



**WINROCK TOWN CENTER TAX INCREMENT
DEVELOPMENT DISTRICT 1**

FINANCIAL STATEMENTS

JUNE 30, 2014

MOSS ADAMS_{LLP}

Certified Public Accountants | Business Consultants

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WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1

**Official Roster
As of June 30, 2014**

Board of Directors

Diane Gibson	Chairman
Debbie Bonsignore	Treasurer
Mayling Armijo	Member
Andrew Jacobson	Member
Gilbert Montaña	Member

REPORT OF INDEPENDENT AUDITORS

To the Board of Directors
Winrock Town Center Tax Increment Development District 1
and
Mr. Hector H. Balderas
New Mexico State Auditor
Santa Fe, New Mexico

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the major fund and the budgetary comparison for the general fund of Winrock Town Center Tax Increment Development District 1 (the "District") as of and for the year ended June 30, 2014, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

To the Board of Directors
Winrock Town Center Tax Increment Development District 1
and
Mr. Hector H. Balderas
New Mexico State Auditor
Santa Fe, New Mexico

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District as of June 30, 2014, and the respective changes in financial position and the budgetary comparison for general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of a Matter

As discussed in Note 6 to the financial statements, the beginning balances of the net position and fund balance have been restated due to the error in the calculations of gross receipts tax increment in the prior year. The restatement resulted in a decrease in each of the net position and fund balance of \$4,988,519. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management discussion and analysis on pages 4 through 6 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 Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 31, 2014 on our consideration of the District'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 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 District's internal control over financial reporting and compliance.

Mess Adams LLP

Albuquerque, New Mexico
December 31, 2014

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
JUNE 30, 2014**

As management of the Winrock Town Center Tax Increment Development District 1 (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ending June 30, 2014. We encourage readers to consider the financial information presented here in conjunction with the financial statements and accompanying notes which follow this section.

The District is a political subdivision of the State of New Mexico duly created and existing pursuant to Tax Increment for Development Act ("Act"), Sections 5-15-1 through 5-15-28 NMSA 1978, as amended, City of Albuquerque ("City") Council Ordinance Bill No. F/S O-06-44, and City Council Resolution Enactment No. R-2008-120 adopted on October 6, 2008 (the "Formation Resolution").

The purpose of the District, pursuant to the Formation Resolution, is to provide financing of the public improvements set forth in the Tax Increment Development Plan that was approved by the City and as required pursuant to the Act and Master Development Agreement among the District, the City and the developer, Winrock Partners LLC.

Financial Highlights

The financial statements, which follow the Management's Discussion and Analysis, provide those significant key financial highlights for fiscal year 2014 as follows:

- In the Statement of Position, the District's total net position decreased from \$91,225 (as restated) in fiscal year 2013 to negative \$16,186 in fiscal year 2014. During the year a restatement was made in the beginning balance of the net position by \$4,988,519 to account for the error in the calculations of gross receipt tax increment in the prior year (see Note 6).
- In the Statement of Activities, the gross receipts tax increment revenue and general government expenses amounted to \$0 and \$115,700, respectively.

Overview of Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of: 1) government-wide financial statements, 2) fund financial statements, 3) the budgetary comparison for the general fund and 4) notes to the financial statements.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the District's finances in a manner similar to a private sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the fiscal year reported. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
JUNE 30, 2014**

In the government-wide financial statements, the District's activities are presented in the following category:

Governmental activities – Governmental activities include the District's basic activities such as receipt of gross receipts tax increment and payment of administrative expenses. In the future, the District will reimburse the developer for the construction of certain public improvements as provided in the Act and the governing documents of the District, including the Master Development Agreement among the District, the developer and the City.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The reconciliations are on pages 10 and 12, respectively.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 14 of these financial statements.

Government-wide Financial Analysis

Net position may serve over time as a useful indicator of a district's financial position. The District's liabilities exceeded assets by \$16,186 as of June 30, 2014.

The District was formed, and may reimburse the Developer, for the design and construction of public improvements related to the development of approximately 83 acres of property known as Winrock Town Center. The public improvements include the construction of roadways, water infrastructure, sanitary sewer infrastructure, storm drainage and retention infrastructure, public plazas, green energy heating sources, bus platform and four public parking structures.

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
JUNE 30, 2014**

The following table presents the condensed net position at June 30:

	<u>2014</u>	<u>2013 (Restated)</u>
Current Assets	\$ 5,795,157	4,551,928
Current Liabilities	<u>5,811,343</u>	<u>4,460,703</u>
Net Position - Unrestricted	<u>\$ (16,186)</u>	<u>91,225</u>

Change in net position. The following table presents a summary of the change in net position for fiscal years ended June 30:

	<u>2014</u>	<u>2013 (Restated)</u>
Expenses		
General government	<u>\$ (115,700)</u>	<u>(40,106)</u>
General Revenues		
Gross receipts tax increment	-	109,303
Interest income	17	14
Dividend income	<u>8,272</u>	<u>765</u>
	8,289	110,082
Change in net position	<u>\$ (107,411)</u>	<u>69,976</u>

Financial Analysis of the Governmental Fund

The District's revenues in the governmental funds amounted to \$8,289, while expenditures amounted to \$115,700. The major expenditures of the District for the year are administrative expenses.

General Fund Budgetary Highlights

The District adopts an annual budget, which projects the expected expenditures (based on administrative expenses, debt service payments, and construction expenditures) and the estimated gross receipts tax increment and property taxes for each year. There were no changes in the original budget for the fiscal year 2014.

Capital Assets and Debt Administration

The District owns no significant capital assets at June 30, 2014. It is anticipated that the District will not, in the future, own any capital assets. The capital improvements that are to be financed by the District are all to be dedicated to the City. It is anticipated that all dedications will be done by the developer directly to the City, on behalf of the District.

Requests for Information

This narrative overview and analysis of the financial activities of the District for the fiscal year ending June 30, 2014 is designed to give its readers a general overview of the District's finances. Questions regarding any information contained in this report or requests for additional information should be addressed to the Treasurer of the Winrock Town Center Tax Increment Development District 1, Debbie Bonsignore, 100 Sun Avenue NE, Suite 210, Albuquerque, NM 87109.

WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
STATEMENT OF NET POSITION
June 30, 2014

	<u>Governmental Activities</u>
ASSETS	
Cash and cash equivalents	\$ 26,360
Interest in State Treasurer Local Government Investment Pool	5,768,797
Gross receipts tax increment receivable	-
Total assets	<u>5,795,157</u>
LIABILITIES	
Accrued expenses - professional services	46,945
Payable to other governmental entities	4,911,237
Payable to Winrock Town Center TIDD 2	853,161
Total liabilities	<u>5,811,343</u>
NET POSITION	
Unrestricted	<u>\$ (16,186)</u>

See Notes to Financial Statements.

WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
STATEMENT OF ACTIVITIES
Year Ended June 30, 2014

	<u>Expenses</u>	<u>Governmental Activities</u>
Expenses		
General government	115,700	(115,700)
Total expenses	<u>\$ 115,700</u>	<u>(115,700)</u>
General Revenues		
Gross receipts tax increment		-
Interest income		17
Dividend income		8,272
		<u>8,289</u>
Change in net position		(107,411)
Net position, beginning, as previously reported		5,079,744
Restatement of gross receipts tax increment (Note 6)		<u>(4,988,519)</u>
Net position, beginning, as restated		<u>91,225</u>
Net position, ending		<u>\$ (16,186)</u>

See Notes to Financial Statements.

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
BALANCE SHEET
GOVERNMENTAL FUND
June 30, 2014**

	<u>General Fund</u>
ASSETS	
Cash and cash equivalents	\$ 26,360
Interest in State Treasurer Local Government Investment Pool	5,768,797
Gross receipts tax increment receivable	<u>-</u>
	<u>\$ 5,795,157</u>
LIABILITIES AND FUND BALANCE	
Liabilities	
Accrued expenses - professional services	\$ 46,945
Payable to other governmental entities	4,911,237
Payable to Winrock Town Center TIDD 2	<u>853,161</u>
Total liabilities	<u>5,811,343</u>
Fund balance	
Unassigned	<u>(16,186)</u>
Total fund balance	<u>(16,186)</u>
Total liabilities and fund balance	<u>\$ 5,795,157</u>

See Notes to Financial Statements.

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL
FUND TO THE STATEMENT OF NET POSITION
Year Ended June 30, 2014**

Reconciliation of the Governmental Fund Balance
Sheet to the Statement of Net Position:

Fund balance - total governmental fund \$ (16,186)

Amounts reported for governmental activities in
the Statement of Net Position are different
because:

A portion of receivables reported in the
Statement of Net Position is not currently
available in the fund

-

Net position of governmental activities \$ (16,186)

See Notes to Financial Statements.

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE
IN FUND BALANCE - GOVERNMENTAL FUND
Year Ended June 30, 2014**

	<u>General Fund</u>
Revenues	
Gross receipts tax increment	\$ -
Interest income	17
Dividend income	8,272
	<u>8,289</u>
Expenditures	
Current:	
General government	115,700
Total expenditures	<u>115,700</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(107,411)</u>
Other financing sources (uses)	
Transfer in	-
Transfer out	-
Total	<u>-</u>
Net change in fund balance	(107,411)
Fund balance, beginning, as previously reported	5,079,744
Restatement of gross receipts tax increment (Note 6)	<u>(4,988,519)</u>
Fund balance, beginning, as restated	<u>91,225</u>
Fund balance, ending	<u><u>\$ (16,186)</u></u>

See Notes to Financial Statements.

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGE IN FUND BALANCE
OF GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES
Year Ended June 30, 2014**

Reconciliation of the Governmental Fund Statement of
Revenues, Expenditures, and Change in Fund Balance
to the Statement of Activities

Net change in fund balance - total governmental fund	\$	(107,411)
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Amounts reported for governmental activities in the Statement
of Activities are different because:

Gross receipts tax increment that is not recognized in the fund balance	-
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Change in net position of governmental activities	\$	(107,411)
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See Notes to Financial Statements.

WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
BUDGET TO ACTUAL SCHEDULE (GENERAL FUND)
Year Ended June 30, 2014

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Gross receipts tax increment	\$ 3,998,526	3,998,526	-	(3,998,526)
Interest income	-	-	17	17
Dividend income	-	-	8,272	8,272
Total revenues	3,998,526	3,998,526	8,289	(3,990,237)
Expenditures				
General government	75,000	75,000	115,700	(40,700)
Total expenditures	75,000	75,000	115,700	(40,700)
Net change in fund balance	3,923,526	3,923,526	(107,411)	(4,030,937)
Fund balance, beginning of year (restated)	91,225	91,225	91,225	-
Fund balance, end of year	\$ 4,014,751	4,014,751	(16,186)	(4,030,937)

See Notes to Financial Statements.

WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014

NOTE 1. REPORTING ENTITY

Winrock Town Center Tax Increment Development District 1 (the "District") is a political subdivision of the State of New Mexico duly created and existing pursuant to Tax Increment for Development Act ("TIDD Act"), Sections 5-15-1 through 5-15-28 NMSA 1978, as amended, City of Albuquerque ("City") Council Ordinance Bill No. F/S O-06-44, and City Council Resolution Enactment No. R-2008-120 adopted on October 6, 2008 (the "Formation Resolution").

The purpose of the District, pursuant to the Formation Resolution, is to provide financing of the public improvements set forth in the Tax Increment Development Plan that was approved by the City and as required pursuant to the Act and Master Development Agreement among the District, the City and the developer, Winrock Partners LLC.

The District follows the standards promulgated by GASB Statement No. 14, *The Financial Reporting Entity*, and GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units*, to define the reporting entity. The District is not a component of any other governmental entity and the District has no subordinate component units.

The District is governed by the District Board, consisting of five directors. The District Board has control over and management supervision of all affairs of the District. Two of the initially appointed directors of the District serve four-year terms, and the other three other directors serve six-year terms. Upon the expiration of the initial terms of these directors, the District either shall hold an election of new directors by majority vote of owners and qualified resident electors in accordance with the TIDD Act, or governance of the District shall revert to the City Council. Officers not appointed pursuant to the Formation Resolution may be elected by the Directors.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the District have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP). The Governmental Accounting Standard Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the District's policies are described below.

Basis of Presentation

Government-Wide Statements

The Statement of Net Position and Statement of Activities present financial information about the reporting government as a whole. These statements include the financial activities of the overall District in its entirety. Eliminations have been made to minimize the double counting of internal transactions. District activities generally are financed through gross receipts taxes.

The Statement of Activities presents a comparison between direct expenses and direct revenues for each function of the District governmental activities. Direct expenses are those that are specifically associated with and clearly identifiable to a particular function. Direct revenues include gross receipts tax increment, as well as interest and dividend income from the investment of funds.

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014**

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Presentation (continued)

Fund Financial Statements

Fund financial statements of the reporting entity are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues and expenditures. An emphasis is placed on major funds. A fund is considered major if it is the primary operating fund of the District or meets the following criteria:

- a. Total assets, liabilities, revenues, or expenditures of that individual governmental fund are at least 10 percent of the corresponding total for all funds of that category.
- b. Total assets, liabilities, revenues, or expenditures of the individual governmental fund are at least 5 percent of the corresponding total for all governmental funds combined.

Governmental Fund

The District's General Fund is the only major fund for the fiscal year 2014. The General Fund is the District's primary operating fund. It accounts for all the financial resources of the general government except those required to be accounted for in another fund.

There were no other funds created during fiscal year 2014.

Measurement Focus and Basis of Accounting

The Government-wide financial statements are reported using the economic resources measurement focus and accrual basis of accounting. Revenues are recognized when earned and expenses are recognized at the time liabilities are incurred, regardless of when the related cash transaction takes place. On an accrual basis, revenue from the gross receipts tax increment is recognized in the fiscal year during which the taxes are earned.

The governmental fund statements are reported using the current resources measurement focus and modified accrual basis of accounting. Under this method, revenues are recognized when they are both measurable and available. The District considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after the end of the fiscal year. Amount collected after the sixty-day period is recognized as deferred inflows of resources. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on the bond obligations, which are recognized as expenditures when paid. Proceeds from the issuance of bond obligations are reported as other financing sources.

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

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014**

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash Equivalents

The District considers all highly liquid debt instruments with original maturity of three months or less when purchased to be cash equivalents.

Receivables

All receivables are reported at their gross value, and where appropriate, are reduced by the estimated portion that is expected to be uncollectible. At June 30, 2014, an allowance for uncollectible accounts was not considered necessary as all accounts are considered collectible.

Capital Assets

As capital assets are constructed, the ownership will be transferred to the City. As a result, the District does not capitalize any capital assets on its financial statements.

Gross Receipts Tax Increment

The District's main source of revenue for the fiscal year ended June 30, 2014 has been gross receipts tax increment. Various public entities have pledged gross receipts tax increment to the District. The City of Albuquerque dedicated 70% of its gross receipts tax increment. Bernalillo County dedicated 67% of its gross receipts tax increment. The New Mexico State Board of Finance, on behalf of the State of New Mexico, dedicated 57% of the state's portion of gross receipts tax increment. The gross receipts tax increment is assessed on a monthly basis and distributed to the District in the same manner as distributions are made under the provisions of the State Tax Administration Act. The District relies on the New Mexico Taxation and Revenue Department ("TRD") for the calculations of the gross receipt tax increment. Due to confidentiality, the District has no access to the tenants' and vendors' filing of gross receipts tax within the District.

In addition to the gross receipts tax increment, the city has dedicated property tax increment. During the fiscal year ended June 30, 2014, the District received no property tax increment revenues. Property tax increment for that period has not yet been paid to the District and the District is in the process of working with the relevant parties, including the Bernalillo County Treasurer and Assessor to quantify the amount payable in relation to property tax increment.

Transfers

As there is only one governmental fund during the fiscal year, there were no transfers in from (out to) other governmental funds. If in the future, there are transfers between governmental funds, they will be recorded as other financing sources (uses).

Fund Balance

As of June 30, 2014, the fund balance of the governmental fund is classified as unassigned (all other spendable amounts). The District has no fund balances that are classified as restricted, nonspendable, committed or assigned.

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014**

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Use of Estimates

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

Budgets

The budget is adopted on a modified accrual basis of accounting. The legal compliance for the budget is total expenditures.

NOTE 3. DEPOSITS

The District is authorized under the provision of Chapter 6, Article 10, paragraph 10, NMSA 1978, annotated, to deposit its money in banks, savings and loan associations and/or credit unions whose accounts are insured by an agency of the United States.

All money not immediately necessary for the public uses of the District may be invested in bonds or negotiable securities of the United States, the state or any county, municipality or town, securities that are issued by the United States government or by its agencies or instrumentalities or in contracts with banks, savings and loan associations or credit unions for the present purchase and resale at a specified time in the future of specific securities. If the District is unable to receive payment on public money at the rate of interest set forth by the State Board of Finance from financial institutions within the geographic boundaries of the governmental unit, the District may invest its money as provided under Section 6-10-10.1 NMSA 1978 with the New Mexico State Treasurer's investment pool for a period greater than 181 days. The State Treasurer's investment pool shall be invested as provided for State funds under Section 60-10-10 NMSA 1978. The District has not formally adopted a deposit and investment policy that limits the government's allowable deposits or investments and addresses the specific types of risk to which the government is exposed.

Cash held by the District include cash on deposit with a financial institution. Deposits are secured by Federal depository insurance and U.S. Treasuries. Under New Mexico law, all deposits with financial institutions must be collateralized in an amount not less than 50% (102% for overnight deposits) of the uninsured balance. Market values of all cash and deposits approximate the cost of those assets.

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of June 30, 2014, the District's bank deposits of \$26,360 are fully covered by the FDIC insurance limit of \$250,000.

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2014**

NOTE 4. INTEREST IN STATE TREASURER LOCAL GOVERNMENT INVESTMENT POOL

The investments of \$5,768,797 of the District consist of an interest in the New MexiGROW Local Government Investment Pool ("LGIP") managed by the New Mexico State Treasurer's Office ("STO"). The STO is authorized to invest the short-term investment funds, with the advice and consent of the State Board of Finance, in accordance with Sections 6-10-10(I) through 6-10-10(O) and Sections 6-10-10(1)A and E NMSA 1978.

In general, state statutes require that all deposits held by STO be collateralized at a minimum level of 50 percent. Collateral pledged to secure these investments is monitored by the STO, and the STO issues separate financial statements that disclose the collateral pledged securities.

Interest Rate Risk. The State Investment Pool does not have an investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. At June 30, 2014, the LGIP weighted average maturity was 59 days.

Credit Risk. The LGIP Pool is rated AAAM by Standard & Poor's.

For the additional GASB 40 disclosure information regarding funds held by the State Treasurer, the reader should refer to the separate audit report for the State Treasurer's Office as of and for the year ended June 30, 2014.

NOTE 5. INSURANCE COVERAGE

The District is exposed to various risk of loss from torts; theft of, damage to, and destruction of assets; business interruption; and errors and omission and natural disasters. The District is not insured through private carriers for liability, casualty and director and office liability.

NOTE 6. RESTATEMENT OF GROSS RECEIPTS TAX INCREMENT

During the fiscal year, the TRD discovered an error in the base year gross receipt amount used to calculate the District's share of gross receipts tax increment. TRD used 2009 instead of 2007 gross receipt information as base year amount. In September 2014, the TRD determined that the District owed \$389,926, \$1,664,457, \$2,856,854 and \$853,161 to Bernalillo County, City of Albuquerque, the State of New Mexico, and Winrock Town Center Tax Increment Development District 2, respectively. These amounts include corrections of \$775,875 for the distributions made for the year ended June 30, 2014. The District paid these amounts during October 2014. To correct this error, the beginning balances of net position and fund balance have been reduced by \$4,988,519. The effect of the restatement on each of the change in net position and net change in fund balance for the year ended June 30, 2013 was a decrease of \$5,009,768.

NOTE 7. BUDGET VIOLATION

In violation of the New Mexico state statutes, the District overspent the budget for the General Fund for the year ended June 30, 2014 by \$40,700.

**REPORT OF INDEPENDENT AUDITORS 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 Directors
Winrock Town Center Tax Increment Development District 1
and
Mr. Hector Balderas
New Mexico State Auditor
Santa Fe, New Mexico

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 governmental activities, the major fund and the budgetary comparison for the general fund of the Winrock Town Center Tax Increment Development District 1 (the "District") as of and for the year ended June 30, 2014, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated December 31, 2014.

Internal Control Over Financial Reporting

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

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. However, as described in the accompanying schedule of findings and responses, during our audit we identified a deficiency in internal control over financial reporting that we consider to be a material weakness.

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. We consider item 2014-002 described in the schedule of findings and responses to be a material weakness.

To the Board of Directors
Winrock Town Center Tax Increment Development Districts
and
Mr. Hector Balderas
New Mexico State Auditor
Santa Fe, New Mexico

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matter that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and responses as items 2013-003 and 2014-001.

District's Responses to Findings

The District's responses to the finding identified in our audit are described in the accompanying schedule of findings and responses. We did not audit the organization's response 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.

Mess Adams LLP

Albuquerque, New Mexico
December 31, 2014

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
SCHEDULE OF FINDINGS AND RESPONSES
JUNE 30, 2014**

2013-003 [13-03]: Late Audit Report, Compliance and Other Matters

CONDITION

The audit report for the year ending June 30, 2014 was not submitted by the deadline of December 1, 2014. The report was submitted to the State Auditor's Office in December 2014.

CRITERIA

2.2.2 NMAC, Audit Rule 2014, specifies the deadline for submission of audit reports. Section 2.2.2.9 A (1)(e) stipulates that District reports are due no later than December 1. Further, Section 2.2.2.9 A (2) requires that submission of a late audit report shall be reported as current year audit finding in the audit report.

CAUSE

Additional procedures and documentations are needed due to the restatement of the beginning balance of net position due to the correction of the gross receipt tax increment in the prior year,

EFFECT

The District is not in compliance with Section 2.2.2.9 A (1)(e) of the NMAC, Audit Rule 2014.

RECOMMENDATION

Management should continue to work towards providing the timely completion of the audit report.

MANAGEMENT'S RESPONSE

The delay was due to the restatement of the financial statements resulting from the required refunds made to other governmental agencies as a result of error in the calculations of the gross receipts tax increment. The Board agrees with the recommendation and has instructed the Treasurer to work together with the external auditor to ensure that reports are submitted to the State's Auditor on a timely manner.

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
SCHEDULE OF FINDINGS AND RESPONSES
JUNE 30, 2014**

2014-001: Budget, Compliance and Other Matters

CONDITION

The District overspent the budget for the General Fund for the year ended June 30, 2014 by \$40,700.

CRITERIA

According to NMSA 6-3-1 to 6-3-25, expenditures are to be within the budgeted amounts.

CAUSE

The District did not include all expenditures in its budget.

EFFECT

The District is not in compliance with the requirements of NMSA 6-3-1 to 6-3-25 and there is increased risk that unauthorized transactions could occur.

RECOMMENDATION

Overspending of the budget should not occur. We recommend that all budget adjustments be approved prior to spending and budget to actual reviews be made on a timely basis.

MANAGEMENT'S RESPONSE

The Board agrees with the recommendation. There were some reimbursements of legal expenses that were not included in the budget information that was submitted to the Department of Finance and Administration. Going forward, we will ensure that our budget information reflects expected expenditures for a given fiscal year.

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
SCHEDULE OF FINDINGS AND RESPONSES
JUNE 30, 2014**

2014-002: Restatement of Gross Receipts Tax Increment, Material Weakness

CONDITION

During the fiscal year, the gross receipts tax increment was restated due to incorrect base year amount used by TRD. To correct this error, the beginning balances of net position and fund balance have been reduced by \$4,988,519.

CRITERIA

The District should provide adequate controls to ensure that the gross receipts tax increment is properly calculated in accordance with New Mexico Statutes.

CAUSE

The District explored all possible means to obtain the calculations of gross receipts tax increment from TRD. Due to confidentiality, the District was not able to obtain the calculations in the prior year.

EFFECT

The beginning balances of net position and fund balance have been restated.

RECOMMENDATION

We recommend that the District work with TRD in ensuring that the gross receipts tax increment is properly calculated. The District should obtain calculations of the gross receipts tax increment especially if there are changes in the base year amount in the future.

MANAGEMENT'S RESPONSE

The District has sufficient controls in place; however, due to statutory confidentiality requirements, TRD is not permitted to provide the District with the gross receipts tax information necessary to enable the District to confirm the increment distribution the District receives from the City of Albuquerque, Bernalillo County and the State of New Mexico. The District understands that TRD has modified its system to include the correct base year. The District will continue to communicate with TRD and monitor the gross receipts tax increment calculations to the best of its ability.

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
SCHEDULE OF PRIOR YEAR'S FINDINGS
JUNE 30, 2014**

13-01	No General Ledger Maintained	Resolved
13-02	Late Submission of IPA Recommendation Form and Audit Contract	Resolved
13-03	Late Audit Report	Repeated and revised as 2013-003

**WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICT 1
EXIT CONFERENCE
YEAR ENDED JUNE 30, 2014**

An exit conference was held on December 19, 2014. Attending were the following:

Representing Winrock Town Center Tax Increment Development District 1:

Diane G. Gibson, City of Albuquerque Councilor

Debbie Bonsignore, Treasurer

Representing Moss Adams LLP:

Jaime Rumbaoa, CPA, Senior Manager

The financial statements were prepared with the assistance of Moss Adams LLP.