanding portion of the loan with CPC with a \$1,750,0000 bridge loan. The bridge loan requires monthly interest only payments on the outstanding principal at the Secured Overnight Financing Rate (SOFR) which is approximately 4.34% at June 30, 2025.

B. McCarty Housing Development Fund Company.

Series 2005 Revenue Bonds

The Company has entered into a Series 2005 variable rate demand revenue bond agreement with the Albany Housing Authority, as issuer, and Bank of New York, as trustee, in the aggregate amount of \$1,600,000. The bonds are secured by a letter of credit from Citizens Bank and mature on December 1, 2025. During 2024 and 2023 the interest rate varied from 2.03% to 4.95%.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

Principal payments due are as follows:

	<u>Year</u>	<u>Principal</u>
	2025	125,000
Mortgages and Notes Payable		\$ 125,000
Less: Unamortized Debt Issuance Costs		\$ (415)
		<u>\$ 124,585</u>
Mortgages and Notes Payable		\$ 124,585
Net of Unamortized Debt Issuance Costs		

HOPE VI Mortgage

The Company received a Hope VI mortgage from the Albany Housing Authority in the amount of \$3,831,462 dated December 27, 2005. There is no requirement for monthly payments of principal and interest. Principal and 9% interest will not be due until such time as the Company is in default of the terms of the Regulatory Agreement. The balance of the loan payable to Albany Housing Authority was \$3,831,462 at both December 31, 2024, and 2023. Accrued interest was \$6,556,110 and \$6,211,278, respectively.

C. Creighton Storey Homes, LP

AHA Money Purchase Note

In connection with the acquisition of the project, a purchase money note totaling \$2,950,000 was provided by the Albany Housing Authority (AHA). This note accrues interest at the rate of 4.79% per annum and is secured by the property. On January 1st of the year following the completion date (The "Conversion Date"), and commencing annually every April 1st thereafter, the project pays interest and principal out of available cash flow. Final payments of all outstanding amounts due under this note are due and payable on the fortieth annual anniversary of the Conversion Date. Accrued interest was \$1,888,523 and \$1,747,219 as of December 31, 2024, and 2023 respectively, of which \$237,092 was capitalized as a component of buildings and improvements.

Permanent financing for this Partnership was achieved by securing both a first and a second mortgage. On May 1, 2009, the Partnership secured a 16 year - year first mortgage for \$860,000 which bears interest at a fixed rate of 5.41%. On June 1, 2009, the Partnership secured a 17 year second mortgage for \$640,000 which bears interest at a fixed rate of 1.00%. Both loans amortize over 30 years with a balloon payment due on January 1, 2026,

The annual principal payments to maturity are as follows:

	<u>Principal</u>	
Year	<u>1st Mortgage</u>	<u>2nd Mortgage</u>
2025	\$ 26,036	\$ 21,013
2026	569,504	361,567
	<u>\$ 595,540</u>	<u>\$ 382,580</u>

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

C. Creighton Storey Homes, LP (Continued)

New York State Housing Trust Fund Loan

Additional financing was provided by the New York State Housing Trust Fund Corporation (HTFC) in the form of a 40-year \$3,750,000 note loaned to the Partnership by the AHA which bears interest at a rate of 1% per annum. Interest of \$614,767 and \$577,267 has been accrued as of December 31, 2024, and December 31, 2023, respectively, of which \$111 was capitalized as a component of buildings and improvements.

NYSERDA Loan

Additional financing was provided by a NYSEDA grant loaned to the Partnership by AHA in the form of a 40 year note which is secured by the property and bears interest at a rate of 1% per annum. As of December 31, 2024, and December 31, 2023, \$675,187 has been drawn down on the note. Additionally, at December 31, 2024, and December 31, 2023, interest of \$111,165 and \$104,413 has been accrued, respectively, of which \$516 was capitalized as a component of buildings and improvements.

Weatherization Loan

On April 28, 2008, the Partnership received a \$174,700 weatherization loan from the Albany Housing Authority. The loan bears interest at 1% per annum and matures on May 1, 2049. Interest and principal is to be paid from available cash flow. All unpaid interest and principal shall be due and payable on the maturity date. At December 31, 2024, and December 2023, accrued interest amounted to \$28,243 and \$26,496, respectively.

D. Swan Street Homes, LLC

New York Housing Trust Fund Mortgage

Permanent financing is provided by the New York State Housing Trust Fund Corporation (HTFC) in the form of a 30 - year \$1,800,000 mortgage note loaned to the Partnership by AHA on March 14, 2008. The note is secured by the property and bears interest at an un compounded rate of 1% per annum. The first payment of interest is to be paid within 120 days after the borrower's fiscal year from excess income prior to distribution of any return on equity. Notwithstanding the above, principal and interest will be due and payable on the thirtieth anniversary of this note. At December 31, 2024, and 2023, \$269,800 and \$251,800 in interest has been accrued.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

D. Swan Street Homes, LLC

Year	Amount
2024	\$ -
2025	-
2026	-
2027	-
2028	-
Thereafter	1,800,000
Mortgages and Notes payable	1,800,000
Less: Unamortized Debt Issuance Costs	(10,978)
Mortgages and Notes payable	
Net of Unamortized Debt Issuance Costs	\$ 1,789,022

HOPE VI Loan

Secondary financing: The U.S. Department of Housing and Urban Development has granted the Albany Housing Authority, an affiliate of the managing member, \$2,764,415 of HOPE VI and HUD replacement housing funds on behalf of the Company, who in turn, has loaned these proceeds to the managing member (Swan Street Housing Development Fund Corp.). The Managing Member agreed to pay \$2,764,415 to the Company in the form of a capital contribution.

E. Swan Street Mixed Use, LLC

HOPE VI Loan

The Authority's Hope VI Program provided a \$3,120,000 loan to the project which is secured by the rental property and bears interest at a rate of 0.5% per annum. Commencing on the first day of April following the conversion date, annual payments of principal and interest are due from available cash flow. Any unpaid principal and accrued interest are due and payable on January 1, 2060, the date of maturity. As of December 31, 2024, and 2023, loan proceeds of \$3,052,297 have been received. As of December 31, 2024, and 2023, interest of \$239,599 and \$224,337 respectively, has been accrued, of which \$4,585 was capitalized as a component of building costs during 2009.

Note Payable - AHP Loan

Additional financing is provided by AHA in the amount of \$250,000 through the Federal Home Loan Bank of New York's (FHLBNY) Affordable Housing Program. The loan is secured by the rental property and is non-interest bearing. Commencing on the first day of April following the conversion date, annual payments of principal are due from available cash flow. Any unpaid principal is due and payable on January 1, 2025, the maturity date. As of December 31, 2024, and 2023, loan proceeds of \$250,000 had been received.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

E. Swan Street Mixed Use, LLC

	Year	Amount
	2024	\$ -
	2025	-
	2026	-
	2027	-
	2028	-
	Thereafter	3,302,297
Mortgages and Notes payable		3,302,297

F. Southend Associates, LP

Community Preservation Loan

On February 22, 2010, the Partnership secured a thirty-year note from the Community Preservation Corporation for \$1,188,000. The interest rate is 6.14% per annum and the first principal and interest payment was due on April 1, 2010. Monthly interest and principal payments amount to \$7,230. Accrued Interest at December 31, 2024, and 2023 was \$4,389 and \$5,247 respectively.

The note cannot be repaid without incurring a prepayment penalty which ranges from 5% of the amount prepaid from the day preceding the 1st anniversary of the date of the note to 0% from the 10th anniversary forward.

The following is a schedule of estimated payments for the next five years and thereafter:

<u>Year</u>	<u>Principal</u>
2025	35,072
2026	37,287
2027	39,642
2028	42,146
Thereafter	703,565
	<u>\$ 857,712</u>

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

F. Southend Associates, LP

Note Payable Affordable Housing Program

In 2007, the Capital City Housing Development Fund Company, Inc. received a grant from the Affordable Housing Program (AHP) which it lent to the partnership on August 13, 2008. The loan was for \$500,000 for redevelopment during the construction phase of the project. Contemporaneously, the Capital City Housing Development Fund Company, Inc. assigned the mortgage to Key Bank. The loan contains a recapture agreement (the agreement) with the Federal Home Loan Bank if certain conditions related to compliance are not maintained; those conditions are more fully described in the agreement. The maturity date is the thirtieth anniversary of the conversion date of March 1, 2009 (March 1, 2039). At maturity the principal and the cumulative accrued interest is due in full. This note bears interest at the monthly long-term Applicable Federal Rate (AFR). Accrued interest at December 31, 2024, and 2023 was \$236,953 and \$214,803 respectively.

Housing Trust Fund Corporation (HTFC)

On February 22, 2010, the Partnership secured two promissory notes from the Housing Trust Fund Corporation (HTFC). The first note is in the amount of \$1,300,000 and the second in the amount of \$681,000. Both are secured by a Mortgage and Security Agreement and a Regulatory Agreement on the property and improvements. The notes bear interest at an annual uncompounded rate of 1% on the outstanding principal of the loans. Interest is calculated on an annual basis and the first payment of interest is due 120 days after the Partnership's year end and is to be paid from excess income prior to distribution of any return on equity as defined in the Regulatory and Operating Agreement. All principal and accrued interest is payable on the 30th anniversary of the notes. The notes may not be prepaid in whole or in part at any time unless expressly agreed to in writing by HTFC. At December 31, 2024, and 2023 accrued interest on the HTFC loans was \$293,848 and \$274,038 respectively.

G. Ezra Prentice Homes Redevelopment, LLC

HTFC TCAP Loan

Pursuant to the promissory note dated December 30, 2009, the Company entered into a Tax Credit Assistance Program loan (the "TCAP Loan") with the Housing Trust Fund Corporation ("HTFC") in the amount of \$3,500,000 in connection with Section 1602 of the American Reinvestment and Recovery Act of 2009. The TCAP Loan funds were used for eligible rehabilitation costs as defined in Section 42 of the Internal Revenue Code. Additionally, the property must be operated in a manner consistent with the requirements for low-income housing tax credits under Section 42 of the Internal Revenue Code. During the construction period, the TCAP Loan was non-interest bearing. At the end of the construction period, the loan converted to a permanent loan and bears simple interest at 1% per annum. All debt service is deferred until the deferred development fee is paid or the 16th anniversary of Conversion, as defined in the TCAP Loan agreement. Once interest payments commence, a one-time interest payment of \$35,000 will be made. All remaining interest will be paid out of Net Cash Flows, as defined in the Operating Agreement. All principal and interest on the TCAP Loan are due on the 40th anniversary of Conversion.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

G. Ezra Prentice Homes Redevelopment, LLC (Continued)

HTFC TCAP Loan

The TCAP Loan is secured by a Mortgage and Security Agreement and a TCAP Written Agreement. During 2013, the Company received additional capital contributions from the Investor Member. Accordingly, per HCR's equity policy, the Company was required to return \$100,000 of the loan funds advanced. As of December 31, 2024, and 2023, the Company's total principal balance is \$3,400,000, and \$455,250 and \$421,250 of interest was accrued, respectively.

AHA CFFP Loan

In 2009 the Albany Housing Authority was granted permission to leverage its Capital Fund Program to finance the redevelopment of the Ezra Prentice property. Pursuant to the Fannie Mae Capital Fund Finance Program ("CFFP") Agreement dated December 30, 2009, the Albany Housing Authority borrowed \$8,375,000 which was secured by its Capital Fund Program. The Company then entered into a construction/permanent loan agreement (the CFFP A Note) with the Albany Housing Authority, an affiliate of the Managing Member. The note bears interest at the fixed rate of 6.05% per annum until the conversion date at which time the interest rate will be reduced to 0%. The principal and all unpaid interest are due on the maturity date of December 30, 2059. The Company then entered into a construction/permanent loan agreement (the CFFP A Note) with AHA. As of December 31, 2024, and 2023, the outstanding principal balance was \$8,375,000 and accrued interest was \$1,436,975.

AHA AHP Owner Loan

Pursuant to the Affordable Housing Program Owner Note dated December 30, 2009, the Company entered into a promissory note (the "AHP Owner Note") with AHA in the amount of \$537,000. The AHP Owner Note is non-interest bearing and is payable out of Net Cash Flows, as defined in the Operating Agreement. The AHP Owner Note is secured by a mortgage on the Property. All principal and unpaid interest is due at the maturity date of December 30, 2059. As of December 31, 2024 and 2023, the outstanding principal balance was \$245,000.

AHA Base Rent Loan

Pursuant to the Base Rent Note Agreement dated December 30, 2009, the Company entered into a promissory note (the "Base Rent Note") with AHA in the amount of \$625,000 in connection with the land lease entered into by the Company. The Base Rent Note bears interest at the fixed rate of 4.17% per annum. The Base Rent Note is payable out of Net Cash Flow, as defined in the Operating Agreement, in the following order: (i) payment of default interest if any; (ii) payment of all amounts due and owing for attorney fees and cost; (iii) payments toward interest other than default interest; and (iv) payment toward the outstanding principal balance. All principal is due at the maturity date of December 30, 2059. The Base Rent Note is secured by an acquisition mortgage and security agreement on the Property. As of December 31, 2024, and 2023, the outstanding principal balance was \$625,000 and accrued interest was \$390,939 and \$364,876, respectively, of which \$7,235 was capitalized to construction in progress.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

G. Ezra Prentice Homes Redevelopment, LLC (Continued)

AHA CFRC Loan

Pursuant to the CFRC Note Agreement dated December 30, 2009, the Company entered into a promissory note (the "CFRC Note") with AHA in the amount of \$2,250,000. The CFRC Note is non-interest bearing. The CFRC Note is payable out of Net Cash Flows, as defined in the Operating Agreement, in the following order: (i) payment of default interest if any; (ii) payment of all amounts due and owing for attorney fees and cost; (iii) payments toward interest other than default interest; and (iv) payment toward the outstanding principal balance. All principal and unpaid interest is due at the maturity date of December 30, 2059. The CFRC Loan is secured by a mortgage and security agreement. As of December 31, 2024, and 2023 the outstanding principal balance was \$2,250,000.

As of December 31, 2024, the Mortgages and Notes Payable Mature as Follows:

	Year	Amount
	2024	\$ -
	2025	-
	2026	-
	2027	-
	2028	-
	Thereafter	<u>17,175,000</u>
Mortgages and Notes payable		17,175,000
Less: Unamortized Debt Issuance Costs		<u>(147,699)</u>
Mortgages and Notes payable		
Net of Unamortized Debt Issuance Costs		<u>\$ 17,027,301</u>

AHA Purchase Money Loan

Pursuant to the Purchase Money Note Agreement dated December 30, 2009, the Company entered into a promissory note (the "Purchase Money Note") with AHA in the amount of \$2,280,000 in connection with the acquisition of the building. The Purchase Money Note bears interest at the fixed rate of 4.17% per annum. The Purchase Money Note is payable out of Net Cash Flows, as defined in the Operating Agreement, in the following order: (i) payment of default interest if any; (ii) payment of all amounts due and owing for attorney fees and cost; (iii) payments toward interest other than default interest; and (iv) payment toward the outstanding principal balance. All principal and unpaid interest is due at the maturity date of December 30, 2059. The Purchase Money Note is secured by an acquisition mortgage and security agreement on the Property. As of December 31, 2024, and 2023, the outstanding principal balance was \$2,280,000 and accrued interest was \$1,283,526 and \$1,188,450 respectively, of which \$142,614 was capitalized to construction in progress.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

H. Southend Associates II, LLC

Housing Trust Fund Corporation (HTFC) Loan

During February of 2012, the New York State Housing Trust Fund Corporation (HTFC) provided permanent financing in the form of a 30 year, \$803,832 and \$1,666,168 mortgage notes to satisfy the construction loan. These notes bear interest at an uncompounded rate of 0.9129% per annum, and the first interest payment is due within 120 days of the Company's fiscal year end from excess income prior to distribution of any return to equity. As a result, \$2,470,000 is payable to HTFC at December 31, 2024, and 2023 and, and the related accrued interest is \$214,977 and \$192,428 respectively.

As of December 31, 2024, the Mortgages and Notes Payable mature as follows:

	Year	Amount
	2023	\$ -
	2024	-
	2025	
	2026	
	2027	
	Thereafter	2,470,000
Mortgages and Notes payable		2,470,000
Less: Unamortized Debt Issuance Costs		(28,610)
Mortgages and Notes payable		
Net of Unamortized Debt Issuance Costs		\$ 2,441,390

I. Southend Associates III, L.P

Note Payable Affordable Housing Program

During 2015 the Albany Housing Authority "the Authority" received a grant from the Affordable Housing Program (AHP), which it lent to the partnership on September 8, 2015. The loan was for \$300,000 for redevelopment and operating costs and subject to AHP regulations. Contemporaneously, the Albany Housing Authority assigned the mortgage to M&T Bank. The mortgage is subordinate to the HTFC loan and contains a recapture agreement (the Agreement) with the Federal Home Loan Bank if certain conditions related to compliance are not maintained. Those conditions are more fully described in the Agreement. The maturity date is the fiftieth anniversary of the conversion date of October 1, 2015 (October 1, 2065). This note bears interest at 6% and is secured by a mortgage in the property. Accrued interest as of December 31, 2024, and 2023 was \$162,000 and \$144,000, respectively.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

J. Swan Street Lofts, L.P (Continued)

Housing Trust Fund Corporation (HTFC) – Permanent Financing

On August 26, 2014, the Partnership secured permanent financing from HTFC in the form of a promissory note of \$5,681,684. The note is secured by a mortgage and security agreement on the property and the improvements and bears interest at a fixed un compounded rate of 0.42241%. Interest is due 120 days from the end of each fiscal year, from excess income prior to the distribution of any return on equity. Distribution of excess income is applied first to repay any deferred interest, then to current interest. The note matures on August 25, 2044, and may not be prepaid without written permission from HTFC. To date \$224,351 of interest has accrued and \$178,030 of interest was paid as of 2024.

J. Swan Street Lofts, L.P

AHA Empire State Development Corporation (ESDC) Loan

On December 20, 2011, the Albany Housing Authority was the sub-recipient of a \$4,499,999 Empire State Development Corporation (ESDC) grant which was loaned to the partnership. The note bears interest rate at 0% and is due 50 years from the conversion date, which was January 1, 2015. The principal and all accrued interest is due on the maturity date (January 1, 2065). The note is secured by a mortgage on the property.

As of December 31, 2024, the Mortgages and Notes Payable Mature as Follows:

	Year	Amount
	2025	\$ -
	2026	-
	2027	-
	2028	-
	2029	-
	Thereafter	4,939,999
Mortgages and Notes payable		4,939,999
Less: Unamortized Debt Issuance Costs		(24,434)
Mortgages and Notes payable		
Net of Unamortized Debt Issuance Costs		\$ 4,915,565

AHA Federal Home Loan Bank (FHLB) Loan

On February 3, 2014, the Albany Housing Authority (AHA) issued a \$440,000 promissory note secured by a mortgage on the property. The note bears interest at 0% and is due 50 years from January 1 of the year after certificates of occupancy are issued unless the partnership defaults on the loan (January 1, 2064). In the event of default, the interest rate will be 10% per annum.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

K. Ida Yarbrough Phase I, LLC

Note Payable - HTF Loan

On July 20, 2016, the Housing Trust Fund (HTF) entered into a loan agreement for funds to be disbursed during the construction period in the amount of up to \$4,326,980. The loan bears simple interest at the rate of 0.55% per annum beginning in November 2018. Interest-only payments on the HTF Loan will be made annually from and to the extent of available Net Cash Flow. On November 30, 2048, the HTF Loan will mature, and all outstanding principal and accrued but unpaid interest will be unconditionally due and payable in full by the Company. At October 31, 2024, and 2023, the principal outstanding was \$4,326,980 and accrued interest was \$23,798 and \$47,597 respectively.

Note payable - AHA Loan – Energy Related

On July 20, 2016, Albany Housing Authority (AHA) entered into a loan agreement with the Company. The loan principal is in the amount of \$1,154,500 made by AHA from the proceeds of New York State Energy Research and Development Authority and Environmental Facilities Corporation Funds to assist in the construction of 61 affordable housing units. The AHA Loan has a term of 30 years and does not bear interest. Payments on the AHA Loan will be made annually from and to the extent of available Net Cash Flow. Upon maturity of the AHA Loan, all outstanding principal and accrued but unpaid interest will be unconditionally due and payable in full by the Company. As of October 31, 2024 and 2023 the Company has received \$1,154,500.

Note Payable - AHP Loan

During 2016 the Albany Housing Authority received a grant from the Affordable Housing Program (AHP) which was lent to the Company on July 20, 2016. The loan was for \$792,990 for redevelopment and operating costs and subject to AHP regulations. Contemporaneously, the Albany Housing Authority assigned the mortgage to M&T Bank. The mortgage is subordinate to the HDFC loan and recapture agreement (the agreement) with the Federal Home loan bank if certain conditions related to compliance are not maintained. Those conditions are more fully described in the agreement. The AHP Loan has a term of 30 years and does not bear interest. Upon maturity of the AHP Loan, all outstanding principal and accrued but unpaid interest will be unconditionally due and payable in full by the Company. As of October 31, 2024, and 2023, the Company received \$792,990.

Note Payable - ACDA Loan

On July 20, 2016, the Albany Community Development Agency (ACDA) entered into a loan agreement with the Company with the principal not to exceed \$200,000. The loan has a term of 32 years from the date the Project is completed. No interest will accrue, and principal payments are deferred for the term of the loan. As of October 31, 2024 and 2023, the Company has received \$200,000.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

L. Ida Yarbrough Phase II, LLC

Housing Trust Fund Corporation (HTFC) Loan

On March 8, 2018, the Housing Trust Fund (HTF) entered into a loan agreement for funds to be disbursed during the construction period in the amount of up to \$2,000,000. The construction phase of the HTF Loan bears interest at 0% . The permanent phase of the HTF Loan has a term of 30 years and bears simple interest at the rate of 1.0% per annum which will begin after the conversion date (final disbursement of loan proceeds). Interest-only payments on the HTF Loan will be made annually from and to the extent of available Net Cash Flow. Upon maturity of the HTF Loan, all outstanding principal and accrued but unpaid interest will be unconditionally due and payable in full by the Company. At December 31, 2024, and 2023, the principal outstanding was \$2,000,000 and accrued interest was \$85,042 and \$65,042 respectively.

LISC Loan

On March 8, 2018, Albany Housing Authority (AHA) entered into a loan agreement with the Company. The loan principal is in the amount of \$615,000 made by AHA from the proceeds of Local Initiatives Support Corporation (LISC) to assist in the construction of 76 affordable housing units. The AHA Loan has a term of 30 years from the conversion date and bears interest at 1% per annum. Payments on the AHA Loan will be made annually to the extent of available Net Cash Flow. Upon maturity of the AHA Loan, all outstanding principal and accrued but unpaid interest will be unconditionally due and payable in full by the Company. As of December 31, 2024 and 2023 the Company has received \$615,000 and accrued interest of \$41,921 and \$35,771 respectively.

AHA CFP Loan

On March 8, 2018, the Albany Housing Authority entered into a \$1,100,000 loan agreement with the Company to advance funds received from the Capital Fund Program. The loan is due on the 30th anniversary of the conversion date, which is January 1st of the year immediately following the final closing. The note bears interest at 1% per annum and principal and interest shall be payable only to the extent of Cash Flow as set forth in the Operating Agreement. At December 31, 2024 and 2023, \$1,100,000 has been received and \$71,002 and \$60,002 of interest was respectively of which \$16,944 was capitalized.

Albany Community Development Agency Loan

On March 8, 2018, the Albany Community Development Agency (ACDA) entered into a loan agreement with the Company with the principal not to exceed \$250,000. The loan has a term of 32 years from the date the Project is completed. No interest will accrue, and principal payments are deferred for the term of the loan. As of December 31, 2024, and 2023, the Company has received \$250,000.

Note Payable - AHA Loan

During 2019 the Albany Housing Authority received a grant from the Affordable Housing Program (AHP) through the Federal Home Loan Bank (FHLB) which was lent to the Company on August 1, 2019. The loan for \$1,100,000 was used for the renovation of the Ida Yarbrough Phase II

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

L. Ida Yarbrough Phase II, LLC (Continued)

Project. Contemporaneously, the Albany Housing Authority assigned the mortgage to M&T Bank. The mortgage is subordinate to the HDFC loan. The note bears interest of 1% per annum and is due on January 1, 2051. As of December 31, 2024, and 2023, the Company has received \$1,100,000 and accrued interest was \$59,581 and \$48,581 respectively.

Key Bank Permanent Financing Loan

On September 29, 2020, the Company secured permanent financing for the Project from Key Bank National Association for \$3,240,000. The note bears interest at a fixed rate of 6.24% and matures on October 1, 2050. The note requires consecutive monthly payments due on the first of each month. Monthly principal and interest payments required are \$19,928.17.

As of December 31, 2024, the note payable matures as follows:

Year	Amount
2025	45,704
2026	48,680
2027	51,851
2028	54,696
2029	58,791
Thereafter	2,818,583
Balance due at December 31, 2024	3,078,305
Less Unamortized Debt Issuance Costs	(99,539)
Note Payable Net of Unamortized Debt Issuance Costs	\$ 2,978,766

M. Ida Yarbrough Phase IV, LLC

Construction Loan (NYSHFA)

On December 17, 2020, New York State Housing Finance Agency agreed to provide \$51,735,000 in construction financing consisting of a short-term loan of 30,270,000 and a long-term loan of \$21,465,000.

The short-term loan has a fixed interest rate of 1.5% and matures on June 23, 2023, at which time the short-term loan will convert to permanent financing by combining with the long-term loan. Interest only payments of \$37, 837.50 are due each month up to the conversion date. The long-term loan bears a fixed rate of interest of 3.4% and requires interest only payments of 60,817 up to the conversion date of June 23,2023. At conversion, the short-term loan will combine with the long-term loan with a stated rate of 3.4% and matures on April 1, 2058.

The loan was extended during June 2023 due to construction delays, and the company paid a loan extension fee which is detailed in Note 18 to these financial statements. However, NYHFA began amortizing the loan beginning in October 1 of 2023. Principal and Interest payments inclusive of a \$10,778 loan service fee are 136,439 per month.

At December 31, 2024, and 2023 interest paid on both loans up to substantial completion of the project was \$3,211,211 and \$2,471,930 respectively and was capitalized as part of construction.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

M. Ida Yarbrough Phase IV, LLC (Continued)

Note Payable - NYHTF Loan

On December 17, 2020, as part of the acquisition of the Corning Homes and Ida Yarbrough properties, the Company assumed a \$4,601,688 loan from the New York Housing Trust Fund. The terms of the note were amended and restated on December 17, 2020. The note requires interest at an uncompounded rate of .2% of the outstanding principal balance annually on the anniversary date of the note. All outstanding principal and interest are due on the 30th anniversary of this note, December 17, 2050. On December 31, 2024, and 2023, accrued interest was \$9,951 and \$9,203 respectively and was expensed as part of operations.

Note Payable – (NYSHFA) – Subsidy Note

On December 17, 2020, the Company secured a \$29,852,633 construction loan from NYSHFA. Loan proceeds will be advanced in accordance with the terms of the construction and project loan agreement. Interest from the date of the note up to the conversion date is 2.66% per annum and is payable on the maturity date. Interest after the conversion date is .20% and shall be payable monthly. All unpaid principal and interest is due April 1, 2063. At December 31, 2024, \$29,852,633 was advanced and accrued interest was \$828,107.

Federal Home Loan Bank

On May 17, 2021, AHA through the Federal Home Loan Bank secured a \$2,000,000 which AHA loaned to the Company. The loan is secured by a mortgage and the interest rate is 0% and matures on January 1, 2060. Interest and principal payments are due from available cash flow in the order of distribution set forth in the operating agreement. At December 31, 2024, loan proceeds of \$2,000,000 had been advanced to the Company.

NYSERDA

The company, through the Albany Housing Authority is receiving funds from NYSERDA for construction costs that management believe will eventually be memorialized in a loan agreement with the Authority. The total funds available are \$268,800 and \$268,800 has been received to date. The expected interest rate is 0% with no interest of principal payments due for forty years.

N. Capital City Housing Development Fund Company, Inc (CCHDFC)

On August 13, 2008, CCHDFC entered into a \$500,000 mortgage agreement with Pioneer Savings Bank through the Affordable Housing Program. CCHDFC loaned the proceeds to South end Associates LP for redevelopment costs. Contemporaneously, CCHDFC assigned the mortgage to Key Bank. The mortgage bears interest at the monthly long term Applicable Federal Rate (APR) and has a maturity date of March 1, 2039.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

O. Steamboat 20, LLC

Construction Loan

On December 28, 2022, Key Bank entered into a construction loan agreement for funds to be disbursed during the construction period in the amount of up to \$25,680,464. The interest on the construction loan is the higher of the Secured Overnight Financing Rate (SOFR) which is Key Banks "prime rate" plus 2.25% or the Federal Funds Effective Rate plus one half basis point currently at 5.83%. The initial maturity date is December 28, Interest-only payments on the loan will be made monthly from the loan proceeds. Upon maturity of the loan, all outstanding principal and accrued but unpaid interest will be unconditionally due and payable in full by the Company. At December 31, 2024, and 2023 the principal outstanding was \$24,707,464 and \$19,349,258 respectively and \$1,209,176 in interest was paid and capitalized as part of the cost of construction. Additionally, \$65,602 of interest was accrued and expensed.

Note payable – Senior Project Loan

On December 28, 2022, Key Bank provided loan proceeds of \$1,287,731 during the construction phase of the project. The loan bears interest at the Applicable Federal Monthly Rate. The interest rate ranged from 4.41% to 5.13% during 2023. At December 31, 2024, \$1,247,890 has been advanced and \$26,902 of interest has been paid and capitalized as part of the cost of construction. At December 31, 2024, \$3,311 of interest was accrued and expensed.

Note Payable NY State Homeless and Assistance Corporation

On December 28, 2022, the Company entered into a \$2,434,738 loan agreement with the NY State Homeless and Assistance Corporation for funds distributed through the Homeless Housing and Assistance Program (HHAP). The loan bears interest at 0% and is due on December 28, 2052. As part of the loan agreement, the company agreed to house 14 people that would otherwise be homeless. At December 31, 2024, and 2023 \$2,398,217, and \$1,951,207 respectively in loan proceeds were received.

Note Payable – AHA Reserve Note

On December 28, 2022, the Company entered into a loan agreement with the Albany Housing Authority for \$864,578. Simple interest on the unpaid balance accrues at an annual rate of 0%. Principal and interest are due at the end of each year from available cash flow as defined in the Amended and Restated Operating Agreement. The note is secured by a mortgage and is subordinate to all Key Bank loans. At December 31, 2024, and 2023, \$864,578 and \$116,577 have been advanced respectively.

Note Payable – AHA Sellers Note

On December 28, 2022, the Company entered into a loan agreement with the Albany Housing Authority for \$1,390,064. Interest on the unpaid principal shall be compounded annually at the annual federal rate of 4.03%. All unpaid principal and interest is due at December 31, 2052, the maturity date. At December 31, 2024, the outstanding balance of the loan was \$1,504,361 of which \$114,297 is compounded interest.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 18 – Long Term Debt (Continued)

O. Steamboat 20, LLC

AHA Home Funds

On December 31, 2022, the Company entered into a loan agreement with Albany Community Development Agency for \$250,000. The loan bears interest a simple interest rate of 4% per annum. The entire unpaid balance together with all unpaid interest is due on the thirty second and a half year anniversary of the completion of the project.

AHA Sponsor Note

On November 24, 2025, the Company formalized a loan agreement for funds advanced from the Albany Housing Authority which were received from the National Grid EEP Grant. At December 31, 2024, AHA advanced \$750,000 of a total grant of \$1,442,667. The loan bears interest at 0%. All unpaid principal and interest are due November 24, 2055.

Note Payable – Ground Lease

On December 28, 2022, the Company entered into a ground lease for 1,570,000. \$179,936 was paid in cash and the company executed a promissory note in favor of the Albany Housing Authority for \$1,390,064. The note bears interest at a rate of 4.03% compounded annually and matures on December 31, 2052. Principal and interest payments are due 90 days after each year end from available cash flow. To the extent that sufficient cash flow is insufficient to make the installment payment, the unpaid portion shall be deferred and paid from cash flow in subsequent years. At December 31, 2024, and 2023, \$58,277 and \$56,020 in interest were accrued and \$87,416 was capitalized as part of the cost of construction.

Note 19 – Other Income

Other Income includes office rental income from the Albany County District Attorney and the State Employees Federal Credit Union (SEFCU). In addition, the Authority has lease contracts with Crown Castle International Corp. for rooftop rental space for cellular antennas and with MacGray corporation for laundry equipment at various locations. The Authority has management contracts with its component units and the HCV Program. Developer fees earned in connection with the Authority's development activities as well as dividends, and loan interest are also reflected in Other Income.

Note 20 – Economic Dependency

For the Years ended June 30, 2025, and 2024 the Authority's revenues were primarily received from HUD and are subject to the availability of funds based on congressional approval, and the Authority's compliance with Federal rules and regulations.

Note 21 - Component Units

The Authority has determined that the following partnerships, limited liability companies and not for profit organizations, should be included in its financial statements as discretely presented component units because the Authority has both a minority equity interest and control of what daily operations including when AHA is repaid for revolving fund balances.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 21 - Component Units – (Continued)

Lark Drive Associates, L.P., whose fiscal year- end is June 30, operates a 142-unit apartment complex which qualifies for low-income housing tax credits under IRS Section 42. There are 35 units utilizing project-based vouchers. During the fiscal year 2017, the Authority acquired the partnership and accordingly changed the partnership's year end to coincide with the Authority's year end as required.

McCarty Housing Development Fund Company, Inc., a not - for profit company, whose fiscal year end is December 31, operates a 92-unit apartment complex. The units include 56 public housing units and 35 tax credit units.

Creighton Storey Homes L.P., whose fiscal year end is December 31, operates a 128-unit apartment complex located in 10 buildings. The project qualifies for low-income housing tax credits under Section 42 of the Internal Revenue Code. There are 64 units utilizing project-based vouchers. On January 31, 2022, the equity partner exited the partnership, and Albany Housing assumed the majority interest in the partnership for the outstanding debt plus \$25,000 in cash.

Swan Street Homes, LLC, whose fiscal year end is December 31, operates a 54-unit apartment complex which qualifies for low-income housing tax credits under IRS section 42. All the units are public housing units.

Swan Street Mixed Use, LLC, whose fiscal year end is December 31, operates a 23-unit apartment complex which qualifies for low-income housing tax credits under IRS section 42. All the units are public housing units. Additionally, the project has commercial space available for rent.

Southend Associates, L.P., whose fiscal year end is December 31, operates 10 single family rental homes and 2 buildings containing 42 rental units which qualify for low-income housing tax credits under IRS section 42. There are 32 units utilizing project-based vouchers. During December 2023, the Investor Partner exited the partnership and AHA was inserted as the majority partner.

Ezra Prentice Homes Redevelopment, LLC, whose fiscal year end is December 31, operates a 176-unit apartment complex which qualifies for low-income housing tax credits under IRS section 42. There are 169 public housing units and 7 units utilizing project-based section 8 vouchers.

Southend Associates II, LLC, whose fiscal year end is December 31, operates a 43-unit apartment complex which qualifies for low-income housing tax credits under IRS section 42 and for the historical tax credit program as described in IRS Section 48. There are 26 public housing units.

Southend Associates III, L.P., whose fiscal year end is December 31, operates a 56-unit apartment complex which qualifies for low-income housing tax credits under IRS Section 42 and some of the buildings also qualify for the historical tax credit program as described in IRS Section 48. There are 21 public housing units, and 35 units utilizing project-based vouchers.

Swan Street Lofts, L.P., whose fiscal year end is December 31, operates a 22-unit apartment complex which qualifies for low-income housing tax credits under IRS Section 42. Additionally, the project has commercial space available for rent. All the units utilize project-based vouchers.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 21 - Component Units – (Continued)

Ida Yarbrough Phase I, LLC, whose fiscal year end is October 31, operates a 61-unit apartment complex which qualifies for low-income housing tax credits under IRS Section 42. There are 45 public housing units and 16 units utilizing project-based vouchers.

Ida Yarbrough Phase II, LLC, whose fiscal year end is December 31, operates a 76-unit apartment complex which qualifies for low-income housing tax credits under IRS Section 42. There are 8 public housing units and 23 units utilizing project-based vouchers.

Ida Yarbrough Phase IV, LLC, whose fiscal year- end is December 31, operates two midrise buildings containing 224 units and a site that contains 160 duplex units formerly Corning Homes. The complex qualifies for low-income housing tax credits under IRS Section 42.

Capital City Housing Development Fund Company Inc. (CCHDFC) whose fiscal year end is December 31 is the parent company for CCH South End 1, LLC and CCH Knox Street.

Capital City Housing Southend 1 LLC., whose fiscal year end is December 31, is the managing general partner in Southend Associates, L.P. and is a wholly owned affiliate of Capital City Housing Development Fund Company Inc. Southend Associates L.P. is the owner of the first phase of AHA's efforts to revitalize Albany's South End neighborhood.

Capital City Housing - Knox Street Project Inc. (CCH Knox Street) whose fiscal year end is December 31, was formed to assist in the development of low-income housing on Knox Street in Albany and is a wholly owned subsidiary of CCHDFC.

The final discreetly presented component unit, Frederick Douglass, was an effort to seed Public Housing neighborhoods with homeownership opportunities. The Housing Authority sought private and state funding to underwrite the cost of homes to sell to first time homebuyers, generally Section 8 recipients. There is no current financial activity for the entity.

The Authority has invested \$100 in LV Apartments Limited Partnership and \$900 in Swan Street Lofts, LP. Neither investment is accounted for under the equity method of accounting.

Steamboat 20, LLC whose fiscal year end is December 31, was placed in service on June 27, 2024. It owns and operates an 88-unit apartment complex. 51 units of the 88 have been designated as RAD units with project-based vouchers, 14 units are designated as Empire State supportive Housing Initiative Units and 23 are other affordable tax credit units.

The individual financial statements for the component units listed above can be obtained by contacting the Authority located at 200 S. Pearl Street, Albany, NY. 12202. Individual statements are not prepared for Corning Homes, Lark Drive Associates, CCH, LV Apartments, Pieter Schuyler and Fredrick Douglass as they are not required.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 22 – Cash, Cash Equivalents and Restricted Cash Presented in the Statement of Cash Flows – Component Units Only

The following table provides a reconciliation of cash, cash equivalents, and restricted cash reported within the statement of financial position that sums to the total of the same amounts shown in the statement of cash flows.

	December <u>2024</u>	December <u>2023</u>
Cash and Cash Equivalents	\$ 3,729,351	\$ 1,440,543
Tenant Security Deposits	535,210	508,494
Restricted Cash Reserves	8,403,099	8,440,805
Less: Reserves Held by Third Party	<u>(2,194,016)</u>	<u>(1,760,899)</u>
Total Cash, Cash Equivalents, and Restricted		
Cash Shown on the Statement of Cash Flows	<u>\$ 10,473,644</u>	<u>\$ 8,628,943</u>

During 2019, the discretely presented component units were required to implement ASU 2016-18 Topic 230 *Statement of Cash Flows*. ASU 2016-18 requires the entities to report net cash provided or used by operating, investing and financing activities and the net effect of those cash flows on the total of cash, cash equivalents and amounts described as restricted cash or restricted cash equivalents during the year. The update also amends Topic 230 to require disclosures about the nature of restricted cash and provide a reconciliation of cash, cash equivalents and restricted cash between the balance sheet and the statement of cash flows.

Note 23 – Restricted Net Position

Restricted Net Position is comprised of the following at June 30, 2025, and 2024:

	<u>June 30, 2025</u>	<u>June 30, 2024</u>
HAP	\$ 196,818	\$ 210,915
Mainstream HAP (Receivable)	5,345	70,466
Emergency Housing Voucher HAP	93,701	14,383
FSS Forfeitures	70,927	11,527
Fannie Mae Debt Service Accounts	<u>371,121</u>	<u>339,845</u>
	<u>\$ 737,912</u>	<u>\$ 647,136</u>

Note 24- Deferred Revenues

Deferred Revenue was comprised of the following at June 30, 2025, and 2024:

	<u>June 30, 2025</u>	<u>June 30, 2024</u>
Tenant Prepaid Rent	\$ 92,728	\$ 94,618
Commercial Rent	-	15,413
Operating Subsidy	<u>-</u>	<u>40,604</u>
	<u>\$ 92,728</u>	<u>\$ 150,635</u>

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 25 – Accounts Payable HUD

Amounts due to HUD are overpayments calculated on the year- end settlement forms and interest earned on HCV accounts in excess of \$500. Accounts Payable related to the Mainstream Vouchers, Shelter Plus Care, Single Room Occupancy, and Moderate Rehab are \$0, \$39,845, \$98,300 and \$223 respectively. The amount payable for interest on the HCV Program was \$16,565. The total amount due to HUD for all programs at June 30, 2025, and 2024 was \$154,933 and \$109,146 respectively.

Note 26 - Related Party Transactions

Housing Authority

Management Fees

During the fiscal years December 2024 and 2023, the Authority billed its component units approximately \$1,084,890 and \$977,680 respectively, in management, bookkeeping and asset management fees.

Personnel and Operating Costs

During the component unit fiscal years December 2024 and 2023, the component units paid the Authority \$4,538,342 and \$4,351,345 respectively for personnel services, related benefits, workers compensation insurance and materials. The prior year was adjusted to include the maintenance costs of Ida Yarborough Phase IV.

Developers Fee

The Authority has a receivable for deferred developer fees. The Authority has not recorded a receivable for this amount since all fees are payable to the extent of excess cash in priority order of distribution in accordance with each discretely presented component units operating agreement. When fees are received, they are charged directly to revenue. The amount owed AHA at June 30, 2025, and 2024 from its discretely presented component units was \$ 6,275,235 and \$6,631,267 respectively.

Note 27- Board Designated Funds

The Authority, as owner of the Capital South Campus Center, required the managing agent to establish and fund a maintenance reserve of \$1,000 per month to be held by the Authority. The Authority's board has designated these funds to be used for major maintenance costs arising in the future. The Authority added \$12,260 to this account during the year ended June 30, 2016, to satisfy its matching contribution under the CFCF Grant that funded the building's construction. The Authority revised the management structure for the Capital South Center, and effective October 1, 2017, the managing agent is no longer required to fund the maintenance reserve. At June 30, 2025 and 2024, the balance in the reserve fund was \$38,110 and \$37,438 respectively.

ALBANY HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 2025

Note 28- Contingencies

The COVID-19 outbreak in the United States has caused business disruption through mandated and voluntary closings of businesses. Additionally, during this time NYS placed a moratorium on evictions and actions against tenants for non-payment of rent. Consequently, tenant accounts receivable balances have increased during the prior two years. Management is working with the tenants in applying for Emergency Rental Assistance Program (ERAP) funding as well as entering into repayment agreements with selected tenants to try and collect on past due balances. During the 2024 fiscal year the Authority recovered \$281,946 in outstanding rent from ERAP.

Note 29 – Prior Period Adjustments and Equity Transfers

During the current fiscal year, the Authority made certain prior period adjustments which decreased beginning equity. The Authority recorded adjustments of \$855,841 to accrued pension and OPEB liabilities.

During the prior fiscal year, the Authority made certain prior period adjustments which increased beginning equity. The Authority recorded adjustments of \$565,978 to accrued pension and OPEB liabilities. In addition, the Authority transferred \$634,437 of construction in process costs to it related discretely presented component units. The funds were for the capital improvements came from the Capital Fund Program. Additionally, \$132,816 in operating reserves were transferred resulting in a net prior period adjustment and equity transfer of \$(201,275).

Note 30 - Subsequent Events

Events that occur after the balance sheet date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the balance sheet date require disclosure in the accompanying notes. Management has evaluated subsequent events through March 25, 2026, the date on which the financial statements were available to be issued and concluded that one subsequent event has occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

During December of 2025, AHA loaned Creighton Storey Homes LP, a Discretely presented component unit of the Authority \$938,604 to repay the balloon payment of the permanent financing for the project. The loan is due in 40 years and bears interest at a rate of 4.63%. Interest payments are due each month and principal payments are to be paid from available cash flow. All outstanding principal and accrued but unpaid interest shall be payable on the maturity date.

ALBANY HOUSING AUTHORITY
Albany, New York
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended June 30, 2025

		<u>Funds Expended</u>
DIRECT FEDERAL ASSISTANCE		
<u>Department of Housing and Urban Development</u>		
Low Income Housing Operating Subsidy (CFDA#14.850)	\$	5,120,673
Capital Fund Program (CFDA# 14.872)		4,608,731
Resident Opportunity and Supportive Services (CFDA # 14.870)		496,233
Emergency Housing Vouchers (EHV)		377,291
HOUSING VOUCHER CLUSTER		
Mainstream Vouchers (CFDA # 14.879)	1,249,418	
Section 8 Housing Choice Voucher (CFDA # 14.871)	<u>27,946,235</u>	
Subtotal		29,195,653
HOUSING ASSISTANCE PAYMENTS PROGRAM CLUSTER		
Section 8 Moderate Rehabilitation Single Room Occupancy (CFDA#14.249)	221,285	
Section 8 Moderate Rehabilitation (CFDA#14.856)	<u>181,931</u>	
Subtotal		403,216
Total Direct Federal Assistance		<u>40,201,797</u>
INDIRECT FEDERAL ASSISTANCE		
<u>Department of Housing and Urban Development</u>		
Shelter Care Plus (CFDA#14.238)		
Passed Through CARES, Inc,		666,915
<u>Department of Agriculture</u>		
Summer Food Program of Children (CFDA#10.559)		
Passed Through New York State Education Department		<u>28,098</u>
Total Indirect Federal Assistance		<u>695,013</u>
TOTAL DIRECT AND INDIRECT FEDERAL ASSISTANCE	\$	<u>40,896,810</u>

ALBANY HOUSING AUTHORITY
Albany, New York
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended June 30, 2025

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

1. Basis of Presentation - The Schedule of Expenditures of Federal Awards is presented in accordance with generally accepted accounting principles and is presented in accordance with the requirements of the Uniform Guidance. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the general purpose financial statements.
2. There were no subrecipient activities during the audit period.
3. The Authority has elected not to use the 10% de minimis cost rate.
4. The Authority received no non-cash assistance.
5. The Authority did not have any HUD issued mortgages or loans.

ALBANY HOUSING AUTHORITY
Albany, New York
SCHEDULES OF REQUIRED SUPPLEMENTAL INFORMATION
SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE
NET PENSION LIABILITY
For the Year Ended June 30, 2025

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Authority's proportion of the net pension liability/(asset)	0.024%	0.024%	0.024%	0.024%	0.022%	0.022%	0.023%	0.023%	0.023%	0.023%
Authority's proportionate share of the net pension liability (asset)	4,056,259	3,470,440	5,131,643	(1,940,492)	22,599	5,993,066	1,637,722	740,645	2,241,519	3,769,953
Authority's share of the net pension liability as a percentage of its covered payroll	50%	44%	71%	-28%	0.34%	92%	26%	12%	36%	65%
Plan fiduciary net position as a percentage of the total pension liability	93.08%	93.88%	90.78%	96.48%	99.95%	86.4%	96.3%	94.7%	90.7%	90.7%

ALBANY HOUSING AUTHORITY
Albany, New York
SCHEDULES OF AUTHORITY'S CONTRIBUTIONS TO THE
PUBLIC EMPLOYEES RETIREMENT SYSTEM
For the Year Ended June 30, 2025

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually Required Contribution	1,044,435	865,573	\$ 715,368	\$ 940,347	\$ 880,364	\$ 845,344	\$ 881,558	\$ 844,454	\$ 873,731	\$ 980,884
Contribution in Relation to the Contractually Required Contribution	(1,044,435)	(865,573)	(715,368)	(940,347)	(880,364)	(845,558)	(881,558)	(844,454)	(873,731)	(980,884)
Contribution Deficiency/(Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Authority's Covered Payroll	8,066,331	7,904,063	\$ 7,247,866	\$ 6,927,257	\$ 6,687,871	\$ 6,528,218	\$ 6,281,940	\$ 6,341,853	\$ 6,286,295	\$ 5,836,417
Contribution as a Percentage of Covered Employee Payroll	12.95%	10.95%	9.87%	13.57%	13.16%	12.95%	14.03%	13.32%	13.90%	16.81%

ALBANY HOUSING AUTHORITY
Albany, New York
SCHEDULES OF CHANGES IN THE AUTHORITY'S
TOTAL OPEB LIABILITY AND RELATED RATIOS
For the Year Ended June 30, 2025

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Service Cost	\$ 857,575	\$ 998,502	\$ 1,032,658	\$ 1,067,834	\$ 1,596,580	\$ 1,398,633	\$ 460,787	\$ 447,368
Interest	1,344,625	1,174,510	1,144,271	2,096,751	1,048,041	900,162	1,267,801	1,243,175
Changes of Benefit Items	-	-	-	-	-	-	-	-
Differences Between Expected and Actual Experience	-	-	-	-	-	-	-	-
Changes in Assumptions or Other Inputs	(2,768,869)	(1,602,836)	(1,052,897)	(29,181,494)	3,863,436	12,050,554	-	-
Benefit Payments	(1,046,111)	(1,030,631)	(997,715)	(988,418)	(1,085,194)	(1,106,262)	(1,012,926)	(960,972)
Net Change in Total OPEB Liability	(1,612,780)	(460,455)	126,317	(27,005,327)	5,422,863	13,243,087	715,662	729,571
Total OPEB Liability - Beginning	28,771,485	29,231,940	29,105,623	56,110,950	50,688,087	37,445,000	36,729,338	29,911,889
Total OPEB Liability - Ending	<u>\$ 27,158,705</u>	<u>\$ 28,771,485</u>	<u>\$ 29,231,940</u>	<u>\$ 29,105,623</u>	<u>\$ 56,110,950</u>	<u>\$ 50,688,087</u>	<u>\$ 37,445,000</u>	<u>\$ 30,641,460</u>
Covered - Employee Payroll	8,066,331	7,904,063	\$ 7,247,866	7,006,576.00	\$ 6,764,832	\$ 6,686,641	\$ 6,281,940	\$ 6,341,853
Total OPEB Liability as a Percentage of Covered-Employee Payroll	29.70%	27.47%	24.79%	24.07%	12.06%	13.19%	16.78%	20.70%

Notes to Schedule:

Changes in Assumptions and Other Inputs Reflect the Effects of Changes in the Discount Rate Each Period. The Following are the Discount Rates Used in Each Period

2025	4.76%
2024	4.09%
2023	4.00%
2022	3.77%
2021	5.90%
2020	2.44%
2019	3.50%
2018	3.50%

ALBANY HOUSING AUTHORITY
Albany, New York
Schedule of Authority Contributions to the
Other Post-Employment Benefits Plan (OPEB)
For the Year Ended June 30, 2025

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Contractually Required Contribution	1,046,111	1,030,631	997,715	\$ 988,419	\$ 1,085,194	\$ 1,106,262	\$ 1,012,926	\$ 960,972
Contribution in Relation to the Contractually Required Contribution	(1,046,111)	(1,030,631)	(997,715)	(988,419)	(1,085,194)	(1,106,262)	(1,012,926)	(960,972)
Contribution Deficiency/(Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's Covered Payroll	8,066,331	7,904,063	\$ 7,247,866	7,006,576.00	\$ 6,764,832	\$ 6,686,641	\$ 6,281,940	\$ 6,341,853
Contribution as a Percentage of Covered Employee Payroll	12.97%	13.04%	13.77%	14.11%	16.04%	16.54%	16.12%	15.15%

Schedule is intended to show information for ten years. Additional years will be displayed as the data becomes available.

Albany Housing Authority (NY009)
ALBANY, NY
Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2025

	Project Total	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.236 Shelter Plus Care	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$1,902,443			\$3,279,351	\$98,304	\$51,518	\$1,823,208			\$35,583	\$98,525	\$173,600	\$594,838	\$8,045,370		\$8,045,370
112 Cash - Restricted - Modernization and Development	\$0											\$0		\$0		\$0
113 Cash - Other Restricted	\$442,339		\$70,927	\$8,853,099			\$787,509					\$0	\$7,461	\$10,161,335		\$10,161,335
114 Cash - Tenant Security Deposits	\$224,797			\$535,211	\$8,150							\$0		\$768,158		\$768,158
115 Cash - Restricted for Payment of Current Liabilities	\$0						\$0					\$0		\$0		\$0
100 Total Cash	\$2,569,579	\$0	\$70,927	\$12,667,661	\$94,454	\$51,518	\$2,610,717	\$0	\$0	\$35,583	\$98,525	\$173,600	\$602,299	\$18,974,863	\$0	\$18,974,863
121 Accounts Receivable - PHA Projects												\$0				
122 Accounts Receivable - HUD Other Projects	\$0	\$0		\$0	\$0	\$25,000	\$35,730	\$0	\$61,841	\$98,072	\$0	\$973		\$221,616		\$221,616
124 Accounts Receivable - Other Government												\$0				
125 Accounts Receivable - Miscellaneous	\$16,537	\$0		\$77,390	\$0		\$0				\$0	\$0	\$6,383,822	\$6,477,749		\$6,477,749
126 Accounts Receivable - Tenants	\$398,795			\$2,553,108	\$17,542	\$0						\$0		\$2,959,445		\$2,959,445
126.1 Allowance for Doubtful Accounts - Tenants	-\$249,098			-\$1,442,094	-\$11,195	\$0						\$0		-\$1,702,387		-\$1,702,387
126.2 Allowance for Doubtful Accounts - Other	\$0			\$0		\$0	\$0		\$0	\$0		\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current												\$0				
128 Fraud Recovery	\$141,731				\$10,191		\$116,806					\$0		\$268,728		\$268,728
128.1 Allowance for Doubtful Accounts - Fraud	-\$45,439				-\$5,767		-\$116,806					\$0		-\$168,012		-\$168,012
129 Accrued Interest Receivable	\$24,641											\$0	\$23,905	\$48,546		\$48,546
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$277,167	\$0	\$0	\$1,188,404	\$10,771	\$25,000	\$35,730	\$0	\$61,841	\$98,072	\$0	\$973	\$6,407,727	\$8,105,685	\$0	\$8,105,685
131 Investments - Unrestricted	\$2,508,021											\$0	\$2,368,693	\$4,874,714		\$4,874,714
132 Investments - Restricted							\$0					\$0		\$0		\$0
135 Investments - Restricted for Payment of Current Liability							\$0					\$0		\$0		\$0
142 Prepaid Expenses and Other Assets	\$20,033			\$508,397	\$5,089		\$2,057					\$0	\$1,638	\$537,214		\$537,214
143 Inventories	\$78,073											\$0	\$150,073	\$228,146		\$228,146
143.1 Allowance for Obsolete Inventories	\$0											\$0	\$0	\$0		\$0
144 Inter Program Due From	\$0	\$0		\$0	\$0		\$21,996			\$0	\$0	\$0	\$0	\$21,996	-\$21,996	\$0
145 Assets Held for Sale												\$0				
150 Total Current Assets	\$5,450,873	\$0	\$70,927	\$14,364,462	\$110,314	\$76,518	\$2,670,500	\$0	\$61,841	\$133,655	\$98,525	\$174,573	\$9,530,430	\$32,742,818	-\$21,996	\$32,720,822
161 Land	\$1,848,002			\$2,010,289	\$522,931							\$0	\$3,963,674	\$8,344,896		\$8,344,896
162 Buildings	\$104,785,321			\$291,593,963	\$3,948,137		\$21,393					\$0	\$5,272,583	\$405,621,397		\$405,621,397
163 Furniture, Equipment & Machinery - Dwellings	\$0			\$112,780	\$84,786							\$0		\$197,566		\$197,566
164 Furniture, Equipment & Machinery - Administration	\$8,650,075			\$5,379,012			\$444,783					\$0	\$1,088,885	\$15,562,755		\$15,562,755
165 Leasehold Improvements												\$0				
166 Accumulated Depreciation	-\$101,021,167			-\$64,021,283	-\$1,861,461		-\$192,777					\$0	-\$5,578,682	-\$172,675,370		-\$172,675,370
167 Construction in Progress	\$4,525,700			\$70,554			\$145,556					\$0	\$156,295	\$4,898,105		\$4,898,105
168 Infrastructure												\$0				
160 Total Capital Assets, Net of Accumulated Depreciation	\$18,787,931	\$0	\$0	\$235,145,315	\$2,694,393	\$0	\$418,955	\$0	\$0	\$0	\$0	\$0	\$4,902,755	\$261,949,349	\$0	\$261,949,349
171 Notes, Loans and Mortgages Receivable - Non-Current	\$9,475,000	\$0		\$0	\$0		\$0				\$0	\$0	\$19,123,055	\$28,598,055		\$28,598,055
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0	\$0		\$500,000	\$0		\$0					\$0		\$500,000		\$500,000
173 Grants Receivable - Non Current												\$0				
174 Other Assets	\$663,069	\$0		\$13,652,603	\$0		\$0					\$0	\$1,830,143	\$16,345,815		\$16,345,815
176 Investments in Joint Ventures	\$0	\$0		\$0	\$0					\$0		\$0	\$41,000	\$41,000		\$41,000
180 Total Non-Current Assets	\$28,926,000	\$0	\$0	\$249,497,918	\$2,694,393	\$0	\$418,955	\$0	\$0	\$0	\$0	\$0	\$25,896,953	\$307,434,219	\$0	\$307,434,219
200 Deferred Outflow of Resources	\$2,559,588				\$44,030		\$701,217					\$0	\$3,702,746	\$7,007,581		\$7,007,581
290 Total Assets and Deferred Outflow of Resources	\$36,936,461	\$0	\$70,927	\$263,862,380	\$2,848,737	\$76,518	\$3,790,672	\$0	\$61,841	\$133,655	\$98,525	\$174,573	\$39,130,129	\$347,184,418	-\$21,996	\$347,162,422
311 Bank Overdraft												\$0				
312 Accounts Payable <= 90 Days				\$4,576,721	\$20,238							\$0	\$761,319	\$5,358,278		\$5,358,278
313 Accounts Payable >90 Days Past Due												\$0				
321 Accrued Wage/Payroll Taxes Payable	\$79,931			\$15,709	\$855		\$21,727					\$0	\$464,143	\$582,365		\$582,365
322 Accrued Compensated Absences - Current Portion	\$31,164			\$44,423	\$951		\$9,237					\$0	\$30,460	\$116,135		\$116,135
324 Accrued Contingency Liability	\$68											\$0		\$68		\$68
325 Accrued Interest Payable				\$897,427								\$0		\$897,427		\$897,427
331 Accounts Payable - HUD PHA Programs	\$0	\$0		\$0	\$0		\$16,565		\$39,845		\$98,300	\$223		\$154,933		\$154,933
332 Account Payable - PHA Projects												\$0				
333 Accounts Payable - Other Government	\$219,156			\$22,435	\$12,262							\$0		\$253,853		\$253,853
341 Tenant Security Deposits	\$224,797			\$535,210	\$8,150							\$0		\$768,157		\$768,157
342 Unearned Revenue	\$92,729			\$257,152	\$3,075		\$0			\$38,644		\$0	\$1,917	\$393,517		\$393,517
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$450,415			\$594,530								\$0	\$4,521	\$1,049,466		\$1,049,466

Albany Housing Authority (NY009)
ALBANY, NY
Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2025

	Project Total	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.238 Shelter Plus Care	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM	Total
344 Current Portion of Long-term Debt - Operating Borrowings												\$0				
345 Other Current Liabilities				\$5,056,093								\$0	\$95,322	\$5,151,415		\$5,151,415
346 Accrued Liabilities - Other	\$299,647			\$1,182,629	\$12,848		\$9,114				\$225	\$1,300	\$48,055	\$1,553,818		\$1,553,818
347 Inter Program - Due To									\$21,996			\$0		\$21,996	-\$21,996	\$0
348 Loan Liability - Current	\$0	\$0		\$0	\$0		\$0					\$0		\$0		\$0
310 Total Current Liabilities	\$1,397,907	\$0	\$0	\$13,182,329	\$59,279	\$0	\$56,643	\$0	\$61,841	\$38,644	\$98,525	\$1,523	\$1,405,737	\$16,301,428	-\$21,996	\$16,279,432
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$1,745,722	\$0		\$162,538,127	\$0		\$0					\$0	\$1,781,758	\$166,066,607		\$166,066,607
352 Long-term Debt, Net of Current - Operating Borrowings												\$0				
353 Non-current Liabilities - Other	\$71,218			\$27,121,120			\$590,692					\$0	\$324,865	\$28,107,895		\$28,107,895
354 Accrued Compensated Absences - Non Current	\$49,686			\$100,543	\$2,475		\$21,340					\$0	\$60,273	\$234,317		\$234,317
355 Loan Liability - Non Current	\$0	\$0		\$0	\$0		\$0					\$0		\$0		\$0
356 FASB 5 Liabilities												\$0				
357 Accrued Pension and OPEB Liabilities	\$10,146,843	\$0	\$0	\$0	\$176,069		\$2,932,051				\$0	\$0	\$17,960,000	\$31,214,963		\$31,214,963
350 Total Non-Current Liabilities	\$12,014,469	\$0	\$0	\$189,759,780	\$178,544	\$0	\$3,544,083	\$0	\$0	\$0	\$0	\$0	\$20,126,896	\$225,623,782	\$0	\$225,623,782
300 Total Liabilities	\$13,412,376	\$0	\$0	\$202,942,119	\$236,823	\$0	\$3,600,726	\$0	\$61,841	\$38,644	\$98,525	\$1,523	\$21,532,633	\$241,925,210	-\$21,996	\$241,903,214
400 Deferred Inflow of Resources	\$8,030,981				\$130,958		\$2,002,025					\$0	\$13,012,748	\$23,176,712		\$23,176,712
508.3 Nonspendable Fund Balance												\$0				
508.4 Net Investment in Capital Assets	\$18,787,930			\$72,012,659	\$2,694,393		\$418,955					\$0	\$4,894,466	\$98,808,403		\$98,808,403
509.3 Restricted Fund Balance												\$0				
510.3 Committed Fund Balance												\$0				
511.3 Assigned Fund Balance												\$0				
511.4 Restricted Net Position	\$371,121		\$70,927	\$8,853,099	\$0	\$5,345	\$196,818			\$93,701		\$0		\$9,591,011		\$9,591,011
512.3 Unassigned Fund Balance												\$0				
512.4 Unrestricted Net Position	-\$3,665,947	\$0	\$0	-\$19,945,497	-\$213,437	\$71,173	-\$2,427,852	\$0	\$0	\$1,310	\$0	\$173,050	-\$309,718	-\$26,316,918		-\$26,316,918
513 Total Equity - Net Assets / Position	\$15,493,104	\$0	\$70,927	\$80,920,261	\$2,480,956	\$76,518	-\$1,812,079	\$0	\$0	\$95,011	\$0	\$173,050	\$4,584,748	\$82,082,496	\$0	\$82,082,496
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$36,936,461	\$0	\$70,927	\$283,862,380	\$2,840,737	\$76,518	\$3,790,672	\$0	\$61,841	\$133,655	\$98,525	\$174,573	\$39,130,129	\$347,184,418	-\$21,996	\$347,162,422

Albany Housing Authority (NY009)
ALBANY, NY
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2025

	Project Total	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.679 Mainstream Vouchers	14.671 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.238 Shelter Plus Care	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$3,315,803			\$13,084,078	\$307,755							\$0		\$16,707,834		\$16,707,834
70400 Tenant Revenue - Other	\$48,834											\$0		\$48,834		\$48,834
70500 Total Tenant Revenue	\$3,364,637	\$0	\$0	\$13,084,078	\$307,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,756,668	\$0	\$16,756,668
70600 HUD PHA Operating Grants	\$7,518,187					\$1,249,418	\$27,946,235	\$496,233	\$666,915	\$377,291	\$221,285	\$181,631		\$38,657,495		\$38,657,495
70610 Capital Grants	\$2,211,217											\$0		\$2,211,217		\$2,211,217
70710 Management Fee												\$0	\$1,653,312	\$1,653,312	-\$1,653,312	\$0
70720 Asset Management Fee												\$0	\$97,890	\$97,890	-\$97,890	\$0
70730 Book Keeping Fee												\$0	\$308,078	\$308,078	-\$308,078	\$0
70740 Front Line Service Fee												\$0	\$65,133	\$65,133	-\$65,133	\$0
70750 Other Fees												\$0	\$1,417,047	\$1,417,047		\$1,417,047
70700 Total Fee Revenue												\$0	\$3,541,460	\$3,541,460	-\$2,124,413	\$1,417,047
70800 Other Government Grants	\$0	\$28,098										\$0		\$28,098		\$28,098
71100 Investment Income - Unrestricted	\$173,193			\$42,160	\$901		\$500					\$0	\$154,690	\$371,444		\$371,444
71200 Mortgage Interest Income	\$41,347			\$9,400								\$0	\$96,541	\$147,288		\$147,288
71300 Proceeds from Disposition of Assets Held for Sale	\$0											\$0		\$0		\$0
71310 Cost of Sale of Assets	\$0											\$0		\$0		\$0
71400 Fraud Recovery	\$0						\$64,716					\$0		\$64,716		\$64,716
71500 Other Revenue	\$245,009		\$61,912	\$3,446,971	\$8,341		\$169,809			\$6,671		\$500	\$1,471,434	\$5,410,647	-\$132,120	\$5,278,527
71600 Gain or Loss on Sale of Capital Assets	\$0											\$0		\$0		\$0
72000 Investment Income - Restricted	\$0			\$19,974			\$0					\$0		\$19,974		\$19,974
70000 Total Revenue	\$13,553,590	\$28,098	\$61,912	\$16,602,581	\$316,997	\$1,249,418	\$26,181,260	\$496,233	\$666,915	\$383,962	\$221,285	\$182,431	\$5,264,125	\$67,208,807	-\$2,256,533	\$64,952,274
91100 Administrative Salaries	\$541,503	\$15,054		\$770,291	\$14,593	\$71,849	\$593,792	\$377,198	\$16,914	\$12,665	\$35,353	\$19,069	\$1,905,114	\$4,374,393		\$4,374,393
91200 Auditing Fees	\$21,010			\$108,669	\$583		\$232	\$2,958	\$1,517	\$300	\$225	\$1,300	\$4,204	\$140,998		\$140,998
91300 Management Fee	\$1,041,950	\$0	\$0	\$391,842	\$24,901	\$16,008	\$551,313		\$6,984	\$3,324	\$4,776	\$4,058		\$2,045,154	-\$1,653,312	\$391,842
91310 Book-keeping Fee	\$60,809				\$1,867	\$10,005	\$223,432		\$4,365	\$2,077	\$2,985	\$2,535		\$308,075	-\$308,078	-\$3
91400 Advertising and Marketing	\$0											\$0		\$0		\$0
91500 Employee Benefit contributions - Administrative	\$303,743			\$402,995	\$13,411	\$39,517	\$145,239	\$112,632	\$9,303	\$6,966	\$19,444	\$10,486	\$1,134,556	\$2,199,706		\$2,199,706
91600 Office Expenses	\$253,182	\$652		\$464,721	\$8,542	\$6,927	\$680,901	\$6,405	\$10,057	\$1,409	\$2,148	\$1,682	\$448,545	\$1,863,171	-\$197,253	\$1,665,918
91700 Legal Expense	\$63,162			\$166,160	\$3,130		\$22,232					\$0	\$92,827	\$347,511		\$347,511
91800 Travel	\$1,184	\$28		\$2,711	\$27		\$13,000					\$0	\$19,463	\$36,413		\$36,413
91810 Allocated Overhead	\$0											\$0		\$0		\$0
91900 Other	\$864			\$918,323	\$13		\$395					\$0	\$27,650	\$947,245		\$947,245
91000 Total Operating - Administrative	\$2,287,407	\$17,146	\$0	\$3,225,712	\$67,067	\$144,538	\$2,213,262	\$496,233	\$49,140	\$26,741	\$64,931	\$39,130	\$3,631,359	\$12,262,666	-\$2,158,643	\$10,104,023
92000 Asset Management Fee	\$95,400				\$2,490		\$0					\$0		\$97,890	-\$97,890	\$0
92100 Tenant Services - Salaries	\$0			\$12,013								\$0		\$12,013		\$12,013
92200 Relocation Costs	\$0											\$0		\$0		\$0
92300 Employee Benefit Contributions - Tenant Services	\$0											\$0		\$0		\$0
92400 Tenant Services - Other	\$28,113		\$2,512	\$15,036	\$15,945		\$7,775		\$93,758			\$0	\$2,759	\$165,896		\$165,896
92500 Total Tenant Services	\$28,113	\$0	\$2,512	\$27,049	\$15,945	\$0	\$7,775	\$0	\$93,758	\$0	\$0	\$0	\$2,759	\$177,909	\$0	\$177,909
93100 Water	\$398,534			\$714,427	\$19,382							\$0	\$3,992	\$1,136,335		\$1,136,335
93200 Electricity	\$470,275			\$639,009	\$10,646							\$0	\$48,849	\$1,168,779		\$1,168,779
93300 Gas	\$251,494			\$252,606	\$355							\$0	\$6,449	\$510,904		\$510,904
93400 Fuel	\$0											\$0		\$0		\$0
93500 Labor	\$0											\$0		\$0		\$0
93600 Sewer	\$0											\$0		\$0		\$0
93700 Employee Benefit Contributions - Utilities	\$0											\$0		\$0		\$0
93800 Other Utilities Expense	\$0											\$0		\$0		\$0
93000 Total Utilities	\$1,120,303	\$0	\$0	\$1,606,042	\$30,383	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,290	\$2,816,018	\$0	\$2,816,018
94100 Ordinary Maintenance and Operations - Labor	\$1,359,029			\$1,761,961	\$9,522							\$0	\$93,265	\$3,223,777		\$3,223,777
94200 Ordinary Maintenance and Operations - Materials and Other	\$504,725			\$778,160	\$19,469							\$0	\$12,654	\$1,315,008		\$1,315,008
94300 Ordinary Maintenance and Operations Contracts	\$1,754,564	\$0	\$0	\$3,461,056	\$128,336		\$15,498					\$0	\$208,613	\$5,588,067	\$0	\$5,588,067
94500 Employee Benefit Contributions - Ordinary Maintenance	\$705,790			\$867,751	\$7,311		\$20,571					\$0	\$83,451	\$1,684,874		\$1,684,874
94000 Total Maintenance	\$4,324,108	\$0	\$0	\$6,888,928	\$164,638	\$0	\$36,069	\$0	\$0	\$0	\$0	\$0	\$397,983	\$11,811,726	\$0	\$11,811,726
95100 Protective Services - Labor	\$0			\$3,009								\$0		\$3,009		\$3,009
95200 Protective Services - Other Contract Costs	\$36,593			\$50,530	\$3,030							\$0	\$5,483	\$95,636		\$95,636
95300 Protective Services - Other	\$12,075			\$11,925	\$461							\$0		\$24,461		\$24,461
95500 Employee Benefit Contributions - Protective Services	\$0			\$691								\$0		\$691		\$691
95000 Total Protective Services	\$48,668	\$0	\$0	\$66,155	\$3,491	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,483	\$123,797	\$0	\$123,797
96110 Property Insurance	\$217,791			\$218,676			\$0					\$0	\$5,610	\$442,077		\$442,077
96120 Liability Insurance	\$137,692			\$876,982	\$8,543		\$42,754					\$0	\$5,760	\$1,071,731		\$1,071,731
96130 Workmen's Compensation	\$53,491	\$42		\$51,541	\$568		\$1,399					\$0	\$83,154	\$190,195		\$190,195
96140 All Other Insurance	\$55,090			\$187,957	\$12,663		\$8,835		\$575			\$0	\$7,186	\$252,308		\$252,308
96100 Total Insurance Premiums	\$464,064	\$42	\$0	\$1,315,156	\$21,774	\$0	\$52,988	\$0	\$575	\$0	\$0	\$0	\$101,710	\$1,956,309	\$0	\$1,956,309

Albany Housing Authority (NY009)
ALBANY, NY
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2025

	Project Total	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.238 Shelter Plus Care	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM	Total
96200 Other General Expenses	\$2,592,623	\$10,910		\$9,288								\$0	\$336,929	\$2,949,750		\$2,949,750
96210 Compensated Absences	\$152,991			\$174,261	\$3,986		\$34,835					\$0	\$129,328	\$495,401		\$495,401
96300 Payments in Lieu of Taxes	\$219,156			\$161,601	\$12,262							\$0		\$393,019		\$393,019
96400 Bad debt - Tenant Rents	\$124,748			\$645,355	\$5,095							\$0		\$775,198		\$775,198
96500 Bad debt - Mortgages	\$0											\$0		\$0		\$0
96600 Bad debt - Other	\$93,621			\$9,400								\$0		\$103,221		\$103,221
96800 Severance Expense	\$0											\$0		\$0		\$0
96000 Total Other General Expenses	\$3,183,339	\$10,910	\$0	\$999,905	\$21,343	\$0	\$34,835	\$0	\$0	\$0	\$0	\$0	\$466,257	\$4,716,589	\$0	\$4,716,589
96710 Interest of Mortgage (or Bonds) Payable	\$0											\$0		\$0		\$0
96720 Interest on Notes Payable (Short and Long Term)	\$77,961			\$3,940,941								\$0	\$20,503	\$4,039,405		\$4,039,405
96730 Amortization of Bond Issue Costs	\$0			\$4,292								\$0		\$4,292		\$4,292
96700 Total Interest Expense and Amortization Cost	\$77,961	\$0	\$0	\$3,945,233	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,503	\$4,043,697	\$0	\$4,043,697
96900 Total Operating Expenses	\$11,629,363	\$28,099	\$2,512	\$18,074,180	\$327,131	\$144,536	\$2,344,929	\$496,233	\$143,471	\$26,741	\$64,931	\$39,130	\$4,685,344	\$38,006,601	-\$2,256,533	\$35,750,068
97000 Excess of Operating Revenue over Operating Expenses	\$1,924,227	\$0	\$59,400	-\$1,471,599	-\$10,134	\$1,104,880	\$25,836,331	\$0	\$523,444	\$357,221	\$156,354	\$143,301	\$578,781	\$29,202,206	\$0	\$29,202,206
97100 Extraordinary Maintenance	\$11,727											\$0		\$11,727		\$11,727
97200 Casualty Losses - Non-capitalized	\$0											\$0		\$0		\$0
97300 Housing Assistance Payments	\$0					\$1,170,002	\$25,236,126		\$523,444	\$270,089	\$156,354	\$143,301		\$27,499,316		\$27,499,316
97350 HAP Portability-In	\$0						\$299,990			\$7,814		\$0		\$247,804		\$247,804
97400 Depreciation Expense	\$1,784,946			\$7,223,787	\$151,415		\$60,699					\$0	\$195,160	\$9,416,007		\$9,416,007
97500 Fraud Losses	\$0											\$0		\$0		\$0
97600 Capital Outlays - Governmental Funds												\$0				
97700 Debt Principal Payment - Governmental Funds												\$0				
97800 Dwelling Units Rent Expense	\$0											\$0		\$0		\$0
90000 Total Expenses	\$13,426,036	\$28,099	\$2,512	\$25,297,967	\$478,546	\$1,314,540	\$27,881,744	\$496,233	\$666,915	\$304,644	\$221,285	\$182,431	\$4,880,504	\$75,181,455	-\$2,256,533	\$72,924,922
10010 Operating Transfer In	\$1,125,060											\$0		\$1,125,060		\$1,125,060
10020 Operating transfer Out	-\$1,125,060											\$0		-\$1,125,060		-\$1,125,060
10030 Operating Transfers from/to Primary Government	\$0											\$0		\$0		\$0
10040 Operating Transfers from/to Component Unit	\$0											\$0		\$0		\$0
10050 Proceeds from Notes, Loans and Bonds												\$0				
10060 Proceeds from Property Sales												\$0				
10070 Extraordinary Items, Net Gain/Loss	\$0			\$619,937								\$0		\$619,937		\$619,937
10090 Special Items (Net Gain/Loss)	\$0			-\$377,583								\$0		-\$377,583		-\$377,583
10091 Inter Project Excess Cash Transfer In	\$0											\$0		\$0		\$0
10092 Inter Project Excess Cash Transfer Out	\$0											\$0		\$0		\$0
10093 Transfers between Program and Project - In	\$0											\$0		\$0		\$0
10094 Transfers between Project and Program - Out	\$0											\$0		\$0		\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$242,354	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$242,354	\$0	\$242,354
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$127,554	\$0	\$59,400	-\$8,453,032	-\$161,549	-\$65,122	\$299,516	\$0	\$0	\$79,318	\$0	\$0	\$383,621	-\$7,730,294	\$0	-\$7,730,294

Albany Housing Authority (NY009)
ALBANY, NY
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2025

	Project Total	10.559 Summer Food Service Program for Children	14.EFA FSS Escrow Forfeiture Account	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.238 Shelter Plus Care	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM	Total
11020 Required Annual Debt Principal Payments	\$436,031	\$0	\$0	\$207,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$643,152		\$643,152
11030 Beginning Equity	\$15,115,511	\$0	\$11,527	\$34,852,250	\$2,642,505	\$141,640	-\$2,129,257	\$0	\$0	\$15,693	\$0	\$173,050	\$3,612,986	\$54,435,905		\$54,435,905
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$250,039	\$0	\$0	\$34,521,043			\$17,662		\$0	\$0		\$0	\$588,141	\$35,376,865		\$35,376,865
11050 Changes in Compensated Absence Balance												\$0				
11060 Changes in Contingent Liability Balance												\$0				
11070 Changes in Unrecognized Pension Transition Liability												\$0				
11080 Changes in Special Term/Severance Benefits Liability												\$0				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents												\$0				
11100 Changes in Allowance for Doubtful Accounts - Other												\$0				
11170 Administrative Fee Equity							-\$2,008,697					\$0		-\$2,008,697		-\$2,008,697
11180 Housing Assistance Payments Equity							\$196,818					\$0		\$196,818		\$196,818
11190 Unit Months Available	13731		0	16452	276	1800	43578		604	360	624	360	0	77785		77785
11210 Number of Unit Months Leased	12075		0	15377	250	1311	29791		604	293	434	354	0	60489		60489
11270 Excess Cash	\$2,802,930											\$0		\$2,802,930		\$2,802,930
11610 Land Purchases	\$0											\$0	\$0	\$0		\$0
11620 Building Purchases	\$1,650,423											\$0	\$0	\$1,650,423		\$1,650,423
11630 Furniture & Equipment - Dwelling Purchases	\$0											\$0	\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0											\$0	\$0	\$0		\$0
11650 Leasehold Improvements Purchases	\$69,445											\$0	\$0	\$69,445		\$69,445
11660 Infrastructure Purchases	\$0											\$0	\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$513,992											\$0	\$0	\$513,992		\$513,992
13901 Replacement Housing Factor Funds	\$0											\$0	\$0	\$0		\$0

Statement of Net Assets - Discretely Presented Component Units
Supplemental Information

	June 30, 2025	Dec 31, 2024	June 30, 2025	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024	Dec 31, 2024	June 30, 2023	
Assets	Corning Homes	McCarv Hsq Nutgrove	Lark Drive	Creighton	Swan Street	Swan Street Mixed Use	South End	Extra Practice	South End II	South End III	Swan Street Lofts Academy Lofts	Ida Yarrowbough Phase I	Ida Yarrowbough Phase I I	Ida Yarrowbough Phase I V	Steamboat 20, LLC	CCH	Frederick Douglass	Combined Totals		
Current assets																				
Cash & Cash Equivalents	513,079	\$ 168,494	\$ 48,589	\$ 10,819	\$ 7,211	\$ 4,244	\$ 2,982	\$ 26,097	\$ 2,184	\$ 375	\$ 2,782	\$ 355,349	\$ 55,756	\$ 278,619	\$ 1,758,601	\$ 44,370	\$ -	\$ -	\$ 3,279,351	
Prep. - Restricted	-	497,859	528,830	387,718	689,358	180,379	925,264	1,035,228	778,824	725,203	264,767	378,654	853,720	1,712,721	94,474	-	-	-	8,853,099	
Tenant Security Deposits	-	60,472	66,629	48,520	17,238	3,628	18,397	70,732	14,058	12,909	6,699	20,619	36,257	128,099	30,953	-	-	-	535,210	
Accounts Receivable - Net	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	77,280	
Tenant Accounts Receivable	1,949	144,407	399,405	190,581	91,763	28,984	107,254	354,527	77,642	88,085	14,903	78,666	204,897	704,604	65,041	-	-	-	2,553,108	
Allowance for Doubtful Accounts	(1,949)	(87,070)	(188,570)	(87,581)	(52,471)	(15,233)	(54,540)	(264,541)	(45,898)	(41,689)	(7,997)	(46,136)	(119,770)	(412,372)	(16,307)	-	-	-	(1,142,094)	
Other Current Assets	138,199	14,708	24,388	20,819	8,697	6,335	9,585	5,475	7,388	19,525	9,853	10,992	31,359	146,948	45,729	7,397	-	-	508,397	
Total Current Assets	\$ 651,278	\$ 799,270	\$ 879,271	\$ 570,696	\$ 762,796	\$ 208,347	\$ 1,009,492	\$ 1,227,518	\$ 834,298	\$ 804,408	\$ 291,007	\$ 798,144	\$ 862,219	\$ 2,635,909	\$ 1,976,491	\$ 51,767	-	-	\$ 14,364,461	
Noncurrent Assets																				
Fixed Assets																				
Land	-	1,003,000	105,317	209,450	60,934	76,055	151,062	-	105,707	139,162	54,256	63,659	-	-	-	-	-	-	2,010,289	
Buildings & Improvements	-	4,705,359	12,572,488	14,877,678	10,144,209	5,855,912	12,651,991	24,287,574	9,579,891	12,621,333	9,172,032	18,293,121	25,333,376	92,315,578	39,063,421	-	-	-	291,593,963	
Furniture & Equipment	-	335,598	939,102	974,318	1,474,318	1,026,038	1,346,405	314,422	936,405	902,049	188,627	164,955	-	-	-	-	-	-	6,481,792	
Lease Accumulated Depreciation	-	(3,745,491)	(8,887,914)	(7,366,451)	(4,680,102)	(2,605,429)	(5,107,607)	(8,615,794)	(3,371,360)	(3,923,605)	(3,494,939)	(3,701,544)	(4,084,097)	(3,746,764)	(489,586)	-	-	-	(64,021,283)	
Construction In Progress	-	28,943	26,500	-	-	-	-	17,111	-	-	-	-	-	-	-	-	-	-	70,554	
Net Fixed Assets	-	2,325,320	4,755,493	8,797,185	5,999,359	3,452,566	7,780,377	15,803,313	6,450,643	9,338,939	6,629,976	14,820,191	21,664,837	88,670,638	38,604,791	-	-	-	236,145,315	
Net Investment in Commercial Lease	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other Noncurrent Assets	-	-	68,103	-	-	-	4,753	492,654	380	14,880	21,563	-	-	-	1,533,058	500,000	-	-	11,717,213	
Total Assets	\$ 651,278	\$ 3,124,590	\$ 5,702,867	\$ 9,367,881	\$ 6,762,155	\$ 3,660,913	\$ 8,804,172	\$ 17,523,485	\$ 7,285,321	\$ 10,158,227	\$ 7,002,569	\$ 15,618,335	\$ 22,527,056	\$ 102,963,737	\$ 42,116,340	\$ 551,767	\$ 41,687	\$ 263,862,380		
Liabilities																				
Current Liabilities:																				
Accounts Payable - Operations	\$ -	\$ 37,174	\$ 1,001,845	\$ 839,010	\$ 704,801	\$ 17,029	\$ 4,603	\$ 828,977	\$ 189,946	\$ 43,326	\$ 26,985	\$ 21,432	\$ 102,005	\$ 64,734	\$ 695,054	\$ -	\$ -	\$ -	\$ 4,576,721	
Accrued Interest	-	-	-	-	-	-	4,389	-	214,977	228,321	-	23,798	291,071	59,583	75,288	-	-	-	897,427	
Accrued Expenses	-	43,910	62,019	-	-	-	33,085	-	24,168	57,359	18,956	-	903,907	62,083	2,850	-	-	-	1,198,337	
Security Deposits	-	60,472	66,629	48,520	17,238	3,628	18,397	70,732	14,058	12,909	6,699	20,619	36,257	128,099	30,953	-	-	-	535,210	
Deferred Revenue	-	21,651	13,088	10,067	10,092	4,202	4,745	22,262	6,529	11,751	1,015	12,232	12,443	98,544	25,531	-	-	-	257,152	
Compensated Absences	-	4,073	5,982	3,164	1,290	295	2,045	3,996	250	330	282	1,638	1,061	18,381	1,637	-	-	-	44,424	
PILOT Payable	-	-	7,267	-	-	-	-	-	15,169	-	-	-	-	-	-	-	-	-	22,435	
Other Current Liabilities	651,278	(415)	66,289	84,833	70,873	78,731	-	264,112	-	-	-	44,513	77,027	2,543,137	1,195,715	-	-	-	5,056,093	
Bonds, Notes, and Loans Payable Net	-	125,000	-	48,803	-	-	35,072	-	-	-	-	-	45,703	339,952	-	-	-	-	584,530	
Total Current Liabilities	651,278	291,895	1,223,119	1,020,397	804,094	103,885	102,336	1,190,079	465,096	353,996	53,937	124,232	565,567	4,156,337	2,073,261	2,890	-	-	13,182,329	
Noncurrent Liabilities:																				
Developers Fee	-	-	-	-	47,357	653,743	-	-	534,456	-	43,267	335,832	430,702	4,211,878	916,154	-	-	-	7,173,389	
Compensated Absences	-	3,262	17,311	3,070	2,235	808	4,134	9,227	408	540	381	6,062	6,248	41,536	5,301	-	-	-	100,543	
Accrued Interest	-	6,556,110	737,591	2,642,699	269,800	239,599	530,801	3,566,690	-	-	-	-	-	1,495,077	-	-	-	-	16,038,367	
Other Non-Current Liabilities	-	-	1,193,074	-	309,276	299,014	1,053,570	532,380	-	-	-	1,602	4,853	-	15,595	-	-	-	3,409,364	
Bonds, Notes, and Loans Payable	-	3,831,462	1,750,000	8,478,203	3,302,297	3,302,297	1,303,540	17,175,000	2,470,000	5,981,684	4,939,999	6,474,470	8,097,602	65,128,813	31,897,549	500,000	-	-	184,931,719	
Unamortized Debt Issuance Costs	-	-	-	(40,616)	(10,978)	-	(58,140)	(147,899)	(28,610)	-	(24,434)	-	(99,539)	(1,483,578)	-	-	-	-	(1,893,592)	
Total Liabilities	651,278	10,682,699	4,921,095	12,104,753	3,174,427	3,992,960	5,580,984	22,325,677	3,441,350	6,336,220	5,013,150	6,942,218	9,005,433	73,550,065	34,707,860	502,850	-	-	202,942,119	
Net Assets:																				
Invested in Capital Assets	-	(1,631,142)	3,005,493	309,795	4,210,337	150,269	4,509,805	(1,223,987)	4,009,253	3,357,255	1,714,411	8,345,721	13,621,071	24,685,449	8,907,242	-	-	-	72,012,659	
Restricted	-	497,859	528,830	387,718	689,358	180,379	925,264	1,035,228	778,824	725,203	264,767	378,654	853,720	1,712,721	94,474	-	-	-	8,853,099	
Unrestricted	-	(6,424,826)	(2,752,551)	(3,434,385)	(1,311,967)	(682,695)	(2,220,981)	(4,613,433)	(944,206)	(260,451)	(10,241)	(48,258)	(753,168)	3,015,502	406,764	48,917	-	-	(19,945,497)	
Total Net Assets	-	(7,558,109)	781,772	(2,736,872)	3,587,726	(332,047)	3,214,085	(4,802,192)	3,843,971	3,822,007	1,989,419	8,676,117	13,521,623	29,413,672	7,408,480	48,917	-	-	41,687	
Total Liabilities and Net Assets	\$ 651,278	\$ 3,124,590	\$ 5,702,867	\$ 9,367,881	\$ 6,762,155	\$ 3,660,913	\$ 8,804,172	\$ 17,523,485	\$ 7,285,321	\$ 10,158,227	\$ 7,002,569	\$ 15,618,335	\$ 22,527,056	\$ 102,963,737	\$ 42,116,340	\$ 551,767	\$ 41,687	\$ 263,862,380		

ALBANY HOUSING AUTHORITY

Statement of Revenues, Expenses and Net Assets - Discretely Presented Component Units
Supplemental Information

	June 30, 2025 Coming Homes	Dec 31, 2024 McCarthy Hsg Nulgrove	June 30, 2025 Lark Drive	Dec 31, 2024 Creighton	Dec 31, 2024 Swan Street	Dec 31, 2024 Swan Street Mixed Use	Dec 31, 2024 South End	Dec 31, 2024 Ezra Prentice	Dec 31, 2024 South End II	Dec 31, 2024 South End III	Dec 31, 2024 Swan Street Lofts Academy Lofts	Oct 31, 2024 Ida Yarbrough Phase I	Dec 31, 2024 Ida Yarbrough Phase I I	Dec 31, 2024 Ida Yarbrough Phase I V	Dec 31, 2024 Swanbowl 20, LLC	Dec 31, 2024 CCH	June 30, 2023 Fredrick Douglass	Continued Totals
Operating Revenues:																		
Charges to Tenant	\$ -	\$ 642,723	\$ 1,703,071	\$ 1,369,038	\$ 297,608	\$ 71,212	\$ 458,963	\$ 1,177,804	\$ 240,649	\$ 480,459	\$ 205,774	\$ 434,392	\$ 731,718	\$ 4,698,376	\$ 572,289	\$ -	\$ -	\$ 13,084,076
Federal & State Sources	-	309,118	-	-	572,176	164,789	-	900,124	150,041	81,504	-	194,810	46,760	-	-	-	-	2,419,122
Miscellaneous	-	24,668	49,635	10,986	115,007	20,361	103,816	211,149	7,445	7,116	43,962	60,564	119,238	162,991	85,902	-	-	1,022,842
Total Operating Revenues	-	976,509	1,752,706	1,380,024	984,791	256,362	562,781	2,289,077	398,135	569,079	249,736	689,566	897,716	4,661,367	658,191	-	-	16,526,040
Operating Expenses:																		
Administrative	-	210,476	307,190	322,168	106,183	69,692	100,199	453,796	89,020	145,019	68,317	153,555	178,398	950,057	70,658	984	-	3,225,712
Tenant Services	-	-	2,163	-	-	-	-	-	-	-	-	-	1,109	-	20,677	-	-	27,049
Utilities	-	62,787	216,509	222,837	22,114	89,213	38,362	299,693	32,229	51,373	21,201	91,616	71,527	309,928	76,753	-	-	1,606,042
Maintenance	-	444,432	1,006,736	747,138	560,279	123,199	291,371	1,138,925	135,864	179,153	117,600	195,561	261,457	1,548,164	139,060	-	-	6,888,929
General Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Protective Services	-	4,589	3,790	6,620	2,295	558	2,403	11,744	620	6,649	1,687	984	1,785	22,451	-	-	-	66,155
Taxes, Insurance & Benefits	-	68,386	144,191	117,811	84,923	43,815	45,491	216,400	46,352	38,091	39,554	44,060	215,249	426,210	127,972	-	-	1,660,305
Depreciation & Amortization	-	225,451	344,767	454,457	283,640	162,301	321,020	692,069	251,672	368,001	269,717	537,033	793,121	2,016,773	508,057	-	-	7,228,079
Interest Expense	-	369,402	220,622	232,788	18,833	15,261	96,465	159,716	24,216	42,000	5,748	23,798	265,527	1,384,278	1,080,267	-	-	3,940,941
Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bad Debt - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,400	-	9,400
Bad Debt - Tenants	582	-	68,667	52,284	24,284	12,890	8,137	191,639	11,431	26,329	5,044	39,555	51,129	139,692	13,692	-	-	645,355
Total Operating Expenses	582	1,385,523	2,314,635	2,156,103	1,102,551	516,729	905,448	3,165,882	591,404	856,615	528,848	1,087,261	1,838,193	6,818,230	2,019,579	10,384	-	25,297,967
Operating Income (loss)	(582)	(409,014)	(561,929)	(776,079)	(117,760)	(260,367)	(342,667)	(876,805)	(193,269)	(287,536)	(279,112)	(397,695)	(940,477)	(1,956,863)	(1,361,388)	(10,384)	-	(8,771,927)
Gain on Sale	-	(4,292)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(4,292)
Capital Fund - RAD Funding	-	-	-	-	-	-	-	-	261,918	-	-	-	-	-	-	-	-	261,918
RAD Costs	-	-	-	-	-	-	-	-	(167,800)	-	-	-	-	-	-	-	-	(167,800)
Capital Grants	-	32,611	-	-	-	-	-	325,408	-	-	-	-	-	-	-	-	-	358,019
Loan Extension Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	(202,177)	(3,314)	-	-	(205,491)
Investment Income	3,682	1,746	391	745	5,702	1,589	7,100	7,836	6,002	5,752	5,007	81	234	19,973	1,301	9,400	-	76,541
Change in Net Assets	3,100	(378,949)	(561,538)	(775,334)	(112,058)	(258,778)	(335,567)	(543,961)	(93,149)	(281,784)	(274,105)	(397,614)	(940,243)	(2,139,067)	(1,363,401)	(984)	-	(8,453,032)
Total Net Assets- Beginning	647,064	(7,179,160)	1,343,310	(1,961,538)	3,699,766	(73,269)	3,549,655	(4,322,869)	3,937,120	4,103,791	2,263,524	9,073,731	14,461,866	5,217,651	-	49,901	41,687	34,852,250
Prior Period Adjustment	1,114	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,114
Contributed Capital/Transfer of Capital	(651,278)	-	-	-	-	-	-	64,238	-	-	-	-	-	26,335,088	8,771,881	-	-	34,519,929
Total Net Assets- Ending	\$ -	\$ (7,558,109)	\$ 781,772	\$ (2,736,872)	\$ 3,587,728	\$ (332,047)	\$ 3,214,088	\$ (4,802,192)	\$ 3,843,971	\$ 3,822,007	\$ 1,989,419	\$ 8,676,117	\$ 13,521,623	\$ 29,413,672	\$ 7,406,480	\$ 48,917	\$ 41,687	\$ 60,920,261

ALBANY HOUSING AUTHORITY
Albany New York
Statement of Cash Flows - Discretely Presented Component Units
Supplemental Information

	June 30, 2025	Dec. 31 2024	June 30, 2025	Dec. 31 2024	Dec. 31 2024	Dec. 31 2024	Dec. 31 2024	Dec. 31 2024	Dec. 31 2024	Dec. 31 2024	Dec. 31 2024	Dec. 31 2024	Dec. 31 2024	Dec. 31 2024	Dec. 31 2024	Dec. 31 2024	Dec. 31 2024	June 30, 2025	Combined
	Coming	McCarthy Hsg	Lark	Creighton	Swan St	Mixed Use	South End	Extra Prentice	South End II	South End III	Swan Street Lofts	Ida Yarbrough	Ida Yarbrough	Ida Yarbrough	Ida Yarbrough	Steamboat 20, LLC	CCH	Frederick	Totals
	Homes	Nulgrave	Drive								Academy Lofts	Phase I	Phase I	Phase I V				Douglass	
CASH FLOWS FROM OPERATING ACTIVITIES																			
Cash Received:																			
From Tenants for Rental and Other Income	\$ 1,233	\$ 657,198	\$ 1,011,602	\$ 1,450,228	\$ 400,719	71,621	\$ 446,940	\$ 1,229,131	\$ 238,454	\$ 483,285	\$ 203,259	\$ 627,478	\$ 862,263	\$ 4,722,419	\$ 530,433			\$ -	\$ 13,536,263
From Govt Agencies for Operating Grants	-	333,786	-	-	572,176	164,789	-	900,124	150,041	81,504	-	-	-	-	-	-	-	-	2,202,420
From Other Operating Revenues	-	-	15,127	10,986	112,680	20,361	107,463	211,149	7,445	7,116	43,962	60,564	119,238	162,991	85,902	-	-	-	1,000,984
Cash Paid:																			
To Employees for Operations	-	(184,379)	(293,297)	(265,600)	(179,971)	(18,282)	(109,361)	(309,212)	(31,325)	(37,931)	(23,755)	(80,780)	(137,321)	(808,465)	(56,526)	-	-	-	(2,536,205)
For Management & Bookkeeping Fees	-	(85,967)	(97,025)	(95,408)	(8,587)	(19,233)	(46,237)	(181,619)	(34,728)	(51,995)	(21,895)	(61,960)	(66,621)	(385,276)	(21,004)	-	-	-	(1,177,555)
To Suppliers for Operations	(6,343)	(561,913)	(1,377,536)	(1,028,784)	(492,829)	(190,499)	(300,471)	(1,698,287)	(347,620)	(378,725)	(196,257)	(442,654)	(803,319)	(3,186,393)	(1,371,556)	(577)	-	-	(12,383,763)
Net Cash Provided by Operating Activities	(5,110)	158,725	(105,129)	71,422	404,188	28,757	98,334	151,286	(17,733)	103,254	5,314	102,648	(25,760)	505,276	(832,751)	(577)	-	-	642,144
CASH FLOWS FROM INVESTING ACTIVITIES																			
Replacement Reserve (Deposits)/ Withdrawals	-	-	-	176,406	-	-	-	-	-	-	-	-	(50,792)	(271,780)	-	-	-	-	(146,166)
LOC Fee Reserve (Deposits)/Withdrawals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Escrow for Bond and Debt Service Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Affordability Reserve (Deposits)/Withdrawals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash (Paid)/Received for Interest	-	(9,996)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(9,996)
Transfer of Cash to Related Party	-	-	-	-	-	-	-	-	(38,191)	-	-	-	-	-	-	-	-	-	(38,191)
Operating Reserve (Deposits)/ Withdrawals	-	-	-	-	-	-	(1,533)	-	-	-	-	-	-	-	-	-	-	-	(1,533)
RET) Reserve (Deposits)/ Withdrawals	-	-	196,889	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	196,889
Cash Paid for Property and Equipment	-	(97,777)	(51,084)	(222,569)	(388,843)	(26,846)	(26,300)	(386,976)	(20,611)	(71,750)	-	-	(5,595)	(4,222,478)	(10,991,518)	-	-	-	(16,512,347)
Cash (Paid)/ Received for Refund of Security Deposits	-	1,902	(1,288)	(387)	2,478	(915)	(2,955)	4,804	1,412	80	(1,260)	(1,404)	(1,520)	1,393	-	-	-	-	2,370
Proceeds From the Sale of Assets and Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29,679	-	-	-	29,679
Investment Income	3,682	1,746	391	745	5,702	1,589	7,100	7,836	6,002	5,752	5,007	81	235	19,973	1,301	-	-	-	67,142
Net Cash Provided by Investing Activities	3,682	(104,125)	144,938	(45,805)	(380,663)	(26,172)	(23,688)	(374,336)	(51,388)	(65,918)	3,747	(1,323)	(57,672)	(4,472,892)	(10,960,538)	-	-	-	(16,412,153)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES																			
Cash Contributed	-	32,611	-	-	-	-	-	325,408	-	-	(11,176)	-	-	26,335,088	5,151,091	-	-	-	31,833,022
Cash Paid for Return of Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advances (To)/From Related Party	-	-	-	-	-	-	-	-	261,918	-	-	-	-	-	-	-	-	-	261,918
Cash Paid on Sale of Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	(167,649)	-	-	-	-	(167,649)
Proceeds From Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	10,371,179	9,376,456	-	-	-	19,747,635
Payment of Development Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,443,831)	-	-	-	-	(1,443,831)
Cash Paid for Closing Fees	-	(4,292)	-	-	-	-	-	-	(167,800)	-	-	-	-	(202,177)	(3,134)	-	-	-	(377,403)
Cash Paid to Component Unit for the Transfer of Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Paid for Retirement of Debt	-	(120,000)	-	(46,683)	-	-	(32,988)	-	-	-	-	-	(40,316)	(30,705,683)	(973,000)	-	-	-	(31,918,670)
Net Cash Provided (Used) by Capital and Related Financing Activities	-	(91,681)	-	(46,683)	-	-	(32,988)	325,408	94,118	-	(11,176)	-	(40,316)	4,186,927	13,551,413	-	-	-	17,935,022
Net Increase (Decrease) in Cash and Equivalents	(1,428)	(37,081)	39,809	(21,066)	23,525	2,585	41,658	102,358	24,997	37,336	(2,115)	101,325	(123,748)	219,311	1,758,124	(577)	-	-	2,165,013
Cash and Equivalents and Restricted Cash at Beginning of Period	514,507	763,906	168,990	131,037	690,282	185,666	875,570	1,029,699	731,978	701,151	276,363	653,297	646,395	1,215,185	125,904	-	44,947	-	8,628,943
Adjustment for Cash Held by HCR/ Additions of Entity	-	-	-	-	-	-	-	-	(446,216)	-	-	-	-	-	-	-	-	-	(320,312)
Cash and Equivalents and Restricted Cash at End of Period	\$ 513,079	\$ 726,825	\$ 208,769	\$ 109,971	\$ 713,807	\$ 188,251	\$ 917,228	\$ 1,132,057	\$ 310,759	\$ 738,467	\$ 274,248	\$ 754,622	\$ 522,647	\$ 1,434,496	\$ 1,884,028	\$ 44,370	\$ -	\$ -	\$ 10,473,544
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY/USED BY OPERATIONS																			
Operating Income (Loss)	\$ (582)	\$ (409,014)	\$ (561,929)	\$ (776,079)	\$ (117,760)	\$ (260,367)	\$ (342,667)	\$ (876,805)	\$ (193,269)	\$ (287,536)	\$ (279,112)	\$ (397,695)	\$ (940,477)	\$ (1,958,863)	\$ (1,361,388)	\$ (10,384)	\$ -	\$ -	\$ (8,771,927)
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities																			
Depreciation	-	225,451	344,767	454,457	283,640	173,115	321,020	692,069	251,672	368,001	234,630	537,033	793,121	2,016,773	508,057	-	-	-	7,203,806
Amortization	-	-	24,935	1,772	833	-	3,452	4,577	1,867	-	40,835	-	3,866	39,094	-	-	-	-	121,031
Disposition of Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Write-Off of Debt	-	-	-	-	-	-	-	-	-	-	-	-	(114,508)	-	-	9,400	-	-	(105,108)
Accounts Receivable- Tenants	1,233	12,797	(74,480)	81,190	(18,626)	(1,040)	(9,755)	42,450	(4,522)	(286)	(2,042)	888	83,487	(11,829)	(47,729)	-	-	-	51,736
Accounts Receivable- Other	-	-	1,492	-	112,680	3,645	-	-	-	-	-	-	215,461	-	-	(543)	-	-	332,735
Prepaid Expenses and Other Current Assets	(5,761)	818	(7,545)	1,449	8,043	2,410	(6,526)	28,816	(2,807)	(3,801)	7,237	(1,949)	5,245	(86,779)	(26,123)	-	-	-	(87,273)
Increase (decrease) in Liabilities:																			
Accounts Payable	-	(10,486)	173,794	134,252	114,536	97,928	3,200	88,715	(95,350)	5,808	5,292	17,481	(118)	46,762	17,812	950	-	-	600,576
Accrued Interest	-	369,402	-	187,304	18,000	15,262	7,693	155,139	22,549	12,729	-	(23,799)	64,907	258,376	28,283	-	-	-	1,115,845
Compensated Absences	-	(5,038)	9,081	(2,659)	(3,888)	-	(3,714)	(17,350)	-	-	(1,047)	1,085	(3,017)	1,791	6,938	-	-	-	(17,818)
Other Current Liabilities	-	(26,863)	1,640	(6,342)	-	-	-	24,798	-	5,227	-	-	85,066	(53,382)	35,526	-	-	-	65,650
Other Non-Current Liabilities	-	-	-	-	-	-	124,254	-	-	-	(6)	-	(3,630)	-	-	-	-	-	120,818
PILOT Payable	-	-	105	-	-	-	-	-	-	-	-	(27,984)	-	-	-	-	-	-	(27,879)
Deferred Revenue	-	1,678	(16,989)	(3,922)	6,730	1,449	(2,268)	8,877	2,327	3,112	(473)	298	(2,412)	35,872	5,873	-	-	-	40,152
Net Cash Provided by/ (Used) by Operating Activities	\$ (5,110)	\$ 158,725	\$ (105,129)	\$ 71,422	\$ 404,188	\$ 28,757	\$ 98,334	\$ 151,286	\$ (17,733)	\$ 103,254	\$ 5,314	\$ 102,648	\$ (25,760)	\$ 505,276	\$ (832,751)	\$ (577)	\$ -	\$ -	\$ 642,144



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

Board of Commissioners
Albany Housing Authority
Albany, New York

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 Controller General of the United States, the financial statements of Albany Housing Authority as of and for the year ended June 30, 2025, and have issued our report thereon dated March 25, 2026. The financial statements of the discretely presented component units were not audited in accordance with Government Auditing Standards and accordingly this report does not include reporting on internal control over financial reporting or instances of reportable non-compliance associated with the discretely presented component units.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Albany Housing Authority's internal control over financial reporting as a basis for designing our audit procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

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

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

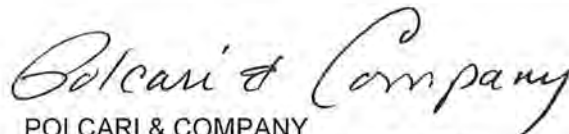
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING
STANDARDS
(Continued)

Compliance

As part of obtaining reasonable assurance about whether the Albany Housing Authority's financial statements are free of 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 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.


POLCARI & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS

Wayne, New Jersey
March 25, 2026



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

Board of Commissioners
Albany Housing Authority
Albany, New York

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Housing Authority of the Albany Housing Authority'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 each of the Authority's major federal programs for the year ended June 30, 2025. The Albany Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Albany Housing Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the years ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major program. Our audit does not provide a legal determination of the Authority's compliance with the compliance with the compliance requirements referred to above.

Responsibilities of Management on Compliance

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

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and to express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that

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

resulting from error, fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

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

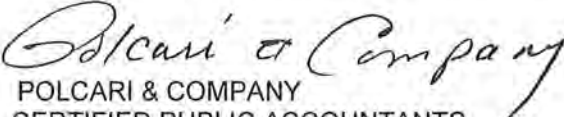
Report on Internal Control over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that have not been identified. Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

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

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.


POLCARI & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS

Wayne, New Jersey
March 25, 2026

ALBANY HOUSING AUTHORITY
Albany, New York
June 30, 2025

STATUS OF PRIOR AUDIT FINDINGS

None

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

SECTION 1 - SUMMARY OF AUDIT RESULTS

Financial Statements

Type of Auditor's Report Issued:

Unmodified

Internal Control over Financial Reporting:

Material Weakness(es) Identified?

_____ yes X no

Significant Deficiencies identified that are
not considered to be material weakness(es)?

_____ 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 Deficiencies identified that are
not considered to be material weakness(es)?

_____ yes X none reported

Type of audit 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

Identification of Major Programs

CFDA

Number Name of Federal Program or Cluster

14.871 Housing Choice Voucher Program Cluster

Dollar Threshold used to distinguish between type A
and type B Programs

\$1,226,904

Auditee qualified as low-risk?

X yes _____ no

SECTION 2 – FINANCIAL STATEMENT FINDINGS

None.

SECTION 3 – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None.