

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

FOR THE YEAR ENDED DECEMBER 31, 2024

**WITH
REPORT OF INDEPENDENT AUDITORS**

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
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FOR THE YEAR ENDED DECEMBER 31, 2024

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REPORT OF INDEPENDENT AUDITORS

To the Board of Commissioners
Housing Authority of Sunnyside, Washington:

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities (primary government) and the aggregate discretely presented component unit of the Housing Authority of Sunnyside, Washington (the "Authority") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities (primary government) and the discretely presented component unit of the Authority as of as of December 31, 2024, and the changes in their net position and where applicable, their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. The financial statements of the discretely presented component unit were not audited in accordance with *Government Auditing Standards*. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the 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 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.

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

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

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

Other Matters

Required Supplementary Information

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

Other Matters (continued)

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of expenditures of federal awards is presented for the purpose of additional analysis as required by Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is not a required part of the financial statements. The accompanying financial data schedule is also not a required part of the financial statements and is presented for the purposes of additional analysis as required by the U.S. Department of Housing and Urban Development.

The schedule of expenditures of federal awards and financial data schedule are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the 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 schedule of expenditures of federal awards and financial data schedule are fairly stated, in all material respects, in relation to the basic 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 May 5, 2026 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



May 5, 2026
Toms River, New Jersey

MANAGEMENT'S DISCUSSION AND ANALYSIS

**HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
MANAGEMENT’S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024**

As management of the Housing Authority of Sunnyside, Washington (the “Authority”), we offer the readers of the Authority’s financial statements this narrative overview and analysis of the financial activities of the Authority as of and for the year ended December 31, 2024. We encourage readers to consider the information presented here in conjunction with the Authority’s financial statements.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, Housing Authority of Sunnyside, Washington.

Overview of the Financial Statements

The financial statements included in this annual audit report are those of a special-purpose government engaged in a business-type activity.

The following statements are included:

The Statement of Net Position

The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets and deferred outflow of resources minus liabilities and deferred inflow of resources, equals “Net Position”, formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as “Current” (convertible into cash within one year) and “Non-current”.

Components of Net Position are:

- **Net Investment in Capital Assets:**

This component of net position consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

- **Restricted Net Position:**

This component of net position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

- **Unrestricted Net Position:**

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

**HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
MANAGEMENT’S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024**

Overview of the Financial Statements (continued)

Statement of Revenue, Expenses, and Changes in Net Position

This statement reports the Authority’s operating and non-operating revenue, by major sources, along with operating and non-operating expenses and capital contributions. The statement includes operating revenues, such as rental income, operating expenses, such as administrative, utilities, maintenance, and depreciation, and non-operating revenue and expenses, such as grant revenue, investment income and interest expense.

Statement of Cash Flows

The Statement of Cash Flows presents information on the effects changes in assets and liabilities have on cash during the course of the Fiscal Year.

Notes to the Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the Authority-wide financial statements.

Our analysis of the Authority as a whole begins on the next page. The most important question asked about the Authority’s finances is, “Is the Authority as a whole better or worse off as a result of the year’s activities?”

The attached analysis of entity wide net position, revenues, and expenses are provided to assist with answering the above question. This analysis includes all assets and liabilities using the accrual basis of accounting. Accrual accounting is similar to the accounting used by most private sector companies. Accrual accounting recognizes revenues when earned and expenses when incurred, regardless of when cash is received or paid.

Our analysis also presents the Authority’s net position and changes in it. One can think of the Authority’s net position as the difference between what the Authority owns (assets) to what the Authority owes (liabilities). The change in net position analysis will assist the reader with measuring the health or financial position of the Authority.

Over time, significant changes in the Authority’s net position are an indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of any Authority the reader must also consider other non-financial factors such as changes in household composition, fluctuations in the local economy, HUD mandated program administrative changes, and the physical condition of the Authority’s capital assets.

**HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024**

To fully understand the financial statements of the Authority, one must start with an understanding of what the Authority actually does. The following is a brief description of the programs and services that the Authority provides for the residents of Sunnyside, WA:

Public and Indian Housing Program

The Public and Indian Housing Program is designed to provide affordable housing. Under this program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

Public Housing Capital Fund Program

The purpose of the Public Housing Capital Fund Program is to provide another source of funding to cover the cost of physical and management improvements and rehabilitation on existing low-income housing. Funding for this program is provided by annual awards from HUD.

State and Local Programs

Periodically, the Authority administers various loans/grants from the State of Washington. The activities of state and local loans/grants are reported in this fund.

Rural Rental Housing Loans

The purpose of rural rental housing loans is to provide affordable multi-family rental housing for low-income families in rural designated areas.

Farm Labor Housing Loans and Grants

The Authority administers a Section 514/516 Farm Labor Housing program whereby such financed housing is occupied by domestic farm laborers and their families who derive a substantial portion of their income from farm labor. The loans and grants may be used for construction, repair, or modification of existing off-farm housing, or to acquire the necessary land and making improvements on land for housing.

Rural Rental Assistance Payments

The purpose of the Section 521 rental assistance program is to reduce the tenant contribution paid by low-income families occupying eligible Rural Rental Housing and Farm Labor Housing projects financed by the USDA Rural Development through its Sections 515, and 514/516 loans and grants.

Rural Development Multi-Family Revitalization Demo Program

The purpose of the Rural Development Multi-Family Revitalization Demo Program is to preserve the availability of safe, affordable rental housing for low income residents.

**HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024**

Financial Highlights

Total Assets for FY 2023 were \$18,068,178 and for FY 2024 the amount was \$19,298,460. This represents an overall net increase of \$1,230,282 or 6.8%.

Capital Assets (net) increased from \$11,761,520 in FY 2023 to \$12,833,587 in FY 2024, or by \$1,072,067 or 9.1%. The increase in FY 2024 is primarily due to construction in progress additions related to the Authority's HUD Public Housing Renovations project.

Current liabilities decreased from \$870,247 in FY 2023 to \$330,419 in FY 2024 or by \$539,828 or 62.0%. The decrease is primarily due to a contract retainage payment made in FY 2024 in the amount of \$510,705.

Restricted Net Position increased from \$1,135,584 in FY 2023 to \$1,758,805 in FY 2024 or by \$623,221 or 54.9%. The increase was primarily due to deposits to the Plaza Del Sol replacement reserve account.

Analysis of Entity Wide Assets & Liabilities (Statement of Net Position)

	<u>2024</u>	<u>2023</u>	<u>Net Change</u>	<u>Percent Variance</u>
Cash & Cash Equivalents	\$ 4,145,546	\$ 4,536,242	\$ (390,696)	-8.6%
Other Current Assets	1,960,579	1,409,575	551,004	39.1%
Other Non-Current Assets	358,748	360,841	(2,093)	-0.6%
Net Capital Assets	<u>12,833,587</u>	<u>11,761,520</u>	<u>1,072,067</u>	9.1%
Total Assets	<u>19,298,460</u>	<u>18,068,178</u>	<u>1,230,282</u>	6.8%
Current Liabilities	\$ 330,419	\$ 870,247	\$ (539,828)	-62.0%
Non Current Liabilities	<u>9,467,537</u>	<u>8,457,915</u>	<u>1,009,622</u>	11.9%
Total Liabilities	<u>9,797,956</u>	<u>9,328,162</u>	<u>469,794</u>	5.0%
Net Investment in Capital Assets	3,377,989	3,368,038	9,951	0.3%
Restricted Net Position	1,758,805	1,135,584	623,221	54.9%
Unrestricted Net Position	<u>4,363,710</u>	<u>4,236,394</u>	<u>127,316</u>	3.0%
Total Net Position/Liabilities/Equity	<u>\$ 19,298,460</u>	<u>\$ 18,068,178</u>	<u>\$ 1,230,282</u>	6.8%

**HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
MANAGEMENT’S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024**

Analysis of Entity Wide Revenues

The Authority administers the following programs and the revenues generated from these programs during Fiscal Year Ended 2024 were as follows:

Program	Revenues Generated
Public and Indian Housing Program	\$ 945,178
Public Housing Capital Fund Program (CFP)	1,471,959
State and Local Program (SL)	174,713
Rural Rental Housing Loan Program (RRHL)	408,506
Farm Labor Housing Loans and Grants (FLHL)	637,390
Rural Rental Assistance Payments Program (RRAP)	133,759
Total Revenue	\$ 3,771,505

Total revenues for FY 2023 were \$2,548,764 as compared to \$3,771,505 of total revenues for FY 2024. Comparatively, FY 2024 revenues exceeded FY 2023 revenues by \$1,222,741.

Analysis of Entity Wide Expenses

Administrative expenditures for FY 2023 were \$657,058 as compared to \$797,584 in FY 2024. This represents an increase of \$140,526 or 21.4%. The main reason for this change was due to increases in salaries and other miscellaneous administrative expenses.

Ordinary repairs and maintenance expenditures for FY 2024 were \$903,702 as compared to \$820,431 in FY 2023, an increase of \$83,271 or 10.1%. This is primarily due to an increase in repairs at Sunnyview Apartments.

Interest Expense increased from \$71,793 in FY 2023 to \$239,088 in FY 2024 or by \$167,295 or 233%, primarily due to advances on the USDA loans.

**HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024**

Analysis of Entity Wide Expenses (continued)

The table below illustrates our analysis:

	<u>2024</u>	<u>2023</u>	<u>Net Change</u>	<u>Percent Variances</u>
Administrative	\$ 797,584	\$ 657,058	\$ 140,526	21.4%
Tenant Services	-	12	(12)	-100.0%
Utilities	306,399	309,618	(3,219)	-1.0%
Maintenance	903,702	820,431	83,271	10.1%
Protective Services	4,882	6,892	(2,010)	-29.2%
Insurance and General Expense	335,060	236,950	98,110	41.4%
Interest Expense	239,088	71,793	167,295	233.0%
Depreciation & Amortization Expense	424,302	413,526	10,776	2.6%
Total Expenses	<u>\$ 3,011,017</u>	<u>\$ 2,516,280</u>	<u>\$ 494,737</u>	19.7%

Analysis of Capital Asset Activity

The table below illustrates the changes in Capital Assets throughout the fiscal year:

	<u>2024</u>	<u>2023</u>	<u>Net Change</u>	<u>Percent Variances</u>
Land	\$ 771,669	\$ 771,669	\$ -	0.0%
Buildings and Improvements	20,938,488	20,934,669	3,819	0.0%
Furniture, Equip., & Mach.	718,163	705,384	12,779	1.8%
Construction in Process	7,080,272	5,606,219	1,474,053	26.3%
Total Fixed Assets	<u>29,508,592</u>	<u>28,017,941</u>	<u>1,490,651</u>	5.3%
Accumulated Depreciation	16,675,005	16,256,421	418,584	2.6%
Net Fixed Assets	<u>\$ 12,833,587</u>	<u>\$ 11,761,520</u>	<u>\$ 1,072,067</u>	9.1%

In fiscal year 2024, the Authority acquired capital assets in the amount of \$1,490,651, which was offset by an annual depreciation expense of \$418,584. The FY24 capital asset activity resulted in an increase in the amount of \$1,072,067 or 9.1%.

**HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
MANAGEMENT’S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024**

Analysis of Debt Administration

As of the year-ended December 31, 2024, the Authority had \$9,451,137 in debt outstanding, compared to \$8,389,820 in fiscal year 2023, representing a \$1,061,317 increase, or 12.7%. A more detailed presentation of the Authority’s debt, summarized below, can be found in Note 9 to the basic financial statements.

	<u>2024</u>	<u>2023</u>	<u>Net Change</u>	<u>Percent Variances</u>
USDA - Mabton Single Family Homes	\$ 91,246	\$ 94,099	\$ (2,853)	-3.0%
USDA - Sunshine Plaza - USDA	737	762	(25)	-3.3%
USDA - Plaza Del Sol	331,295	361,416	(30,121)	-8.3%
USDA - Multifamily Preservation & Rehabilitation	5,878,439	4,780,124	1,098,315	23.0%
DEC - Mabton Footfills	1,511,949	1,511,949	-	0.0%
USDA - Sunnyview Apartments	599,428	603,427	(3,999)	100.0%
DEC - Sunnyview Apartments	1,038,043	1,038,043	-	100.0%
Long-Term Debt	<u>\$ 9,451,137</u>	<u>\$ 8,389,820</u>	<u>\$ 1,061,317</u>	12.7%

Special Conditions and Economic Factors

Management is not aware of any facts, decisions, or conditions that would have a significant effect on the future operation of the Authority.

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 request for additional information should be addressed to the Executive Director, Housing Authority of Sunnyside, Washington.

FINANCIAL STATEMENTS

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2024

ASSETS

	Primary Government	Discretely Presented Component Unit	Total Reporting Entity (Memorandum Only)
Current assets:			
Cash and cash equivalents	\$ 4,145,546	\$ 554,772	\$ 4,700,318
Tenant security deposits	65,490	20,887	86,377
Accounts receivable, net	58,716	7,420	66,136
Prepaid expenses	38,613	-	38,613
Inventory, net	38,955	-	38,955
Total current assets	4,347,320	583,079	4,930,399
Non-current assets:			
Restricted cash	1,758,805	258,071	2,016,876
Notes receivable, non-current	290,000	-	290,000
Accrued interest receivable, non-current	32,532	-	32,532
Other assets	-	11,053	11,053
Right-of-use asset - leases, net	36,216	-	36,216
Capital assets, net	12,833,587	6,731,474	19,565,061
Total non-current assets	14,951,140	7,000,598	21,951,738
Total assets	\$ 19,298,460	\$ 7,583,677	\$ 26,882,137

See accompanying notes to financial statements.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
STATEMENT OF NET POSITION (continued)
AS OF DECEMBER 31, 2024

LIABILITIES

	Primary Government	Discretely Presented Component Unit	Total Reporting Entity (Memorandum Only)
Current liabilities:			
Accounts payable	\$ 71,241	\$ 23,562	\$ 94,803
Accrued expenses	14,838	10,510	25,348
Tenant security deposits	64,288	20,870	85,158
Unearned revenue	25,533	262	25,795
Accrued compensated absences, current	32,515	-	32,515
Loans payable, current	79,813	-	79,813
Accrued interest payable, current	36,848	-	36,848
Lease liability, current	5,343	-	5,343
Other current liabilities	-	5,067	5,067
	<u>330,419</u>	<u>60,271</u>	<u>390,690</u>
Total current liabilities			
Non-current liabilities:			
Accrued compensated absences, non-current	14,492	-	14,492
Accrued interest payable, non-current	46,387	235,741	282,128
Loans payable, non-current	9,371,324	2,434,123	11,805,447
Lease liability, non-current	35,334	-	35,334
	<u>9,467,537</u>	<u>2,669,864</u>	<u>12,137,401</u>
Total non-current liabilities			
	<u>9,467,537</u>	<u>2,669,864</u>	<u>12,137,401</u>
Total liabilities	<u>9,797,956</u>	<u>2,730,135</u>	<u>12,528,091</u>
NET POSITION			
Net position:			
Net investment in capital assets	3,377,989	4,297,351	7,675,340
Restricted	1,758,805	258,071	2,016,876
Unrestricted	4,363,710	298,120	4,661,830
	<u>9,500,504</u>	<u>4,853,542</u>	<u>14,354,046</u>
Total net position			
	<u>9,500,504</u>	<u>4,853,542</u>	<u>14,354,046</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 19,298,460</u>	<u>\$ 7,583,677</u>	<u>\$ 26,882,137</u>

See accompanying notes to financial statements.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2024

	Primary Government	Discretely Presented Component Unit	Total Reporting Entity (Memorandum Only)
Operating revenues:			
Tenant revenue	\$ 1,528,819	\$ 298,557	\$ 1,827,376
HUD operating grants	282,121	-	282,121
Other government grants	204,515		204,515
Other revenues	<u>279,358</u>	<u>-</u>	<u>279,358</u>
Total operating revenues	<u>2,294,813</u>	<u>298,557</u>	<u>2,593,370</u>
Operating expenses:			
Administrative	797,584	108,448	906,032
Utilities	306,399	52,175	358,574
Ordinary repairs and maintenance	903,702	101,948	1,005,650
Protective services	4,882	-	4,882
Insurance	124,259	30,204	154,463
General expenses	208,167	11,631	219,798
Extraordinary maintenance	2,634	-	2,634
Depreciation and amortization	<u>424,302</u>	<u>206,823</u>	<u>631,125</u>
Total operating expenses	<u>2,771,929</u>	<u>511,229</u>	<u>3,283,158</u>
Operating loss	<u>(477,116)</u>	<u>(212,672)</u>	<u>(689,788)</u>
Non-operating revenues (expenses):			
Interest income	4,733	1,270	6,003
Interest expense	<u>(239,088)</u>	<u>(27,016)</u>	<u>(266,104)</u>
Net non-operating expenses	<u>(234,355)</u>	<u>(25,746)</u>	<u>(260,101)</u>
Loss before capital grants	(711,471)	(238,418)	(949,889)
Capital grants	<u>1,471,959</u>	<u>-</u>	<u>1,471,959</u>
Change in net position	760,488	(238,418)	522,070
Net position, beginning of year	<u>8,740,016</u>	<u>5,091,960</u>	<u>13,831,976</u>
Net position, end of year	<u>\$ 9,500,504</u>	<u>\$ 4,853,542</u>	<u>\$ 14,354,046</u>

See accompanying notes to financial statements.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Primary Government
Cash Flows from Operating Activities:	
Cash received from tenants and others	\$ 1,969,978
Cash received from grantors	508,437
Cash paid to employees	(876,657)
Cash paid to vendors and suppliers	<u>(2,150,420)</u>
Net cash used in operating activities	<u>(548,662)</u>
Cash Flows from Capital and Related Financing Activities:	
Proceeds from borrowings	1,098,315
Principal payments on loans	(36,998)
Interest paid on loans	(257,992)
Proceeds from capital grants	1,471,959
Purchase of capital assets	(1,490,651)
Principal paid on lease liability	<u>(4,919)</u>
Net cash provided by capital and related financing activities	<u>779,714</u>
Cash Flows from Investing Activities:	
Investment income	<u>1,108</u>
Net cash provided by investing activities	<u>1,108</u>
Net increase in cash, cash equivalents, and restricted cash	232,160
Cash, cash equivalents, and restricted cash, beginning of year	<u>5,737,681</u>
Cash, cash equivalents, and restricted cash, end of year	<u>\$ 5,969,841</u>
Reconciliation of cash, cash equivalents, and restricted cash to the Statement of Net Position is as follows:	
Cash and cash equivalents	\$ 4,145,546
Tenant security deposits	65,490
Restricted cash	<u>1,758,805</u>
Cash, cash equivalents, and restricted cash, end of year	<u>\$ 5,969,841</u>

See accompanying notes to financial statements.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
STATEMENT OF CASH FLOWS (continued)
FOR THE YEAR ENDED DECEMBER 31, 2024

	Primary Government
Reconciliation of operating loss to net cash used in operating activities:	
Operating loss	\$ (477,116)
Adjustments to reconcile operating loss to net cash used in operating activities:	
Depreciation	418,584
Bad debt expense	87,257
Lease amortization	5,718
Changes in operating assets and liabilities:	
Accounts receivable, net	(18,286)
Prepaid expenses	5,913
Inventories, net	(3,032)
Accounts payable	(17,563)
Accrued expenses	(44,419)
Tenant security deposits liability	(1,567)
Unearned revenue	6,551
Other current liabilities	(510,702)
Net cash used in operating activities	\$ (548,662)

See accompanying notes to financial statements.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The Housing Authority of Sunnyside, Washington (the "Authority") is a governmental, public corporation created under federal and state housing laws for the purpose of engaging in the development, acquisition and administrative activities of the low-income housing program and other programs with similar objectives for low and moderate income families residing in the City of Sunnyside, Washington (the "City"). The Authority is responsible for operating certain affordable housing programs in the City under programs administered by the U.S. Department of Housing and Urban Development ("HUD") and the United States Department of Agriculture ("USDA"). These programs provide housing for eligible families under the United States Housing Act of 1937, as amended.

The Authority is governed by a board of commissioners which is essentially autonomous, but is responsible to HUD. An Executive Director is appointed by the Authority's board of commissioners to manage the day-to-day operations of the Authority.

B. Basis of Accounting / Financial Statement Presentation

The Authority's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP"). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations).

The programs of the Authority are organized as separate accounting entities. Each program is accounted for by a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position (program equity), revenues, and expenses. The individual programs account for the governmental resources allocated to them for the purpose of carrying on specific programs in accordance with laws, regulations, or other restrictions, including those imposed by HUD. The programs of the Authority are combined and considered an enterprise fund. An enterprise fund is used to account for activities that are operated in a manner similar to those found in the private sector.

The Authority's enterprise fund is accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, and losses from assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

The Authority's financial statements are prepared in accordance with GASB 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*, as amended ("GASB 34"). GASB 34 requires the basic financial statements to be prepared using the economic resources measurement focus and the accrual basis of accounting and requires the presentation of a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position and Statement of Cash Flows. GASB 34 also requires the Authority to include Management's Discussion and Analysis as part of the Required Supplementary Information.

The Authority's primary source of non-exchange revenue relates to grants and subsidies. In accordance with GASB 33, *Accounting and Financial Reporting for Non-exchange Transactions* ("GASB 33"), grant and subsidy revenue are recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Basis of Accounting / Financial Statement Presentation (continued)

Effective January 1, 2024, the Authority adopted GASB 101, Compensated Absences ("GASB 101"). GASB 101 establishes a more unified model for recognizing and measuring compensated absences, leading to more consistent and comparable financial reporting among government organizations. Key changes resulting from GASB 101 include updating the recognition and measurement of the liability, streamlining the approach and reporting process for consistency, and enhancing disclosures related to the leave types, measurement methods, and key assumptions. For the year ended December 31, 2024, the adoption of GASB 101 did not have a material effect on the financial statements of the Authority.

C. Reporting Entity

In accordance with GASB 61, *The Financial Reporting Entity Omnibus - An Amendment of GASB Statement No. 14 and No. 34*, the Authority's basic financial statements include those of the Authority and any component units. Component units are legally separate organizations whose majority of officials are appointed by the primary government or the organization is fiscally dependent on the primary government and there is a potential for those organizations either to provide specific financial benefits to, or impose specific financial burdens on, the primary government. An organization has a financial benefit or burden relationship with the primary government if any one of the following conditions exist:

1. The primary government (Authority) is legally entitled to or can otherwise access the organization's resources.
2. The primary government is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization.
3. The primary government is obligated in some manner for the debt of the organization.

Based upon the application of these criteria, this report includes the following discretely presented component unit:

SHA Sunnyside Family Housing, LLC

SHA Sunnyside Family Housing, LLC ("SHA LLC") was organized as a limited liability company on April 4, 2014 under the laws of the State of Washington for the purpose of acquiring, constructing and operating an apartment complex located in Sunnyside, Washington. SHA LLC consists of 40 units and is currently operating under the name of Rainier Park. The property was placed in service in March of 2016.

SHA LLC qualifies for low-income housing tax credits under Section 42 of the Internal Revenue Code. Such projects are regulated under terms of a Regulatory Agreement, including rent charges, operating methods and other matters.

Copies of the audited financial statements of the discretely presented component unit, which operates with a December 31, fiscal year end, may be obtained from the Housing Authority of Sunnyside, Washington, 204 S. 13th Street, Sunnyside, WA 98944.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Description of Programs

The Authority maintains its accounting records by program. A summary of the significant properties and programs operated by the Authority is as follows:

Public and Indian Housing Program

The Public and Indian Housing Program is designed to affordable housing. Under this program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

Public Housing Capital Fund Program

The purpose of the Public Housing Capital Fund Program is to provide another source of funding to cover the cost of physical and management improvements and rehabilitation on existing low-income housing. Funding for this program is provided by annual awards from HUD.

State and Local Programs

Periodically, the Authority administers various loans/grants from the State of Washington. The activities of state and local loans/grants are reported in this fund.

Rural Rental Housing Loans

The purpose of rural rental housing loans is to provide affordable multi-family rental housing for low-income families in rural designated areas.

Farm Labor Housing Loans and Grants

The Authority administers a Section 514/516 Farm Labor Housing program whereby such financed housing is occupied by domestic farm laborers and their families who derive a substantial portion of their income from farm labor. The loans and grants may be used for construction, repair, or modification of existing off-farm housing, or to acquire the necessary land and making improvements on land for housing.

Rural Rental Assistance Payments

The purpose of the Section 521 rental assistance program is to reduce the tenant contribution paid by low-income families occupying eligible Rural Rental Housing and Farm Labor Housing projects financed by the USDA Rural Development through its Sections 515, and 514/516 loans and grants.

Rural Development Multi-Family Revitalization Demo Program

The purpose of the Rural Development Multi-Family Revitalization Demo Program is to preserve the availability of safe, affordable rental housing for low income residents.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Use of Management Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates include the allowance for doubtful accounts, accrued expenses and other liabilities, depreciable lives of properties and equipment and contingencies. Actual results could differ significantly from these estimates.

F. Cash and Cash Equivalents

HUD requires housing authorities to invest excess funds in obligations of the United States, Certificates of Deposit or any other federally insured investment.

HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

For the Statement of Cash Flows, cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less at time of purchase. It is the Authority's policy to maintain collateralization in accordance with HUD requirements.

G. Accounts Receivable, Net

Rents are due from tenants on the first day of each month. As a result, tenants receivable balances primarily consist of rents past due and due from vacated tenants. An allowance for doubtful accounts is established to provide for accounts which may not be collected in the future for any reason. Collection losses on accounts receivable are charged against the allowance for doubtful accounts. Also, included in accounts receivable are those amounts that tenants owe the Authority for retroactive rent as payment for committing fraud or misrepresentation. These charges usually consist of retroactive rent and other amounts that may be determined by a formal written agreement or by a court order.

The Authority recognizes a receivable from HUD and other governmental agencies for amounts earned and billed but not received and for amounts unbilled, but earned as of year-end.

H. Allowance for Doubtful Accounts

The Authority periodically reviews all accounts receivable to determine the amount, if any, that may be uncollectable. If it is determined that an account or accounts may be uncollectable, the Authority prepares an analysis of such accounts and records an appropriate allowance against such amounts.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

I. Prepaid Expenses

Prepaid expenses represent amounts paid as of year-end that will benefit future operations.

J. Inventory, Net

Inventory consists of miscellaneous supplies and appliances and are valued at cost using the first in first out (FIFO) method. If inventory falls below cost due to damage, deterioration, or obsolescence, the Authority writes down inventory to its net realizable value through the establishment of an allowance for obsolete inventory. As of December 31, 2024, the balance is shown net of an allowance for obsolete inventory of \$1,610.

K. Notes Receivable

The Authority has utilized funds in accordance with HUD and USDA guidelines to assist in the construction and redevelopment of affordable housing developments through the issuance of mortgage notes. When preparing financial statements in accordance with GAAP, management is required to make estimates as to the collectability of such mortgage notes. When estimating collectability, management analyzes the value of the underlying mortgaged property, the property's ability to generate positive cash flow, and current economic trends and conditions.

L. Capital Assets, Net

Capital assets are stated at cost. Expenditures for repairs and maintenance are charged directly to expense as they are incurred. Expenditures determined to represent additions or betterments are capitalized. Upon the sale or retirement of fixed assets, the cost and related accumulated depreciation are eliminated from the accounts and any related gain or loss is reflected in the Statement of Revenues, Expenses and Changes in Net Position.

Depreciation is calculated using the straight-line method based on the estimated useful lives of the following asset groups:

- Buildings and Improvements 15 - 30 years
- Furniture and Equipment 3 - 7 years

The Authority has established a capitalization threshold of \$1,000 with the exception that ranges, refrigerators, washing machines, dryers, dishwashers, and appliances of like kind will be capitalized regardless of original cost.

M. Impairment of Long Lived Assets

The Authority evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Authority determines that a capital asset is impaired, and that impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. During the year ended December 31, 2024 there were no impairment losses incurred.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

N. Inter-program Receivables and Payables

Inter-program receivables and payables are all classified as either current assets or current liabilities, and are the result of the use of a concentrated account depository as the common paymaster for most of the programs of the Authority. Cash settlements are made monthly. All inter-program balances are reconciled, and inter-program receivables and payables balances net to zero. In accordance with GASB 34, inter-program receivables and payables are eliminated for financial statement purposes. Detail balances by program are found in the Financial Data Schedule of this report.

O. Accounts Payable and Accrued Liabilities

The Authority recognizes a liability for goods and services received but not paid for as of year-end. The Authority recognizes a liability for wages and fringe benefits related to services performed at year-end but not yet paid to employees or taxing authorities.

P. Prepaid Rent

The Authority's prepaid rent primarily consists of the prepayment of rent by residents applicable to future periods.

Q. Compensated Absences

Compensated absences are those absences for which employees will be paid in accordance with the Authority's Personnel Policy. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such event take place.

R. Right-of-Use Asset and Lease Liabilities

Lessees are required to recognize a lease liability and an intangible right-of-use lease asset. The lease liability is the present value of future payments expected to be made over the course of the lease, and the right-of-use lease assets are measured as the initial amount of lease liability, plus any payments made to the lessor at or before the time of commencement of the lease and minus and any lease incentives received from the lessor.

In determining the present value of lease payments, the Authority uses the interest rate charged by the lessor which may be implicit in the lease or if not readily determinable, its incremental borrowing rate at the commencement date. Amortization of the right-of-use lease asset is recognized on a straight-line basis over the lease term.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

S. Net Position Classifications

Equity is classified as net position and displayed in three components:

Net investment in capital assets - Consists of resources including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted net position - Consists of resources with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted net position - All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

T. Use of Restricted Assets

When both restricted and unrestricted resources are available for a particular restricted use, it is the Authority's policy to use restricted resources first, and then unrestricted resources as needed.

U. Operating Revenues and Expenses

The Authority defines its operating revenues as income derived from charges to residents and others for services provided as well as government subsidies and grants used for operating purposes. The Authority receives annual operating subsidies from HUD, subject to limitations prescribed by HUD. Operating subsidies from HUD are recorded when received and are accounted for as revenue. Operating expenses are costs incurred in the operation of the program. The Authority classifies all other revenues and expenses as non-operating.

V. Regulated Leases

The Authority is a lessor of residential dwelling units under regulated leases as defined by GASB 87 and as such recognizes rental revenue in accordance with the terms of the lease contract. The leases which are twelve months in length are regulated as to rent, unit size, household composition and tenant income. For the year ended December 31, 2024, rental revenue earned under the aforementioned regulated leases totaled \$1,525,254 for the primary government and \$292,172 for the discretely presented component unit.

W. Economic Dependency

The Public and Indian Housing Program of the Authority is economically dependent on grants from HUD. The program operates at a loss prior to receiving the grants.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

X. Taxes

The Authority is a unit of local government under the State of Washington law and is exempt from real estate, sales and income taxes. However, the Authority will pay a payment in lieu of taxes to cover municipal services provided by the local government for certain properties owned throughout the City.

Y. Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Significant losses are covered by commercial insurance for all major programs and there have been no significant reductions in insurance coverage. Claims expenditures and liabilities are reported when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and said amount exceeds insurance coverage. Settlement amounts have not exceeded insurance coverage for the last three years.

NOTE 2. CASH, CASH EQUIVALENTS, AND RESTRICTED CASH

As of December 31, 2024, the Authority had funds on deposit in checking, savings, and money market accounts. The carrying amount of the Primary Government's cash and cash equivalents (including restricted cash) was \$5,969,841, and the bank balances of the primary government approximated \$5,984,485.

<u>Cash Category</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Unrestricted	\$ 4,145,546	\$ 554,772	\$ 4,700,318
Tenant security deposits	65,490	20,887	86,377
Restricted	<u>1,758,805</u>	<u>258,071</u>	<u>2,016,876</u>
Total cash, cash equivalents, and restricted cash	<u>\$ 5,969,841</u>	<u>\$ 833,730</u>	<u>\$ 6,803,571</u>

Of the bank balances of the primary government, \$405,930 was covered by federal depository insurance and the remaining \$5,578,555 was collateralized with the pledging financial institutions as of December 31, 2024.

Custodial credit risk is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. The Authority does not have a formal policy for custodial credit risk. As of December 31, 2024, the Authority's bank balances were not exposed to custodial credit risk.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 3. ACCOUNTS RECEIVABLE, NET

Accounts receivable, net consists of the following as of December 31, 2024:

<u>Description</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Accounts receivable - tenants, net	\$ 30,322	\$ 6,802	\$ 37,124
Accounts receivable - other government	6,034	-	6,034
Accounts receivable - fraud recovery, net	-	-	-
Accounts receivable - miscellaneous	<u>22,360</u>	<u>618</u>	<u>22,978</u>
Total accounts receivable, net	<u>\$ 58,716</u>	<u>\$ 7,420</u>	<u>\$ 66,136</u>

Accounts Receivable - Tenants, Net

Tenant accounts receivable represents amounts owed to the Authority by tenants for outstanding rent, maintenance charges and/or late fees. The balance is shown net of an allowance for doubtful accounts of \$2,602 for the primary government.

Accounts Receivable - Other Government

Accounts receivable - other government represents amounts owed to the Authority by other federal agencies and state and local governments. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

Accounts Receivable - Fraud Recovery, Net

Accounts receivable - fraud recovery, net represents amounts owed from tenants or other program participants who committed fraud or misrepresentation and now owe additional rent or retroactive rent. The balance is shown net of a full allowance for doubtful accounts of \$1,327 for the primary government.

Accounts Receivable - Miscellaneous

Accounts receivable - miscellaneous consists of amounts owed to the Authority from the discretely presented component unit for unreimbursed operating costs. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 4. RESTRICTED DEPOSITS

As of December 31, 2024, restricted deposits consisted of the following:

<u>Cash Category</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Construction reserves	\$ 85,621	\$ -	\$ 85,621
Replacement reserves	1,673,184	97,147	1,770,331
Operating reserves	-	101,580	101,580
Revenue deficit reserve	-	59,344	59,344
Tenant security deposits	<u>65,490</u>	<u>20,887</u>	<u>86,377</u>
Total restricted deposits	<u>\$ 1,824,295</u>	<u>\$ 278,958</u>	<u>\$ 2,103,253</u>

Construction reserves are funds required to be set aside of the modernization and development of the Mabton Foothills property in accordance with the requirements of the Washington State Department of Commerce.

Replacement reserves are funds required to be set aside for major project expenditures in accordance with the United States Department of Agriculture ("USDA") loan agreements.

Operating reserves and revenue deficit reserves are funds set aside to cover certain operating deficits in SHA LLC in accordance with the Operating Agreement.

Tenant security deposits represent amounts held by the Authority on behalf of tenants. Upon termination from the program, the tenant is due amounts deposited plus interest earned less any amounts charged for damage to the unit.

NOTE 5. CAPITAL ASSETS, NET

The following is a summary of the primary government's changes in capital assets during the year ended December 31, 2024:

Description	December 31, 2023	Additions	Dispositions	Transfers	December 31, 2024
<u>Non-depreciable:</u>					
Land	\$ 771,669	\$ -	\$ -	\$ -	\$ 771,669
Construction in progress	<u>5,606,219</u>	<u>1,474,053</u>	<u>-</u>	<u>-</u>	<u>7,080,272</u>
Total	<u>6,377,888</u>	<u>1,474,053</u>	<u>-</u>	<u>-</u>	<u>7,851,941</u>
<u>Depreciable:</u>					
Buildings and improvements	20,934,669	3,819	-	-	20,938,488
Furniture and equipment	<u>705,384</u>	<u>12,779</u>	<u>-</u>	<u>-</u>	<u>718,163</u>
Total	<u>21,640,053</u>	<u>16,598</u>	<u>-</u>	<u>-</u>	<u>21,656,651</u>
Less: accumulated depreciation	<u>16,256,421</u>	<u>418,584</u>	<u>-</u>	<u>-</u>	<u>16,675,005</u>
Net capital assets	<u>\$ 11,761,520</u>	<u>\$ 1,072,067</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,833,587</u>

Depreciation expense for the fiscal year ended December 31, 2024 amounted to \$418,584.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 5. CAPITAL ASSETS, NET (continued)

The following is a summary of the discretely presented component unit's changes in capital assets during the year ended December 31, 2024:

Description	December 31, 2023	Additions	Dispositions	Transfers	December 31, 2024
<u>Non-depreciable:</u>					
Land	\$ 290,535	\$ -	\$ -	\$ -	\$ 290,535
<u>Depreciable:</u>					
Buildings and improvements	8,272,905	-	-	-	8,272,905
Furniture and equipment	14,237	-	-	-	14,237
Total	<u>8,287,142</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,287,142</u>
Less: accumulated depreciation	<u>1,639,380</u>	<u>206,823</u>	<u>-</u>	<u>-</u>	<u>1,846,203</u>
Net capital assets	<u>\$ 6,938,297</u>	<u>\$ (206,823)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,731,474</u>

Depreciation expense for the fiscal year ended December 31, 2024 amounted to \$206,823.

NOTE 6. NOTES RECEIVABLE

Outstanding notes receivable as of December 31, 2024 for the primary government consisted of the following:

<u>Description</u>	<u>Amount</u>
On March 18, 2015, the Authority entered into a loan agreement with SHA LLC. The note, with a face value of \$290,000, bears interest at 1.25% per annum, matures on December 31, 2066 and is secured by a leasehold deed of trust. Principal and interest payments are due from available cash flow. Any unpaid principal and interest shall be due and payable on the maturity date.	\$ <u>290,000</u>
Total notes receivable	\$ <u>290,000</u>

As of December 31, 2024, accrued interest on the aforementioned notes receivable amounted to \$32,532.

NOTE 7. RIGHT-OF-USE ASSET AND LEASE LIABILITY

On April 1, 2021, the Authority entered into a lease agreement as a lessee for six washing machines and six dryers. The term of the lease is for seven years, with an option to extend annually for three additional years. Lease payments in the amount of \$554 are due monthly. The lease has an implicit interest rate of 4.00%. As of January 1, 2022, a right-of-use lease asset was recorded in the amount of \$57,183. As of December 31, 2024, the value of the right-of-use lease asset was \$36,216 and amortization expense totaled \$5,718 for the year then ended. Principal and interest payments made on the lease for the year ended December 31, 2024 amounted to \$4,919 and \$1,734, respectively.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 7. RIGHT-OF-USE ASSET AND LEASE LIABILITY (continued)

The following is a summary of the Authority's changes in right-of-use asset for the year ended December 31, 2024:

Description	January 1, 2024	Additions	Dispositions	December 31, 2024
Right-of-use asset	\$ 57,183	\$ -	\$ -	\$ 57,183
Less: accumulated amortization	<u>15,249</u>	<u>5,718</u>	<u>-</u>	<u>20,967</u>
Net right-of-use asset	<u>\$ 41,934</u>	<u>\$ (5,718)</u>	<u>\$ -</u>	<u>\$ 36,216</u>

The lease liability as of December 31, 2024 was \$40,677, with \$5,343 classified as a current liability.

Annual lease payments for principal and interest over the next five years and thereafter are as follows:

Year	Principal	Interest	Total
2025	\$ 5,343	\$ 1,532	\$ 6,875
2026	5,675	1,310	6,985
2027	6,142	1,076	7,218
2028	6,512	822	7,334
2029	7,024	554	7,578
2030 - 2031	<u>9,981</u>	<u>285</u>	<u>10,266</u>
	<u>\$ 40,677</u>	<u>\$ 5,579</u>	<u>\$ 46,256</u>

NOTE 8. OTHER LIABILITIES

Other liabilities of the primary government as of December 31, 2024 consisted of the following:

Description	December 31, 2023	Additions	Payments	December 31, 2024	Amounts due within one Year
Compensated absences	\$ 47,007	\$ 32,515	\$ (32,515)	\$ 47,007	\$ 32,515
Contract retainage	510,702	-	(510,702)	-	-
Lease liability	45,596	-	(4,919)	40,677	5,343
Accrued interest payable	102,139	137,057	(155,961)	83,235	36,848
Loans payable	<u>8,389,820</u>	<u>1,098,315</u>	<u>(36,998)</u>	<u>9,451,137</u>	<u>79,813</u>
Total long-term liabilities	<u>\$ 9,095,264</u>	<u>\$ 1,267,887</u>	<u>\$ (741,095)</u>	<u>\$ 9,622,056</u>	<u>\$ 154,519</u>

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 8. OTHER LIABILITIES (continued)

Other liabilities of the discretely presented component unit as of December 31, 2024 consisted of the following:

Description	December 31, 2023	Additions	Payments	December 31, 2024	Amounts due within one Year
Asset management fee	\$ 4,919	\$ 148	\$ -	\$ 5,067	\$ 5,067
Accrued interest payable	208,726	27,015	-	235,741	-
Loans payable	<u>2,434,123</u>	<u>-</u>	<u>-</u>	<u>2,434,123</u>	<u>-</u>
Total long-term liabilities	<u>\$ 2,647,768</u>	<u>\$ 27,163</u>	<u>\$ -</u>	<u>\$ 2,674,931</u>	<u>\$ 5,067</u>

NOTE 9. LOANS PAYABLE

Loans payable of the primary government consisted of the following as of December 31, 2024:

<u>Description</u>	<u>Amount</u>
The Authority entered into a loan with the US Department of Agriculture on August 1, 1989 in the amount of \$122,600 for the Mabton Single Family Homes property. The loan bears interest at a rate of 9.0% per annum. Principal and interest are payable in monthly installments of \$260. The note matures in August 2039 and is secured by real estate.	\$ 91,246
The Authority entered into a loan with the US Department of Agriculture on August 1, 2015 in the amount of \$1,232 for the Sunshine Plaza property. The loan bears interest at a rate of 1.0% per annum. Principal and interest are payable in monthly installments of \$6. The note matures in August 2035 and is secured by real estate.	737
The Authority entered into a loan with the US Department of Agriculture on April 14, 1996 in the amount of \$2,060,681 for the Plaza Del Sol property. The loan bears interest at a rate of 1.0% per annum. Principal and interest are payable in monthly installments of \$6,301. The note matures in April 2029 and is secured by real estate.	331,295
The Authority entered into a loan with the US Department of Agriculture on November 9, 2018 in the amount of \$5,388,566 for Multifamily Preservation and Rehabilitation funding. The loan proceeds are to be used to rehabilitate 106 units the Authority's existing housing units and are drawn down on an as needed basis. The loan bears interest at a rate of 1.0% per annum. The note matures in November 2048 and is secured by real estate.	5,878,439

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 9. LOANS PAYABLE (continued)

<u>Description</u>	<u>Amount</u>
<p>The Authority entered into a loan with the Washington State Department of Commerce ("DEC") on May 5, 2021 in the amount of \$1,546,235. The loan proceeds are to be used to rehabilitate 10 units located in Mabton, WA and are drawn down on an as needed basis. All principal and interest payments are deferred until the loan maturity date, provided that the Authority maintains at least 50% of the units with populations specified by the DEC. The loan bears interest at a rate of 1.0% per annum. The note matures on March 30, 2062 and is secured by real estate.</p>	1,511,949
<p>The Authority entered into a loan with the US Department of Agriculture on March 3, 2023 in the amount of \$606,006 for the Sunnyview Apartments property. The loan bears interest at a rate of 4.0% per annum. Principal and interest are payable in monthly installments of \$2,339. The note matures in March 2053 and is secured by real estate.</p>	599,428
<p>The Authority entered into a loan with DEC on February 13, 2023 in the amount of \$1,038,043 in relation to a Housing Trust Fund ("HTF") contract. The loan proceeds were used to fund the acquisition of 23 units located in Sunnyside, WA. The loan is non-interest bearing and will have no expectation of repayment if the terms and conditions of the HTF contract are maintained. However, if the property is sold, refinanced, transferred, or is materially out of compliance, unpaid principal will be due and payable to DEC within 30 days of such event. The note matures on February 2, 2063 and is secured by real estate.</p>	<u>1,038,043</u>
<p>Total loans payable</p>	9,451,137
<p>Less: current portion</p>	<u>79,813</u>
<p>Loans payable, net of current portion</p>	\$ <u><u>9,371,324</u></u>

Annual debt service for principal and interest over the next five years and thereafter are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 79,813	\$ 14,425	\$ 94,238
2026	80,627	13,611	94,238
2027	81,450	12,788	94,238
2028	82,282	11,956	94,238
2029	43,904	11,197	55,101
Thereafter	<u>9,083,061</u>	<u>848,885</u>	<u>9,931,946</u>
	<u>\$ 9,451,137</u>	<u>\$ 912,862</u>	<u>\$ 10,363,999</u>

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 9. LOANS PAYABLE (continued)

Interest expense for the year ended December 31, 2024 totaled \$239,088. Accrued interest payable as of December 31, 2024 totaled \$83,235.

A summary of the Authority's discretely presented component unit's loans payable is as follows:

Loans payable to the Authority as evidenced by a Note Receivable
(see Note 6):

Amount

On March 18, 2015, the Authority entered into a loan agreement with SHA LLC. The note, with a face value of \$290,000, bears interest at 1.25% per annum, and matures on December 31, 2066. Principal and interest payments are due from available cash flow. Any unpaid principal and interest shall be due and payable on the maturity date. Accrued interest as of December 31, 2024, amounted to \$32,532. \$ 290,000

Loans payable to other lenders:

On October 1, 2015, SHA LLC entered into a loan agreement with the Washington State Department of Commerce in the original amount of \$2,144,123. The loan bears interest at 1% per annum. No payments of principal or interest are due until the maturity date of September 30, 2055. Accrued interest as of December 31, 2024, amounted to \$203,209. 2,144,123

Total loans payable \$ 2,434,123

Interest expense for the year ended December 31, 2024 totaled \$27,016. Accrued interest payable as of December 31, 2024 totaled \$235,741.

NOTE 10. RESTRICTED NET POSITION

Restricted net position consists of the following as of December 31, 2024:

<u>Description</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Replacement reserves	\$ 1,673,184	\$ 97,147	\$ 1,770,331
Operating reserves	-	101,580	101,580
Revenue deficit reserve	-	59,344	59,344
Construction reserves	<u>85,621</u>	<u>-</u>	<u>85,621</u>
Total restricted net position	<u>\$ 1,758,805</u>	<u>\$ 258,071</u>	<u>\$ 2,016,876</u>

Replacement reserves are funds required to be set aside for major project expenditures in accordance with the USDA loan agreements.

Operating reserves and revenue deficit reserves are funds set aside to cover certain operating deficits in SHA LLC in accordance with the Operating Agreement.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 10. RESTRICTED NET POSITION (continued)

Construction reserves are funds required to be set aside of the modernization and development of the Mabton Foothills property in accordance with the requirements of the Washington State Department of Commerce.

NOTE 11. DEFINED CONTRIBUTION PLAN

The Authority administers a multiple-employer defined contribution profit sharing plan for employees through a pre-approved plan provider, Definiti LLC. A restatement of the existing plan, in order to comply with the requirements for Cycle 3 Pre-Approved Plans, pursuant to Rev. Proc. 2017-41, became effective January 1, 2022. Employees are eligible to receive a contribution of 6.5% of gross wages after three months of employment. Employees are 100% vested after five years of employment and are entitled to 100% of the value of their account after five years employment or upon separation. During the year ended December 31, 2024, the covered payroll for employees was \$824,281 and the Authority contributed \$49,081 to the Plan.

NOTE 12. CONTINGENCIES

The Authority receives financial assistance from HUD and the USDA in the form of grants and subsidies. Entitlement to the funds is generally conditional upon compliance with terms and conditions of the grant agreements and applicable regulations, including the expenditure of funds for eligible purposes. Substantially all grants, entitlements and cost reimbursements are subject to financial and compliance audits by HUD and the USDA. As a result of these audits, costs previously reimbursed could be disallowed and require payments to HUD and the USDA. As of December 31, 2024, the Authority estimates that no material liabilities will result from such audits.

NOTE 13. SUBSEQUENT EVENTS

Events that occur after the financial statement 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 financial statement date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the financial statement date require disclosure in the accompanying notes to the financial statements. Subsequent events have been evaluated through May 5, 2026, which is the date the financial statements were available to be issued.

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

To the Board of Commissioners
Housing Authority of Sunnyside, Washington:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business type activities (primary government) and the aggregate discretely presented component unit of the Housing Authority of Sunnyside, Washington (the "Authority") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated May 5, 2026. The financial statements of SHA Sunnyside Family Housing, LLC were not audited in accordance with *Government Auditing Standards* and accordingly do not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with that entity.

Report on Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as item 2024-001 that we consider to be a material weakness.

Report on Compliance and Other Matters

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

Authority's Response to Findings

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

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.

Novogradac & Company LLP

May 5, 2026
Toms River, New Jersey

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

To the Board of Commissioners
Housing Authority of Sunnyside, Washington:

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of Sunnyside, Washington (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 December 31, 2024. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2024.

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 federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

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

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on 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 resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about 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, *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 the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

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

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or 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 Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified. Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Purpose of this Report

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

Novogradac & Company LLP

May 5, 2026
Toms River, New Jersey

SUPPLEMENTARY INFORMATION

**HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2024**

<u>Federal Grantor/Program Title</u>	<u>AL Number</u>	<u>Grant Expenditures</u>
U.S. Department of Housing and Urban Development:		
Public and Indian Housing Program	14.850	\$ 282,121
Public Housing Capital Fund Program	14.872	<u>1,471,959</u>
Total U.S. Department of Housing and Urban Development		<u>1,754,080</u>
U.S. Department of Agriculture:		
Farm Labor Housing Loans and Grants	10.405	332,032
Farm Labor Housing Loans and Grants - Subsidy	10.405	31,532
Rural Rental Housing Loans	10.415	1,728,717
Rural Rental Housing Loans - Subsidy	10.415	39,224
Rural Rental Assistance Payments	10.427	133,759
Rural Development Multi-Family Revitalization Demo Program	10.447	<u>5,878,439</u>
Total U.S. Department of Agriculture		<u>8,143,703</u>
Total Expenditures of Federal Awards		<u>\$ 9,897,783</u>

See Notes to Schedule of Expenditures of Federal Awards.

**HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2024**

NOTE 1. BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes the federal grant activity of the Authority under programs of the federal government for the year ended December 31, 2024. The information in the Schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of operations of the Authority, it is not intended to and does not present the financial position, changes in net position or cash flows of the Authority. Therefore, some amounts presented in the Schedule may differ from amounts presented in, or used in the preparation of the financial statements.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

NOTE 3. INDIRECT COST RATE

The Authority has not elected to use the ten percent de minimis indirect cost rate allowed under the Uniform Guidance.

NOTE 4. USDA HOUSING LOANS

The programs (mortgages) listed subsequently are administered by the U.S. Department of Agriculture, and balances and transactions relating to the programs are included in the Authority's basic financial statements. Loans outstanding at the beginning of the year and loans made during the year are included in the federal expenditures presented in the Schedule. The balance of the loans outstanding at December 31, 2024 consisted of:

<i>AL Number</i>	<i>Program Name</i>	<i>Outstanding Balance at December 31, 2024</i>
10.405	Farm Labor Housing Loans and Grants	\$ 332,032
10.415	Rural Rental Housing Loan Program	1,728,717
10.447	Rural Development Multi-Family Revitalization Demo Program	<u>5,878,439</u>
	Total	<u>\$ 7,939,188</u>

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (continued)
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 5. SCHEDULE OF CAPITAL FUND COSTS AND ADVANCES

The total amounts of Capital Fund Program Costs and Advances incurred and earned by the Authority as of and for the year ended December 31, 2024 are provided herein:

	<u>501-19</u>	<u>501-20</u>	<u>501-21</u>	<u>501-22</u>	<u>501-23</u>	<u>501-24</u>	<u>Totals</u>
<u>Budget</u>	\$ <u>328,450</u>	\$ <u>354,975</u>	\$ <u>376,470</u>	\$ <u>453,221</u>	\$ <u>469,666</u>	\$ <u>462,252</u>	\$ <u>2,445,034</u>
<u>Advances:</u>							
Cumulative through 12/31/23	\$ 235,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,590
Current Year	<u>47,183</u>	<u>334,082</u>	<u>376,470</u>	<u>361,915</u>	<u>364,089</u>	<u>-</u>	<u>1,483,739</u>
Cumulative through 12/31/24	<u>282,773</u>	<u>334,082</u>	<u>376,470</u>	<u>361,915</u>	<u>364,089</u>	<u>-</u>	<u>1,719,329</u>
<u>Costs:</u>							
Cumulative through 12/31/23	247,370	-	-	-	-	-	247,370
Current Year	<u>35,403</u>	<u>334,082</u>	<u>376,470</u>	<u>361,915</u>	<u>364,089</u>	<u>-</u>	<u>1,471,959</u>
Cumulative through 12/31/24	<u>282,773</u>	<u>334,082</u>	<u>376,470</u>	<u>361,915</u>	<u>364,089</u>	<u>-</u>	<u>1,719,329</u>
Excess / (Deficiency)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2024**

I. Summary of Auditors' Results

Financial Statement Section

- | | | |
|----|---|---------------|
| 1. | Type of auditors' report issued: | Unmodified |
| 2. | Internal control over financial reporting | |
| | a. Material weakness(es) identified? | Yes |
| | b. Significant deficiency(ies) identified? | None reported |
| 3. | Noncompliance material to the financial statements? | No |

Federal Awards Section

- | | | |
|----|--|---------------|
| 1. | Internal Control over compliance: | |
| | a. Material weakness(es) identified? | No |
| | b. Significant deficiency(ies) identified? | None reported |
| 2. | Type of auditors' report on compliance for major programs: | Unmodified |
| 3. | Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? | No |
| 4. | Identification of major programs: | |

AL Number

Name of Federal Program

14.872
10.447

Public Housing Capital Fund Program
Rural Development Multi-Family Revitalization Demo Program

- | | | |
|----|--|-----------|
| 5. | Dollar threshold used to distinguish between Type A and Type B Programs: | \$750,000 |
| 6. | Auditee qualified as low-risk Auditee? | No |

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)
FOR THE YEAR ENDED DECEMBER 31, 2024

II. Financial Statement Findings

Finding 2024-001

Criteria: The Authority did not maintain adequate internal controls over financial reporting.

Condition: During audit testing we noted the following:

- The Authority could not provide timely and accurate year-end financial statements.
- Numerous adjusting journal entries were required to present the Authority's financial statements in accordance with GAAP.
- The Authority was unable to fully reconcile interfund receivable and payable balances among its funds as of year-end. Several interfund balances were significant in amount and had accumulated over the year, and management was unable to provide adequate supporting documentation to substantiate the validity, timing, or purpose of these balances. As a result, the Authority could not confirm that interfund activity was properly recorded, reconciled, and eliminated for accurate financial reporting.

Cause: Due to staff turnover in prior years, certain accounts were not fully reconciled. The Authority did not have sufficient procedures in place to ensure timely and periodic reconciliation of interfund activity and balances. In addition, interfund transactions were not consistently reviewed, cleared, or settled, which allowed large interfund receivable and payable balances to accumulate without adequate resolution or documentation. The Finance Director did not have ample time to review the work performed by staff and delegate more areas of the financial reporting to the staff.

Effect: These conditions increased the complexity of the financial reporting process, delayed audit completion, and heightened the risk of errors or omissions in financial statement presentation and interfund eliminations. The Authority's financial statements may not accurately reflect interfund receivable and payable balances, and the accumulation of significant unresolved interfund balances increases the risk that assets, liabilities, revenues, and expenses could be misstated.

Recommendation: We recommend that the Authority institute monthly procedures whereby financial statement accounts will be reviewed at least monthly for accuracy and reconciled to their subsidiary ledger. The Authority should implement and document formal interfund reconciliation procedures, including performing reconciliations on a regular and timely basis, investigating and resolving reconciling items, and clearing or settling interfund balances promptly. Management should also establish periodic supervisory review of interfund balances to prevent the accumulation of significant unresolved amounts and to ensure interfund activity is properly recorded and eliminated, where applicable, for financial reporting purposes.

Authority's Response: The Authority agrees with the finding and is in process of assessing and modifying internal controls to avoid similar issues. The Authority will reconcile the statement of financial position and other key account balances on an ongoing and periodic basis. The Authority will reconcile account balances following any large and unusual adjusting entries.

III. Federal Award Findings and Questioned Costs

There were no findings or questioned costs relating to federal awards.

HOUSING AUTHORITY OF SUNNYSIDE, WASHINGTON
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)
FOR THE YEAR ENDED DECEMBER 31, 2024

IV. Schedule of Prior Year Federal Audit Findings

Finding 2023-001:

Observation: Based upon inspection of the Authority's replacement reserve bank statements and on discussions with management, the replacement reserve account was not funded as required during the audit period. During the audit period, the Authority did not make annual payments of \$8,400 to the Sunnyview Apartments' replacement reserve account as required by the RRHL Loan Agreement. This had resulted in the replacement reserve account being underfunded.

Status: The finding has been cleared.

Finding 2023-002:

Observation: Based upon inspection of the Authority's Form RD 3560-7 and Form 3560-10 and discussions with management, the Authority did not prepare Forms RD 3560-7 and RD 3560-10 for each property during the audit period. During the audit period, the Authority did not prepare Forms RD 3560-7 and RD 3560-10 for RRHL property, Sunnyview Apartments.

Status: The finding has been cleared.

The Housing Authority of Sunnyside, Washington (WA035)

Sunnyside, WA

Submission Type: Audited/Single Audit

Entity Wide Balance Sheet Summary

Fiscal Year End: 12/31/2024

	Project Total	6.1 Component Unit - Discretely Presented	10.447 Rural Dev Multi-Family Revitalization Demo Program	10.405 Farm Labor Housing Loans and Grants	2 State/Local
111 Cash - Unrestricted	\$1,582,572	\$554,772	\$9,665	\$134,074	\$2,377,527
112 Cash - Restricted - Modernization and Development					\$85,621
113 Cash - Other Restricted		\$258,071		\$1,517,695	
114 Cash - Tenant Security Deposits	\$31,303	\$20,887		\$13,100	\$5,971
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$1,613,875	\$833,730	\$9,665	\$1,664,869	\$2,469,119
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects					
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous		\$618			\$21,437
126 Accounts Receivable - Tenants	\$10,739	\$6,802		\$12,158	\$969
126.1 Allowance for Doubtful Accounts - Tenants	-\$1,074	\$0		-\$1,216	-\$48
126.2 Allowance for Doubtful Accounts - Other		\$0			\$0
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery				\$1,327	
128.1 Allowance for Doubtful Accounts - Fraud				-\$1,327	
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$9,665	\$7,420	\$0	\$10,942	\$22,358
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$11,424			\$15,113	\$3,642
143 Inventories	\$19,803			\$17,744	\$2,639
143.1 Allowance for Obsolete Inventories	-\$864			-\$616	-\$115
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	\$1,653,903	\$841,150	\$9,665	\$1,708,052	\$2,497,643
161 Land	\$113,302	\$290,535		\$443,959	\$101,128
162 Buildings	\$8,152,695	\$8,272,905		\$6,656,873	\$2,877,040
163 Furniture, Equipment & Machinery - Dwellings	\$171,564	\$13,471		\$124,168	\$65,451
164 Furniture, Equipment & Machinery - Administration	\$59,857	\$766			\$290,708
165 Leasehold Improvements	\$1,223,413			\$315,269	\$46,671
166 Accumulated Depreciation	-\$8,482,856	-\$1,846,203		-\$6,100,730	-\$1,836,549
167 Construction in Progress	\$1,599,925		\$5,293,769	\$125,532	\$61,046
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,837,900	\$6,731,474	\$5,293,769	\$1,565,071	\$1,605,495
171 Notes, Loans and Mortgages Receivable - Non-Current					\$290,000
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due					
173 Grants Receivable - Non Current					
174 Other Assets		\$11,053			\$32,532
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$2,837,900	\$6,742,527	\$5,293,769	\$1,565,071	\$1,928,027
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	\$4,491,803	\$7,583,677	\$5,303,434	\$3,273,123	\$4,425,670

The Housing Authority of Sunnyside, Washington (WA035)

Sunnyside, WA

Submission Type: Audited/Single Audit

Entity Wide Balance Sheet Summary

Fiscal Year End: 12/31/2024

	Project Total	6.1 Component Unit - Discretely Presented	10.447 Rural Dev Multi-Family Revitalization Demo Program	10.405 Farm Labor Housing Loans and Grants	2 State/Local
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$11,742	\$23,562		\$130	
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$5,838				
322 Accrued Compensated Absences - Current Portion	\$17,324			\$11,145	\$3,526
324 Accrued Contingency Liability					
325 Accrued Interest Payable			\$32,120	\$3,509	\$46,387
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	\$53,281			\$806	\$2,923
341 Tenant Security Deposits	\$31,303	\$20,870		\$13,100	\$5,971
342 Unearned Revenue	\$12,714	\$262		\$9,548	\$1,277
344 Current Portion of Long-term Debt - Operating Borrowings	\$3,562			\$74,488	
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities		\$5,067			
346 Accrued Liabilities - Other		\$10,510			
347 Inter Program - Due To					
348 Loan Liability - Current					
310 Total Current Liabilities	\$135,764	\$60,271	\$32,120	\$112,726	\$60,084
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$23,556	\$2,434,123	\$5,878,439	\$271,103	\$1,511,949
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other		\$235,741			
354 Accrued Compensated Absences - Non Current	\$7,734			\$5,258	\$1,231
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	\$31,290	\$2,669,864	\$5,878,439	\$276,361	\$1,513,180
300 Total Liabilities	\$167,054	\$2,730,135	\$5,910,559	\$389,087	\$1,573,264
400 Deferred Inflow of Resources					
508.4 Net Investment in Capital Assets	\$2,810,782	\$4,297,351	-\$584,670	\$1,219,480	\$93,546
511.4 Restricted Net Position		\$258,071		\$1,517,695	\$85,621
512.4 Unrestricted Net Position	\$1,513,967	\$298,120	-\$22,455	\$146,861	\$2,673,239
513 Total Equity - Net Assets / Position	\$4,324,749	\$4,853,542	-\$607,125	\$2,884,036	\$2,852,406
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$4,491,803	\$7,583,677	\$5,303,434	\$3,273,123	\$4,425,670

The Housing Authority of Sunnyside, Washington (WA035)

Sunnyside, WA

Submission Type: Audited/Single Audit

Entity Wide Balance Sheet Summary

Fiscal Year End: 12/31/2024

	10.415 Rural Rental Housing Loans	10.427 Rural Rental Assistance Payments	ELIM	Total
111 Cash - Unrestricted	\$41,708			\$4,700,318
112 Cash - Restricted - Modernization and Development				\$85,621
113 Cash - Other Restricted	\$155,489			\$1,931,255
114 Cash - Tenant Security Deposits	\$15,116			\$86,377
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	\$212,313	\$0	\$0	\$6,803,571
121 Accounts Receivable - PHA Projects				
122 Accounts Receivable - HUD Other Projects				
124 Accounts Receivable - Other Government		\$6,034		\$6,034
125 Accounts Receivable - Miscellaneous	\$923			\$22,978
126 Accounts Receivable - Tenants	\$9,058			\$39,726
126.1 Allowance for Doubtful Accounts - Tenants	-\$264			-\$2,602
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current				
128 Fraud Recovery				\$1,327
128.1 Allowance for Doubtful Accounts - Fraud				-\$1,327
129 Accrued Interest Receivable				
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$9,717	\$6,034	\$0	\$66,136
131 Investments - Unrestricted				
132 Investments - Restricted				
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets	\$8,434			\$38,613
143 Inventories	\$379			\$40,565
143.1 Allowance for Obsolete Inventories	-\$15			-\$1,610
144 Inter Program Due From				
145 Assets Held for Sale				
150 Total Current Assets	\$230,828	\$6,034	\$0	\$6,947,275
161 Land	\$113,280			\$1,062,204
162 Buildings	\$1,723,710			\$27,683,223
163 Furniture, Equipment & Machinery - Dwellings	\$6,415			\$381,069
164 Furniture, Equipment & Machinery - Administration				\$351,331
165 Leasehold Improvements				\$1,585,353
166 Accumulated Depreciation	-\$275,837			-\$18,542,175
167 Construction in Progress				\$7,080,272
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,567,568	\$0	\$0	\$19,601,277
171 Notes, Loans and Mortgages Receivable - Non-Current				\$290,000
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due				
173 Grants Receivable - Non Current				
174 Other Assets				\$43,585
176 Investments in Joint Ventures				
180 Total Non-Current Assets	\$1,567,568	\$0	\$0	\$19,934,862
200 Deferred Outflow of Resources				
290 Total Assets and Deferred Outflow of Resources	\$1,798,396	\$6,034	\$0	\$26,882,137

The Housing Authority of Sunnyside, Washington (WA035)

Sunnyside, WA

Submission Type: Audited/Single Audit

Entity Wide Balance Sheet Summary

Fiscal Year End: 12/31/2024

	10.415 Rural Rental Housing Loans	10.427 Rural Rental Assistance Payments	ELIM	Total
311 Bank Overdraft				
312 Accounts Payable <= 90 Days	\$1,595			\$37,029
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable				\$5,838
322 Accrued Compensated Absences - Current Portion	\$520			\$32,515
324 Accrued Contingency Liability				
325 Accrued Interest Payable	\$1,219			\$83,235
331 Accounts Payable - HUD PHA Programs				
332 Account Payable - PHA Projects				
333 Accounts Payable - Other Government	\$764			\$57,774
341 Tenant Security Deposits	\$13,914			\$85,158
342 Unearned Revenue	\$1,994			\$25,795
344 Current Portion of Long-term Debt - Operating Borrowings	\$7,106			\$85,156
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities				\$5,067
346 Accrued Liabilities - Other	\$9,000			\$19,510
347 Inter Program - Due To				
348 Loan Liability - Current				
310 Total Current Liabilities	\$36,112	\$0	\$0	\$437,077
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$1,721,611			\$11,840,781
352 Long-term Debt, Net of Current - Operating Borrowings				
353 Non-current Liabilities - Other				\$235,741
354 Accrued Compensated Absences - Non Current	\$269			\$14,492
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				
357 Accrued Pension and OPEB Liabilities				
350 Total Non-Current Liabilities	\$1,721,880	\$0	\$0	\$12,091,014
300 Total Liabilities	\$1,757,992	\$0	\$0	\$12,528,091
400 Deferred Inflow of Resources				
508.4 Net Investment in Capital Assets	-\$161,149			\$7,675,340
511.4 Restricted Net Position	\$155,489			\$2,016,876
512.4 Unrestricted Net Position	\$46,064	\$6,034		\$4,661,830
513 Total Equity - Net Assets / Position	\$40,404	\$6,034	\$0	\$14,354,046
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$1,798,396	\$6,034	\$0	\$26,882,137

The Housing Authority of Sunnyside, Washington (WA035)

Sunnyside, WA

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

Entity Wide Revenue and Expense Summary

	Project Total	6.1 Component Unit - Discretely Presented	10.447 Rural Dev Multi-Family Revitalization Demo Program	10.405 Farm Labor Housing Loans and Grants	2 State/Local
70300 Net Tenant Rental Revenue	\$621,574	\$292,172		\$592,907	\$137,337
70400 Tenant Revenue - Other	\$1,643	\$6,385		\$711	\$1,039
70500 Total Tenant Revenue	\$623,217	\$298,557	\$0	\$593,618	\$138,376
70600 HUD PHA Operating Grants	\$282,121				
70610 Capital Grants	\$1,471,959				
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants				\$31,532	
71100 Investment Income - Unrestricted	\$121	\$1,270		\$274	\$341
71200 Mortgage Interest Income					\$3,625
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue	\$39,719			\$11,966	\$32,371
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$2,417,137	\$299,827	\$0	\$637,390	\$174,713
91100 Administrative Salaries	\$244,092	\$25,379		\$154,828	\$46,498
91200 Auditing Fees	\$11,950	\$21,020		\$8,792	\$2,801
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing		\$80			
91500 Employee Benefit contributions - Administrative	\$77,514	\$10,110		\$48,330	\$13,420
91600 Office Expenses	\$24,532	\$8,878		\$15,736	\$4,743
91700 Legal Expense	\$6,270	\$1,800		\$1,044	\$5,595
91800 Travel	\$2,037	\$703		\$613	\$213
91810 Allocated Overhead					
91900 Other	\$32,746	\$40,478	\$131	\$15,061	\$4,532
91000 Total Operating - Administrative	\$399,141	\$108,448	\$131	\$244,404	\$77,802
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other					
92500 Total Tenant Services	\$0	\$0	\$0	\$0	\$0

The Housing Authority of Sunnyside, Washington (WA035)

Sunnyside, WA

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

Entity Wide Revenue and Expense Summary

	Project Total	6.1 Component Unit - Discretely Presented	10.447 Rural Dev Multi-Family Revitalization Demo Program	10.405 Farm Labor Housing Loans and Grants	2 State/Local
93100 Water	\$39,585	\$11,001		\$42,655	\$24,990
93200 Electricity	\$9,969	\$2,568		\$11,180	\$15,471
93300 Gas	\$7,073			\$2,944	\$5,778
93400 Fuel					
93500 Labor					
93600 Sewer	\$35,202	\$17,946		\$43,717	\$26,752
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense		\$20,660			
93000 Total Utilities	\$91,829	\$52,175	\$0	\$100,496	\$72,991
94100 Ordinary Maintenance and Operations - Labor	\$193,014	\$21,647		\$146,518	\$30,356
94200 Ordinary Maintenance and Operations - Materials and Other	\$53,796	\$23,560		\$36,347	\$15,241
94300 Ordinary Maintenance and Operations Contracts	\$96,344	\$56,741		\$62,598	\$20,072
94500 Employee Benefit Contributions - Ordinary Maintenance	\$73,950			\$56,960	\$11,235
94000 Total Maintenance	\$417,104	\$101,948	\$0	\$302,423	\$76,904
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other	\$1,475			\$1,534	\$1,166
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$1,475	\$0	\$0	\$1,534	\$1,166
96110 Property Insurance	\$37,011	\$30,204		\$34,670	\$11,238
96120 Liability Insurance	\$2,406			\$1,800	\$1,681
96130 Workmen's Compensation	\$8,415			\$6,484	\$1,210
96140 All Other Insurance	\$4,675			\$3,499	\$1,176
96100 Total insurance Premiums	\$52,507	\$30,204	\$0	\$46,453	\$15,305
96200 Other General Expenses	\$7,349	\$11,150		\$41,491	\$9,321
96210 Compensated Absences					
96300 Payments in Lieu of Taxes	\$53,281			\$799	\$2,923
96400 Bad debt - Tenant Rents	\$21,523	\$481		\$40,889	\$4,967
96500 Bad debt - Mortgages					
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$82,153	\$11,631	\$0	\$83,179	\$17,211
96710 Interest of Mortgage (or Bonds) Payable		\$27,016	\$75,841	\$95,487	\$46,387
96720 Interest on Notes Payable (Short and Long Term)	\$1,156			\$578	
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$1,156	\$27,016	\$75,841	\$96,065	\$46,387
96900 Total Operating Expenses	\$1,045,365	\$331,422	\$75,972	\$874,554	\$307,766

The Housing Authority of Sunnyside, Washington (WA035)

Sunnyside, WA

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

Entity Wide Revenue and Expense Summary

	Project Total	6.1 Component Unit - Discretely Presented	10.447 Rural Dev Multi-Family Revitalization Demo Program	10.405 Farm Labor Housing Loans and Grants	2 State/Local
97000 Excess of Operating Revenue over Operating Expenses	\$1,371,772	-\$31,595	-\$75,972	-\$237,164	-\$133,053
97100 Extraordinary Maintenance					\$2,634
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense	\$163,230	\$206,823		\$152,801	\$59,027
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$1,208,595	\$538,245	\$75,972	\$1,027,355	\$369,427
10010 Operating Transfer In				\$706,445	
10020 Operating transfer Out			-\$444,729		
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	-\$444,729	\$706,445	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$1,208,542	-\$238,418	-\$520,701	\$316,480	-\$194,714
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$3,116,207	\$5,091,960	-\$96,424	\$2,567,556	\$3,047,120
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0	\$0	\$0	\$0
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available					
11210 Number of Unit Months Leased	1680			1260	408

The Housing Authority of Sunnyside, Washington (WA035)

Sunnyside, WA

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

Entity Wide Revenue and Expense Summary

	10.415 Rural Rental Housing Loans	10.427 Rural Rental Assistance Payments	ELIM	Total
70300 Net Tenant Rental Revenue	\$173,436			\$1,817,426
70400 Tenant Revenue - Other	\$172			\$9,950
70500 Total Tenant Revenue	\$173,608	\$0	\$0	\$1,827,376
70600 HUD PHA Operating Grants				\$282,121
70610 Capital Grants				\$1,471,959
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue			\$0	\$0
70800 Other Government Grants	\$39,224	\$133,759		\$204,515
71100 Investment Income - Unrestricted	\$372			\$2,378
71200 Mortgage Interest Income				\$3,625
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery				
71500 Other Revenue	\$195,302			\$279,358
71600 Gain or Loss on Sale of Capital Assets				
72000 Investment Income - Restricted				
70000 Total Revenue	\$408,506	\$133,759	\$0	\$4,071,332
91100 Administrative Salaries	\$25,366			\$496,163
91200 Auditing Fees	\$11,222			\$55,785
91300 Management Fee	\$23,903			\$23,903
91310 Book-keeping Fee				
91400 Advertising and Marketing	\$48			\$128
91500 Employee Benefit contributions - Administrative	\$7,078			\$156,452
91600 Office Expenses	\$3,466			\$57,355
91700 Legal Expense	\$1,298			\$16,007
91800 Travel	\$148			\$3,714
91810 Allocated Overhead				
91900 Other	\$3,577			\$96,525
91000 Total Operating - Administrative	\$76,106	\$0	\$0	\$906,032
92000 Asset Management Fee				
92100 Tenant Services - Salaries				
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services				
92400 Tenant Services - Other				
92500 Total Tenant Services	\$0	\$0	\$0	\$0

The Housing Authority of Sunnyside, Washington (WA035)

Sunnyside, WA

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

Entity Wide Revenue and Expense Summary

	10.415 Rural Rental Housing Loans	10.427 Rural Rental Assistance Payments	ELIM	Total
93100 Water	\$10,464			\$128,695
93200 Electricity	\$2,854			\$42,042
93300 Gas				\$15,795
93400 Fuel				
93500 Labor				
93600 Sewer	\$12,179			\$135,796
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense	\$15,586			\$36,246
93000 Total Utilities	\$41,083	\$0	\$0	\$358,574
94100 Ordinary Maintenance and Operations - Labor	\$35,985			\$427,520
94200 Ordinary Maintenance and Operations - Materials and Other	\$33,741			\$162,685
94300 Ordinary Maintenance and Operations Contracts	\$28,905			\$264,660
94500 Employee Benefit Contributions - Ordinary Maintenance	\$8,640			\$150,785
94000 Total Maintenance	\$107,271	\$0	\$0	\$1,005,650
95100 Protective Services - Labor	\$41			\$41
95200 Protective Services - Other Contract Costs	\$666			\$666
95300 Protective Services - Other				\$4,175
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$707	\$0	\$0	\$4,882
96110 Property Insurance	\$9,535			\$122,658
96120 Liability Insurance	\$84			\$5,971
96130 Workmen's Compensation	\$211			\$16,320
96140 All Other Insurance	\$164			\$9,514
96100 Total Insurance Premiums	\$9,994	\$0	\$0	\$154,463
96200 Other General Expenses	\$5,255			\$74,566
96210 Compensated Absences				
96300 Payments in Lieu of Taxes	\$491			\$57,494
96400 Bad debt - Tenant Rents	\$12,730			\$80,590
96500 Bad debt - Mortgages				
96600 Bad debt - Other	\$7,148			\$7,148
96800 Severance Expense				
96000 Total Other General Expenses	\$25,624	\$0	\$0	\$219,798
96710 Interest of Mortgage (or Bonds) Payable	\$19,639			\$264,370
96720 Interest on Notes Payable (Short and Long Term)				\$1,734
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$19,639	\$0	\$0	\$266,104
96900 Total Operating Expenses	\$280,424	\$0	\$0	\$2,915,503

The Housing Authority of Sunnyside, Washington (WA035)

Sunnyside, WA

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

Entity Wide Revenue and Expense Summary

	10.415 Rural Rental Housing Loans	10.427 Rural Rental Assistance Payments	ELIM	Total
97000 Excess of Operating Revenue over Operating Expenses	\$128,082	\$133,759	\$0	\$1,155,829
97100 Extraordinary Maintenance				\$2,634
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments				
97350 HAP Portability-In				
97400 Depreciation Expense	\$49,244			\$631,125
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$329,668	\$0	\$0	\$3,549,262
10010 Operating Transfer In	\$25,211		-\$731,656	\$0
10020 Operating transfer Out	-\$143,602	-\$143,325	\$731,656	\$0
10030 Operating Transfers from/to Primary Government				
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	-\$118,391	-\$143,325	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$39,553	-\$9,566	\$0	\$522,070
11020 Required Annual Debt Principal Payments	\$0	\$0		\$0
11030 Beginning Equity	\$79,957	\$15,600		\$13,831,976
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0			\$0
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity				
11180 Housing Assistance Payments Equity				
11190 Unit Months Available				
11210 Number of Unit Months Leased	276			3624