

Clovis Housing and Redevelopment Agency, Inc.



A Helping Hand When You Need It Most

**STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.**

**A COMPONENT UNIT OF
CITY OF CLOVIS, NEW MEXICO**

**ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2011**

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INTRODUCTORY SECTION

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**STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.**

**Board of Commissioners and Management
June 30, 2011**

Board of Commissioners

Chairman	Robert Telles
Vice-Chairman	Rev. George Morgan, Sr.
Commissioner	Zeke Martinez
Commissioner	Kenneth Chretien
Commissioner	Betty Jane Williams

Agency Officials

Executive Director	Charlotte Molette
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**STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.**

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**STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.**

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FINANCIAL SECTION

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Griego Professional Services, LLC

Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

Hector Balderas,
New Mexico State Auditor
The Office of Management and Budget
and
Executive Director and Board of Commissioners
Clovis Housing and Redevelopment Agency, Inc.
Clovis, New Mexico

We have audited the accompanying financial statements of the business-type activities of the Clovis Housing and Redevelopment Agency, Inc. (the Agency), a component unit of the City of Clovis, New Mexico (the City), as of and for the year ended June 30, 2011, which collectively comprise the agency's basic financial statements as listed in the table of contents. We also have audited the financial statements of each of the agency's individual enterprise funds, including budgetary comparisons, presented as supplementary information in the accompanying combining and individual fund financial statements as of and for the year ended June 30, 2011, as listed in the table of contents. These financial statements are the responsibility of the agency's management. 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 of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the agency's internal control over financial reporting. Accordingly, we express no such opinion. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

As discussed in Note 1, the financial statements present only the Agency and are not intended to present the City's financial position, and the results of operations and the cash flows of its proprietary fund types in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Clovis Housing and Redevelopment Agency, Inc. as of June 30, 2011, and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America. In addition, in our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the individual enterprise funds of the Clovis Housing and Redevelopment Agency, Inc., New Mexico, as of June 30, 2011, and the respective changes in financial position and cash flows, where applicable, thereof and respective budgetary comparison for all enterprise funds for the year then ended in conformity with accounting principles generally accepted in the United States of America.

P.O. Box 37379 • Albuquerque, NM 87176-7379
8500 Menaul Blvd. NE, Ste. B295 • Albuquerque, NM 87112
Phone (505) 856-2741 - Fax (505) 856-7510

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In accordance with *Government Auditing Standards*, we have also issued our report dated November 28, 2011 on our consideration of the agency'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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The *Management's Discussion and Analysis* on pages v through ix is not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the basic financial statements, and the combining and individual fund financial statements and budgetary comparisons. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the financial statements. The Financial Data Schedule is required by the U.S. Department of Housing and Urban Development. The additional schedules listed as "Supporting Schedules" and the Financial Data Schedule listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

A handwritten signature in cursive script that reads "Griego Professional Services, LLC".

Griego Professional Services, LLC
Albuquerque, NM
November 28, 2011

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CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.

A Component Unit of City of Clovis
Management's Discussion and Analysis (MD&A)
June 30, 2011

INTRODUCTION

The Clovis Housing and Redevelopment Agency, Inc. (the Agency) is a component unit of the City of Clovis and is empowered to implement housing, community development, redevelopment, and revitalization programs within the City of Clovis, New Mexico (the City). The Agency has the power to acquire, lease, and improve property; to acquire via eminent domain; to investigate and determine whether an area is blighted; and to carry out a redevelopment plan in cooperation with local government.

The Agency presents this discussion and analysis of its financial performance during the fiscal year (FY) ended June 30, 2011, to assist the reader in focusing on significant financial issues and concerns. This discussion and analysis is an element of the new reporting model adopted by the Governmental Accounting Standards Board (GASB) in their Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*, issued June 1999.

The Agency's FY 2011 annual financial report consists of two parts – the management's discussion and analysis, and the basic financial statements (which include notes to those financial statements). Also included are supplementary schedules that show information that was sent to the U.S. Department of Housing and Urban Development (HUD) related to our basic financial statements.

The primary focus of the Agency's financial statements is on the financial statements of a single business-type activity that combines all programs administered by the Agency.

FINANCIAL HIGHLIGHTS FOR FY 2011

Under GASB 34, the Agency's single business-type activities financial statements for FY 2011 report on all of the Agency's assets, liabilities, revenues, expenses, and net assets under the programs it administers. In summary, the Agency's FY 2011 financial highlights included the following:

- Total assets and liabilities of the Agency were approximately \$4,432,026 and \$164,407 respectively; thus total net assets were approximately \$4,267,619 at June 30, 2011.
- Total revenues (including non-operating revenues) and expenses were approximately \$3,866,247 and \$3,053,018 respectively; thus net assets increased by approximately \$813,247 during the fiscal year.
- Revenues are derived from various sources with approximately 10% from non-grant sources and 90% received either directly or indirectly from the U.S. Department of Housing and Urban Development (HUD). Rental revenues from Agency-owned properties were approximately \$324,758, or 8% of total revenues.
- Cash flows from operating activities were a negative \$735,598. Furthermore, after considering investing activities and both capital and noncapital financing activities, the increase in cash and cash equivalents for the year was approximately \$685,810.

CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.

A Component Unit of City of Clovis
Management's Discussion and Analysis (MD&A)
June 30, 2011

AGENCY FINANCIAL STATEMENTS

The Agency's mission in the City focuses on the planning, design, construction, preservation, rehabilitation, financing, and management of housing, primarily for low- and moderate-income households, assisting in the revitalization of neighborhoods, and redevelopment of commercial and industrial areas in the City of Clovis. The Agency, as of June 30, 2011, owned 131 residential units that are leased to low-income families and individuals. In addition, housing assistance was being paid for 608 units under the Federal Housing Choice Voucher programs for privately-owned existing housing.

In view of this mission, the Agency's financial reporting objective under GASB 34 in FY 2011 focuses on the financial activities of the Agency as a whole.

Financial Statements Used in FY 2011

The Agency is presenting its FY 2011 discussion and analysis based on the financial results of its enterprise programs in four basic financial statements – the balance sheet; the statement of revenues, expenses and changes in net assets; the statement of changes in net assets and the statement of cash flows. The balance sheet reports all financial and capital assets of the Agency and is presented in a format where assets equal liabilities plus net assets, formerly known as fund equity. Net assets are broken down into the following three categories.

- *Net assets, invested in capital assets, net of related debt* consist of all capital assets net of accumulated depreciation, reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of these assets.
- *Restricted net assets* consist of assets that are restricted by constraints placed on the asset by external parties, such as, creditors, grantors, contributors, laws, or regulations reduced by liabilities payable from such assets.
- *Unrestricted net assets* consist of net assets that do not meet the definition of *net assets invested in capital assets, net of related debt, or restricted net assets*.

The statement of revenues, expenses and changes in net assets (similar to an income statement) includes operating revenues, such as charges for services, operating and capital grants and miscellaneous revenues. Operating expenses include administration, tenant services, utilities, ordinary maintenance & operations, general, housing assistance payments and depreciation. Non-operating revenues include interest income and gain on disposal of assets. The statement's focus is the change in net assets, which is similar to net income or loss.

The statement of changes in net assets provides a detail of the increase in net assets for each category, net assets invested in capital assets and unrestricted net assets, from FY 2010 to FY 2011.

Finally, a statement of cash flows is included, which discloses net cash used in operating activities, net cash used in capital and related financing activities, net cash used in noncapital and related financing activities, and net cash used in investing activities, if applicable.

CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.

A Component Unit of City of Clovis

Management's Discussion and Analysis (MD&A)

June 30, 2011

These financial statements utilize the economic resources measurement focus and the full accrual basis of accounting. They report the Agency's net assets and changes in net assets in full compliance with GASB 34. Under the full accrual basis of accounting, revenues are recognized in the period they are earned and expenses in the period when they are incurred.

In FY 2011, the following programs make up the Agency's single business-type activities financial statements:

- *Low Rent Public Housing Program* – Funding is from federal grants from HUD, rents, and other user charges and provides essential affordable housing for low-income families, disabled person, and the elderly.
- *Section 8 Housing Choice Voucher Programs* – This program is funded by HUD and is a subsidy program for very low- and extremely low-income families seeking housing in the private rental market.
- *Capital Fund Projects* – Funded on a reimbursement basis by HUD, the program funds may be used for the development, financing, and modernization of public housing developments and for management improvements.
- *Resident Opportunity and Supportive Services* – Funded by HUD, the program funds are used to address the needs of public housing residents by providing supportive services, resident empowerment activities, and/or assisting residents in becoming economically self sufficient

Net Assets

The following table reflects the Agency's condensed summary of the balance sheet as of June 30, 2010 and 2011:

Table 1
Summary of Balance Sheet
As of June 30,

Clovis Housing and Redevelopment, Inc.
MD&A Balance Sheet Summary
June 30, 2011

	<u>2011</u>	<u>2010</u>
Current assets	\$ 1,768,397	\$ 1,343,448
Other non-current assets	480,117	226,230
Capital assets, net of accumulated depreciation	2,183,512	2,030,643
Total assets	<u>\$ 4,432,026</u>	<u>\$ 3,600,321</u>
Current liabilities	\$ 90,955	\$ 142,876
Long-term liabilities	73,452	3,055
Total liabilities	<u>\$ 164,407</u>	<u>\$ 145,931</u>
Net Assets:		
Invested in capital assets	\$ 2,183,512	\$ 2,030,643
Restricted	395,599	226,230
Unrestricted	1,688,508	1,197,517
Total net assets	<u>4,267,619</u>	<u>3,454,390</u>
Total liabilities and net assets	<u>\$ 4,432,026</u>	<u>\$ 3,600,321</u>

Capital assets net of accumulated depreciation comprise about 49% of the Agency's total assets, while the amount of net assets invested in capital assets, net of related debt, amounts to about 51% of total net assets.

CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.

A Component Unit of City of Clovis

Management's Discussion and Analysis (MD&A)

June 30, 2011

The Agency's remaining net assets consist of restricted net assets and unrestricted net assets, which include cash in the bank, receivables net of allowances, and other assets less all other liabilities not previously applied.

Revenues, Expenses and Changes in Net Assets

The results of the Agency's operations are reported in the statement of revenues, expenses and changes in net assets. In FY 2011, the Agency realized an increase in net assets of approximately \$813,229. Table 2 presents a condensed summary of data from the Agency's statement of revenues, expenses and changes in net assets.

Table 2
Summary of Revenues, Expenses and Changes in Net Assets
Year Ended June 30,

Clovis Housing and Redevelopment, Inc.

MD&A Balance Income Statement Summary

June 30, 2011

	<u>2011</u>	<u>2010</u>
Revenues:		
Operating revenues		
Charges for services	\$ 324,758	\$ 312,895
Miscellaneous	45,608	92,998
Non-operating revenues	3,495,881	3,545,536
Total revenues	<u>\$ 3,866,247</u>	<u>\$ 3,951,429</u>
Expenses:		
Operating expenses		
Administration	\$ 468,721	\$ 462,105
Utilities	202,772	164,708
Maintenance and operations	223,762	230,065
Tenant services	90,339	67,231
Protective services	85,879	95,920
Other expenses	59,941	77,794
Depreciation	154,812	155,886
Loss on disposal of equipment	290	-
Housing assistance payments	1,766,502	2,119,705
Total expenses	<u>\$ 3,053,018</u>	<u>\$ 3,373,414</u>
Increase/(decrease) in net assets	<u>\$ 813,229</u>	578,015
Net assets at June 30, 2010	<u>\$ 3,454,390</u>	2,876,375
Net assets at June 30, 2011	<u>\$ 4,267,619</u>	\$ 3,454,390

Approximately 90% of the Agency's total revenues in fiscal years 2011 and 2010 were non-operating revenues that were derived from intergovernmental subsidies and interest income. Approximately 90% of the Agency's revenue is derived from intergovernmental grants. The remaining 10% were operating revenues derived other rents, user charges, and miscellaneous revenues.

In FY 2011, the Agency incurred expenses totaling \$3,373,414 compared to \$3,053,018 which represents a decrease of \$320,396, or approximately 9% from the prior year. Approximately \$1,766,502, or 57%, of the expenses are housing assistance payments made in the Section 8 Housing Choice Voucher program. Operating expenses include costs related to administration, tenant services, utilities, ordinary maintenance & operations, general and depreciation expenses.

CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.

A Component Unit of City of Clovis

Management's Discussion and Analysis (MD&A)

June 30, 2011

The Agency's FY 2011 Financial Data Schedule, included with these financial statements, supplies activity detail for the Statement of Revenues, Expenses and Change in Net Assets and shows noteworthy transactions that influenced financial results of its rental assistance programs – the Low Rent Public Housing Program and Section 8 Housing Choice Voucher and its capital fund programs. These transactions include:

- *The Low Rent Public Housing Program* had total revenues and expenses of approximately \$1,285,840 and \$986,843. Within the *Low Rent Public Housing Program* there was \$362,550 of *Capital Fund Projects* revenues and \$29,214 of *Resident Opportunity and Supportive Services* revenue.
- *The Housing Choice Voucher (Section 8) Program* had revenues totaling approximately \$2,580,407 and expenses (mainly housing assistance payments) of approximately \$2,048,558.

CAPITAL ASSET AND DEBT ADMINISTRATION

The Agency's capital assets as of June 30, 2011 and 2010, included land, structures & improvements and machinery & equipment that totaled \$7,425,858 (without accumulated depreciation), most of which is comprised of Public Housing units available for lease to low- and moderate-income residents and construction in these Public Housing areas in the City of Clovis. A breakdown of these assets is shown in Table 3.

Table 3
Change in Capital Assets of the Agency
June 30,

Clovis Housing and Redevelopment, Inc.

MD&A Capital Asset Summary

June 30, 2011

	<u>2011</u>	<u>2010</u>
Nondepreciable assets:		
Land	179,270	\$ 179,270
Construction in progress	267,080	44,454
Other capital assets		
Structures and improvements	6,450,531	6,401,264
Machinery and equipment	528,977	493,770
Less: accumulated depreciation	<u>(5,242,346)</u>	<u>(5,088,115)</u>
Totals	<u>\$ 2,183,512</u>	<u>\$ 2,030,643</u>

The Agency had approximately \$307,971 in net additions to capital assets in FY 2011.

CONTACTING AGENCY MANAGEMENT

This financial report is designed to provide the citizens of the City of Clovis, taxpayers, and creditors with a general overview of the Agency's finances and to demonstrate the Agency's accountability for the money it receives. Questions concerning this report or requests for additional financial information should be directed to the Executive Director, 2101 W. Grand Street, Clovis, New Mexico 88102.

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BASIC FINANCIAL STATEMENTS

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STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
BALANCE SHEET
PROPRIETARY FUND TYPES
JUNE 30, 2011

Exhibit A

ASSETS

Current assets:

Cash and cash equivalents	\$	1,449,566
Investments		257,504
Accounts receivable - tenants, net of allowance for doubtful accounts of \$0		4,631
Inventory		10,486
Prepaid expenses		46,210
<i>Total current assets</i>		1,768,397

Noncurrent assets:

Restricted cash and cash equivalents		480,117
Land, Structures and equipment, net of accumulated depreciation		2,183,512
<i>Total noncurrent assets</i>		2,663,629

<i>Total assets</i>	\$	4,432,026
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LIABILITIES

Current liabilities (payable from current assets):

Accounts payable	\$	30,087
Accrued salaries and benefits		35,809
Compensated absences, current amounts		11,738
<i>Total current liabilities (payable from current assets)</i>		77,634

Current liabilities (payable from restricted assets)

Tenant security and financial self sufficiency deposits		13,321
<i>Total current liabilities (payable from restricted assets)</i>		13,321

Non-current liabilities :

Tenant security and financial self sufficiency deposits		71,197
Compensated absences, net of current amounts		2,255
<i>Total non-current liabilities</i>		73,452

<i>Total liabilities</i>		164,407
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NET ASSETS

Invested in capital assets		2,183,512
Restricted		395,599
Unrestricted		1,688,508
		4,267,619

<i>Total net assets</i>		4,267,619
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<i>Total liabilities and net assets</i>	\$	4,432,026
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The accompanying notes are an integral part of these financial statements

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STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET ASSETS
PROPRIETARY FUND TYPES
YEAR ENDED JUNE 30, 2011

Exhibit B

<i>Operating revenues:</i>	
Charges for services	\$ 324,758
Miscellaneous	45,608
	<hr/>
<i>Total operating revenues</i>	<u>370,366</u>
 <i>Operating expenses:</i>	
Administration	468,721
Utilities	202,772
Ordinary maintenance and operations	223,762
Tenant services	90,339
Insurance	85,879
Other expenses	59,941
Depreciation	154,812
	<hr/>
<i>Total operating expenses</i>	<u>1,286,226</u>
 <i>Operating income</i>	 <u>(915,860)</u>
 <i>Non-operating revenues (expenses):</i>	
Operating grants	3,084,503
Other government grants	30,214
Capital grants	362,550
Fraud recovery revenue	16,643
Interest income	1,971
Gain (loss) on disposal of assets	(290)
Housing assistance payments	(1,766,502)
	<hr/>
<i>Total non-operating revenues</i>	<u>1,729,089</u>
 <i>Change in net assets</i>	 813,229
 <i>Total net assets - beginning of year</i>	 <u>3,454,390</u>
 <i>Total net assets - end of year</i>	 <u><u>\$ 4,267,619</u></u>

The accompanying notes are an integral part of these financial statements

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STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
STATEMENT OF CHANGES IN NET ASSETS
PROPRIETARY FUND TYPES
YEAR ENDED JUNE 30, 2011

Exhibit C

	Net Assets Invested in Capital Assets	Unrestricted Net Assets	Restricted Net Assets	Total
Balance June 30, 2010	\$ 2,030,643	\$ 1,197,517	\$ 226,230	\$ 3,454,390
Net change in net assets for the year ended June 30, 2010	<u>152,869</u>	<u>490,991</u>	<u>169,369</u>	<u>813,229</u>
Balance June 30, 2011	<u><u>\$ 2,183,512</u></u>	<u><u>\$ 1,688,508</u></u>	<u><u>\$ 395,599</u></u>	<u><u>\$ 4,267,619</u></u>

The accompanying notes are an integral part of these financial statements

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STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
STATEMENT OF CASH FLOWS
PROPRIETARY FUND TYPES
YEAR ENDED JUNE 30, 2011

Exhibit D

<i>Cash flows from operating activities:</i>	
Cash received from customers	\$ 386,166
Cash paid to suppliers and employees	(1,121,764)
<i>Net cash (used) by operating activities</i>	<u>(735,598)</u>
 <i>Cash flows from noncapital and related financing activities:</i>	
Intergovernmental HUD subsidy	3,477,267
Housing assistance payments	(1,766,502)
Fraud recovery income	16,643
<i>Net cash provided by noncapital and related financing activities</i>	<u>1,727,408</u>
 <i>Cash flows from capital and related financing activities:</i>	
Acquisitions and construction of capital assets	(307,971)
<i>Net cash (used) by capital and related financing activities</i>	<u>(307,971)</u>
 <i>Cash flows from investing activities:</i>	
Interest received	1,971
<i>Net cash provided by investing activities</i>	<u>1,971</u>
<i>Net increase in cash and cash equivalents</i>	685,810
<i>Cash and cash equivalents - beginning of year</i>	<u>1,501,377</u>
<i>Cash and cash equivalents - end of year</i>	<u><u>\$ 2,187,187</u></u>
 <i>Reconciliation of operating income (loss) to net cash provided (used) by operating activities:</i>	
Operating income (loss)	\$ (915,860)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	154,812
(Increase) decrease in:	
Accounts receivable	15,800
Prepaid expenses	(8,046)
Inventory	(780)
Increase (decrease) in:	
Accounts payable	8,718
Accrued expenses	10,099
Compensated absences	(341)
<i>Net cash (used) by operating activities</i>	<u><u>\$ (735,598)</u></u>

Summary of Significant Noncash Activities:

There a loss of \$290 in noncash activities during the year ended June 30, 2011 relating to the disposition of capital assets.

The accompanying notes are an integral part of these financial statements

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STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2011

Note 1 Summary of Significant Accounting Policies

The Clovis Housing and Redevelopment Agency, Inc. (the Agency) was organized under New Mexico statutes, to provide a conduit for housing funds for disadvantaged citizens of the City of Clovis, New Mexico. The Agency is a political subdivision of the State of New Mexico and a component unit of the City of Clovis, New Mexico.

The Housing Authority of the City of Clovis was organized August 8, 1939. The Cooperative Agreement between the City of Clovis and the Housing Authority was entered into August 7, 1941. The Housing Authority was incorporated as a New Mexico non-profit corporation in September of 1992. On January 29, 1994 the name was changed to Clovis Housing and Redevelopment Agency, Inc. (the Agency). In May of 1995 the Agency was granted an organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. The Agency has an elected Chairman, a four member council and a secretary. The Agency manages two (2) lower rent public housing developments containing 131 total units and administers Housing and Urban Development's (HUD) Housing Choice Vouchers Section 8 housing assistance program.

The financial statements present only the financial position, results of operations and cash flows of the Agency and are not intended to present fairly the City's financial position, results of operations and cash flows of its proprietary fund types in conformity with accounting principals generally accepted in the United States of America.

The financial statements of the Agency have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The GASB periodically updates its codification of the existing Governmental Accounting and Financial Reporting Standards which, along with subsequent GASB pronouncements (Statements and Interpretations), constitutes GAAP for governmental units. The more significant of the Agency's accounting policies are described below.

The following programs are maintained by the Agency:

Low Rent Public Housing Program – The overall objective of the Public and Indian Housing program is to provide and operate cost-effective, decent, safe and affordable dwellings for lower income families.

Section 8 Programs – These programs, funded through direct grants from HUD, provide rental assistance to qualified families through rent subsidies paid directly to third-party landlords.

Capital Fund Projects – Funded on a reimbursement basis by HUD, the program funds may be used for the development, financing, and modernization of public housing developments and for management improvements. Per HUD requirements, these funds are presented within the Low Rent Public Housing Program on the Financial Statements.

Resident Opportunity and Supportive Services – Funded by HUD, the program funds are used to address the needs of public housing residents by providing supportive services, resident empowerment activities, and/or assisting residents in becoming economically self sufficient. Per HUD requirements, these funds are presented within the Low Rent Public Housing Program on the Financial Statements.

STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2011

Note 1 Summary of Significant Accounting Policies (Continued)

A. *Financial Reporting Entity*

In evaluating how to define the Agency for financial reporting purposes, management has considered all potential component units. The decision to include potential component units in the financial reporting entity was made by applying the criteria set forth in GASB #14. The basic, but not the only, criterion for including a potential component unit within the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations, and accountability for fiscal matters.

A second criterion used in evaluating potential component units is the scope of public service. Application of this criterion involves considering whether the activity benefits the government and / or its citizens. A third criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the government is able to exercise oversight responsibilities. Based upon the application of these criteria, the Agency has no component units; however, the Agency is a component unit of the City of Clovis.

B. *Basis of Presentation*

All of the Agency's programs are accounted for as business-type activities for financial reporting purposes. This financial statement presentation provides an indication of the financial performance of the Agency as a whole. Enterprise designations are used to account for activities (a) which are financed with debt that is solely secured by a pledge of the net revenues from fees and charges of the activity; (b) which are governed by laws or regulations that require that the activity's costs of providing services be recovered with fees and charges, rather than taxes or similar revenues; or (c) that the pricing policies of the activity establish fees and charges designed to recover its costs.

The Agency uses funds to report on its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. Encumbrance accounting is not used for budgetary or normal financial reporting purposes.

A fund is a separate accounting entity with a self-balancing set of accounts. The Agency classifies all funds into one category: proprietary. That category, in turn, is divided into separate "funds".

Proprietary funds are used to account for activities similar to those found in the private sector, where the determination of net income is necessary or useful to sound financial administration. Goods or services from such activities can be provided either to outside parties (enterprise funds) or to other departments or agencies primarily within the government (internal service funds).

Pursuant to Governmental Accounting Standards Board (GASB) Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that Use Proprietary Fund Accounting*, the Agency has elected to apply the

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NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2011

Note 1 Summary of Significant Accounting Policies (Continued)

B. *Basis of Presentation (continued)*

provisions of all relevant pronouncements of the Financial Accounting Standards Board (FASB), including those issued after November 30, 1989. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

C. *Measurement Focus, Basis of Accounting, and Financial Statement Presentation*

The Agency's financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Under this method, revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of related cash flows.

The Agency distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with the Agency's principal ongoing operations. The Agency's operating revenues consist primarily of charges for services and operating grants. Operating expenses include administration, utilities and ordinary repairs and maintenance expenses as well as general expenses, housing assistance payments, and depreciation expense. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All proprietary funds are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of these funds are included on the balance sheet. Proprietary fund type operating statements present increases (revenues) and decreases (expenses) in net total assets.

The accrual basis of accounting is utilized by proprietary funds. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

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

D. *Assets, Liabilities, and Equity*

Cash and Cash Equivalents: The Agency considers cash in operating bank accounts, cash on hand and all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents. State statutes authorize the Agency to invest in obligations of the U.S. Treasury, certified financial institution time deposits, and New Mexico political subdivision obligations.

New Mexico Statutes require that financial institutions with public monies on deposit to pledge collateral to the owner of such public monies in an amount not less than 50% of the public monies held on deposit. Collateral pledged is held in safekeeping by other financial institutions, with safekeeping receipts held by the Agency (Note 2).

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CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2011

Note 1 Summary of Significant Accounting Policies (Continued)

D. Assets, Liabilities, and Equity (continued)

Accounts Receivable: All trade receivables are shown net of an allowance for doubtful accounts. The allowance is comprised of all accounts receivable which management estimates to be uncollectible.

Inventories: The inventory held consists of expendable supplies held for consumption and recorded at cost. The cost is recorded as expenditure at the time of consumption. Inventory for the Agency is valued at cost.

Prepaid Items: Prepaid balances are for payments made by the Agency in the current year to provide services that are applicable to future accounting periods.

Capital Assets: Proprietary fund property and equipment acquisitions are recorded at cost or, if contributed property, at their fair market value at the time the contribution is made. Repairs and maintenance are recorded as expenses, while renewals and betterments are capitalized. Assets capitalized have an original cost of \$5,000 or more, per section 12-6-10 NMSA 1978, and a useful life of more than one year. Depreciation is recorded using the straight-line method based on the estimated useful life of the asset. The following lives are utilized:

Land Improvements	40 years
Buildings and Improvements	40 years
Machinery and Equipment	5-10 years
Computers and Software	3-5 years
Vehicles	5 years

Accrued Expenses: Accrued expenses are comprised of accrued salaries, wages, related employment taxes and current maturities of compensated absences, discussed more fully below.

Compensated Absences: The Agency's policy allows employees to accumulate limited amounts of vacation and sick pay, which are payable to the employee upon termination or retirement. Vested or accumulated vacation leave is reported as an expenditure and a liability of the program that will pay it.

Cash Flows: For the purpose of the statement of cash flows, the Agency considers all highly liquid investments (including restricted assets) with an original maturity of three months or less when purchased to be cash equivalents.

Interfund Transactions: Quasi-external transactions are accounted for as revenues or expenses. Transactions that constitute reimbursements to a fund for expenses initially made from it that are properly applicable to another fund are recorded as expenses in the reimbursing fund and as a reduction of expenses in the fund that is reimbursed.

All other interfund transactions, except quasi-external transactions and reimbursements, are reported as transfers. Non-recurring or non-routine permanent transfers of equity are reported as residual equity transfers. All other interfund transfers are reported as interfund balances.

STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2011

Note 1 Summary of Significant Accounting Policies (Continued)

D. Assets, Liabilities, and Equity (continued)

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 certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates. Significant estimates affecting the Agency's financial statements include management's estimate of the useful lives of capital assets.

Net Assets: Net assets comprise the various net earnings from operating and non-operating revenues, expenses and contributions of capital. Net assets are classified in the following three components:

- a) Invested in capital assets, net of related debt, consists of all capital assets, net of accumulated depreciation and reduced by the outstanding debt that is attributable to the acquisition, construction and improvement of the assets: debt related to the unspent proceeds or other restricted cash and investments is excluded from the determination.
- b) Restricted net assets consists of net assets for which constraints are placed thereon by external parties, such as: lenders, grantors, contributors, laws, regulations and enabling legislation, including self-imposed legal mandates.
- c) Unrestricted net assets consist of all other net assets not included in the above categories.

Restricted Assets: Certain resources set aside for modernization and development, as well as security deposits held as insurance against the non-payment for services rendered are classified on the balance sheet as restricted because their use is limited.

The Agency's policy is to apply restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net assets are available.

Revenue Recognition: Dwelling rental revenues are recorded as rentals become due. Rental payments received in advance, if any, are deferred until earned.

The Agency has entered into annual contributions contracts with HUD to develop, manage and own public housing projects and to administer the federal Section 8 housing programs, whereby monthly housing assistance payments are made to landlords on behalf of eligible lower income individuals and families. HUD makes monthly operating subsidy contributions within the public housing program and monthly contributions for housing assistance payments and administration fees for the Section 8 program. Such contributions are reflected as operating grants in the accompanying financial statements.

Budgetary Information: The Executive Director annually obtains from HUD approved operating budgets for the fiscal year commencing the following July 1. The Agency's Commission is required to obtain approval from HUD for any revisions that alter the total expenditures, the legal level of budgetary control, of any grant programs. HUD program budgets are prepared on a regulatory basis which is comparable to the GAAP financial presentation included in this report. Therefore, budgetary data for the Agency's programs are included as supplementary information.

STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2011

Note 2 Cash and Cash Equivalents

State statutes authorize the investment of the Agency's funds in a wide variety of instruments including certificates of deposit and other similar obligations, state investment pool, money market accounts, and United States Government obligations. All invested funds of the Agency properly followed State investment requirements as of June 30, 2011.

Deposits of funds may be made in interest or non-interest bearing checking accounts in one or more banks or savings and loan associations within the geographical boundaries of the Agency. Deposits may be made to the extent that they are insured by an agency of the United States or by collateral deposited as security or by bond given by the financial institution.

The rate of interest in non-demand interest-bearing accounts shall be set by the State Board of Finance, but in no case shall the rate of interest be less than one hundred percent of the asked price on United States treasury bills of the same maturity on the day of deposit.

Excess of funds may be temporarily invested in securities which are issued by the State or by the United States government, or by their departments or agencies, and which are either direct obligations of the State or the United States or are backed by the full faith and credit of those governments.

The collateral pledged is listed on Schedule I of this report. The types of collateral allowed are limited to direct obligations of the United States Government and all bonds issued by any agency, district or political subdivision of the State of New Mexico.

According to the Federal Deposit Insurance Corporation, public unit deposits are funds owned by the public unit. Time deposits, savings deposits and interest bearing NOW accounts of a public unit in an institution in the same state will be insured up to \$250,000 in aggregate and separate from the \$250,000 coverage for public unit demand deposits at the same institution. Additionally, from December 31, 2010 through December 31, 2012, all deposits in non-interest bearing transaction accounts (such as non-interest bearing checking accounts) at participating institutions are fully guaranteed, regardless of dollar amount.

Deposits

NM State Statutes require collateral pledged for deposits in excess of the federal deposit insurance to be delivered, or a joint safekeeping receipt be issued, to the Agency for a least one half of the amount on deposit with the institution. The schedule listed below discloses the State of New Mexico, Office of the State Auditor's requirements on reporting the insured portion of the Agency's deposits.

Custodial Credit Risk – Deposits. Custodial credit risk is the risk that in the event of bank failure, the Agency's deposits may not be returned to it. The Agency does not have a deposit policy for custodial credit risk. New Mexico State Statutes require collateral pledged for deposits in excess of the federal deposit insurance to be delivered, or a joint safekeeping receipt be issued, to the Agency for at least one half of the amount on deposit with the institution.

STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2011

Note 2 Cash and Cash Equivalents (continued)

	<u>Bank of Clovis</u>	<u>Wells Fargo Bank</u>	<u>Total</u>
Total amounts of deposits*	\$ 1,043,063	\$ 1,188,314	\$ 2,231,377
FDIC coverage	<u>(500,000)</u>	<u>(250,000)</u>	<u>(750,000)</u>
Total uninsured public funds	<u>\$ 543,063</u>	<u>\$ 938,314</u>	<u>\$ 1,481,377</u>
Collateral requirement (50% of uninsured public funds)	271,532	469,157	740,689
Pledged security	<u>(793,434)</u>	<u>(1,071,696)</u>	<u>(1,865,130)</u>
Under/ (Over)-collateralized	<u>\$ (521,902)</u>	<u>\$ (602,539)</u>	<u>\$ (1,124,441)</u>

* - Total amount of deposits per bank includes deposit accounts and certificates of deposit.

Custodial Credit Risk – Deposits. Custodial credit risk is the risk that in the event of a bank failure, the Agency’s deposits may not be returned to it. The Agency does not have a deposit policy for custodial credit risk, other than following state statutes as put forth in the Public Money Act (Section 6-10-1 to 6-10-63, NMSA 1978). At June 30, 2011, 1,303,241 of the Agency’s bank balance of \$2,231,377 was exposed to custodial credit risk because it was uninsured and the collateral was held by the pledging bank’s trust department, not in the Agency’s name.

Note 3 Accounts Receivable

The Agency’s accounts receivable at June 30, 2011, are as follows:

	<u>Accounts Receivable</u>	<u>Allowance</u>	<u>Net</u>
Accounts receivable – Tenants	\$ 4,631	\$ —	\$ 4,631
Total Accounts Receivable	<u>\$ 4,631</u>	<u>\$ —</u>	<u>\$ 4,631</u>

There is not allowance for uncollectible accounts receivable as of June 30, 2011.

Note 4 Interfund Receivables, Payables and Transfers

During the course of operations, numerous transactions occur between individual funds for loans. These loans are reported as “due from other funds” or “due to other funds” on the balance sheet.

As of June 30, 2011 there were not interfund receivables for the Agency.

STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2011

Note 5 Land, structures and equipment

	<u>Balance</u> <u>6/30/2010</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>6/30/2011</u>
Low-Rent Public Housing				
Capital Assets, Not Being Depreciated:				
Land	\$ 179,270	—	—	179,270
Construction in Progress	<u>44,454</u>	<u>222,626</u>	<u>—</u>	<u>267,080</u>
Total Capital Assets, Not Being Depreciated:	<u>223,724</u>	<u>222,626</u>	<u>—</u>	<u>446,350</u>
Capital Assets, Being Depreciated:				
Land Improvements	351,460	41,737	—	393,197
Buildings & Improvements	6,049,805	7,529	—	6,057,334
Dwelling Equipment	198,932	—	(621)	198,311
Non-dwelling Equipment	<u>215,132</u>	<u>30,055</u>	<u>(250)</u>	<u>244,937</u>
Total Capital Assets, Being Depreciated	<u>6,815,329</u>	<u>79,321</u>	<u>(871)</u>	<u>6,893,779</u>
Accumulated Depreciation:				
Land Improvements	(151,211)	(25,994)	—	(177,206)
Buildings & Improvements	(4,453,238)	(86,717)	—	(4,539,955)
Dwelling Equipment	(220,980)	(12,103)	331	(232,752)
Non-dwelling Equipment	<u>(183,591)</u>	<u>(29,360)</u>	<u>250</u>	<u>(212,701)</u>
Total Accumulated Depreciation	<u>(5,009,020)</u>	<u>(154,174)</u>	<u>581</u>	<u>(5,162,614)</u>
Total Capital Assets Being Depreciated, Net	<u>1,806,309</u>	<u>(74,853)</u>	<u>(290)</u>	<u>1,731,165</u>
Total Low Rent Public Housing Capital Assets, Net	<u>\$ 2,030,033</u>	<u>\$ 147,773</u>	<u>\$ (290)</u>	<u>\$ 2,177,515</u>
Section 8 Vouchers				
Capital Assets, Being Depreciated:				
Non-dwelling Equipment	<u>79,705</u>	<u>6,024</u>	<u>—</u>	<u>85,729</u>
Accumulated Depreciation:				
Non-dwelling Equipment	<u>(79,094)</u>	<u>(638)</u>	<u>—</u>	<u>(79,732)</u>
Total Capital Assets Being Depreciated, Net	<u>611</u>	<u>5,386</u>	<u>—</u>	<u>5,997</u>
Total Section 8 Vouchers Capital Assets, Net	<u>\$ 611</u>	<u>\$ 5,386</u>	<u>\$ —</u>	<u>\$ 5,997</u>
Total Capital Assets, Net	<u>\$ 2,030,644</u>	<u>\$ 153,159</u>	<u>\$ (290)</u>	<u>\$ 2,183,512</u>

STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2011

Note 6 Compensated Absences

The Agency’s policy allows employees to accumulate limited amounts of vacation and sick pay, which are payable to the employee upon termination or retirement.

<u>Balance</u>		<u>Additions</u>	<u>Deletions</u>	<u>Balance</u>
<u>June 30, 2010</u>				<u>June 30, 2011</u>
\$ 14,334	\$	28,957	\$	29,298
				\$ 13,993

The current portion of Accrued Compensated Absences at June 30, 2011 is \$2,255.

Note 7 Risk Management

The Housing Insurance Authority provides coverage for all risks except for flood, earthquake, and boiler and machinery failure in the amount of \$12,683,839 for Agency owned buildings and improvements with a \$1,000 deductible per occurrence. General liability coverage is afforded to all employees and board members with a limit of \$1,000,000 per occurrence. The automobile and property liability limit is a combined limit of \$300,000 with a \$250 deductible. Omaha Property and Casualty provides coverage for flood with a separate \$1,000 deductible per occurrence. Ohio Casualty provides coverage for public employee dishonesty with a \$100,000 per employee covered. Worker’s Compensation insurance is purchased through New Mexico Mutual Casualty Company with a bodily injury by an accident or disease limit of \$100,000 per individual. Injury by disease has a limit of \$500,000 per policy.

Note 8 Pension Plan – Public Employees Retirement Association’s Pension Plan

Plan Description: Substantially all of the Agency’s full-time employees participate in a public employee retirement system authorized under the Public Employees Retirement Act (Chapter 10, Article 11 NMSA 1978). The Public Employees Retirement Association (PERA) is the administrator of the plan, which is a cost-sharing multiple-employer defined benefit retirement plan. The plan provides for retirement, disability benefits, survivor benefits and cost-of-living adjustments to plan members and beneficiaries. PERA issues a separate, publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to PERA, P.O. Box 2123, Santa Fe, New Mexico 87504-2123. The report is also available on PERA’s website at www.pera.state.nm.us.

Funding Policy: Plan members covered under Municipal Plan I. Under Plan I, members are required to contribute 7.00% of their gross salary. The Agency is required to contribute 7.00% of the gross covered salary. The contribution requirements of plan members and the Agency are established under Chapter 10, Article 11 NMSA 1978. The requirements may be amended by acts of the legislature. Total Agency contributions to PERA for the year ending June 30, 2011, 2010, and 2009 were \$33,053, \$32,663, and \$29,995, respectively. All amounts expended were equal to the amount of the required contributions for each year.

Note 9 Post Employment Benefits—State Retiree Health Care Plans

The Agency has not elected to participate in the New Mexico Public Employee Health Care Act plan and there are no required contributions for fiscal year ending June 30, 2011.

STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2011

Note 10 Contingent Liabilities

Amounts received or receivable from grantor agencies are subject to audit and adjustments by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although Agency expects such amounts, if any, to be immaterial.

Note 11 Concentrations

Approximately 90% percent of the Agency's revenues are derived from grants from various federal agencies. Reduction or interruption of these funds is not expected, however, if reduction or interruption of funding occurred it would have a material impact on the operations of the Agency.

Note 12 Commitments

The Agency has committed to pay several construction contractors for construction and remodeling of facilities as of June 30, 2011. The amounts due to contractors relating to these projects totals \$13,195.

Note 13 Subsequent Accounting Standard Pronouncements

In December 2009, the GASB issued Statement No. 57, OPEB Measurements by Agent Employers and Agent Multiple-Employer Plan, which is effective for financial statement periods beginning after June 15, 2011. The objective of this Statement is to address issues related to the use of the alternative measurement method and the frequency and timing of measurements by employers that participate in agent multiple-employer other postemployment benefit (OPEB) plans (that is, agent employers).

In November 2010, the GASB issued Statement No. 61, *The Financial Reporting Entity: Omnibus—an amendment of GASB Statements No. 14 and No. 34*, which is effective for financial statement periods beginning after June 15, 2012. The objective of this Statement is to improve financial reporting for a governmental financial reporting entity. The requirements of Statement No. 14, *The Financial Reporting Entity*, and the related financial reporting requirements of Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, were amended to better meet user needs and to address reporting entity issues that have arisen since the issuance of those Statements. This Statement modifies certain requirements for inclusion of component units in the financial reporting entity and amends the criteria for reporting component units as if they were part of the primary government in certain circumstances.

In December of 2010, the GASB issued Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, which is effective for financial statements for periods beginning after December 15, 2011. The objective of this Statement is to incorporate into the GASB's authoritative literature certain accounting and financial reporting guidance that is included in the following pronouncements issued on or before November 30, 1989, which does not conflict with or contradict GASB pronouncements:

1. Financial Accounting Standards Board (FASB) Statements and Interpretations
2. Accounting Principles Board Opinions
3. Accounting Research Bulletins of the American Institute of Certified Public Accountants' (AICPA) Committee on Accounting Procedure.

STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2011

Note 13 Subsequent Accounting Standard Pronouncements (continued)

The requirements in this Statement will improve financial reporting by contributing to the GASB's efforts to codify all sources of generally accepted accounting principles for state and local governments so that they derive from a single source.

In June 2011, the GASB issued Statement No. 63, Financial reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and net Position which is effective for financial statements for periods beginning after December 15, 2011. Earlier application is encouraged. The objective of this statement is to provide financial reporting guidance for deferred outflows of resources and deferred inflows of resources. Concepts Statement No. 4, Elements of Financial Statements, introduced and defined those elements as a consumption of net assets by the government that is applicable to a future reporting period, and an acquisition of net assets by the government that is applicable to a future reporting period, respectively. Previous financial reporting standards do not include guidance for reporting those financial statement elements, which are distinct from assets and liabilities. Concepts Statement 4 also identifies net position as the residual of all other elements presented in a statement of financial position. This Statement amends the net asset reporting requirements in Statement No. 34, Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments, and other pronouncements by incorporating deferred outflows of resources and deferred inflows of resources into the definitions of the required components of the residual measure and by renaming that measure as net position, rather than net assets.

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FINANCIAL STATEMENTS OF INDIVIDUAL FUNDS

STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
COMBINING BALANCE SHEET
ALL ENTERPRISE FUNDS
YEAR ENDED JUNE 30, 2011

Statement A-1
Page 1 of 2

ASSETS	Low-Rent Public Housing <u>14.850</u>	Section 8 <u>14.871</u>	<u>Total</u>
<i>Current assets:</i>			
Cash and cash equivalents	699,175	750,391	\$1,449,566
Investments	257,504	-	257,504
Accounts receivable - tenants, net of allowance for doubtful accounts of \$0	4,631	-	4,631
Inventory	10,486	-	10,486
Prepaid expenses	<u>35,127</u>	<u>11,083</u>	<u>46,210</u>
<i>Total current assets</i>	<u>1,006,923</u>	<u>761,474</u>	<u>1,768,397</u>
<i>Noncurrent assets:</i>			
Restricted cash and cash equivalents	16,625	463,492	480,117
Land, structures and equipment, net of accumulated depreciation	<u>2,177,515</u>	<u>5,997</u>	<u>2,183,512</u>
<i>Total noncurrent assets</i>	<u>2,194,140</u>	<u>469,489</u>	<u>2,663,629</u>
<i>Total assets</i>	<u><u>\$3,201,063</u></u>	<u><u>\$ 1,230,963</u></u>	<u><u>\$4,432,026</u></u>

The accompanying notes are an integral part of these financial statements

STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
COMBINING BALANCE SHEET
ALL ENTERPRISE FUNDS
YEAR ENDED JUNE 30, 2011

Statement A-1
Page 2 of 2

LIABILITIES AND NET ASSETS	Low-Rent Public Housing 14.850	Section 8 14.871	Total
<i>Current liabilities (payable from current assets):</i>			
Accounts payable	\$ 23,967	\$ 6,120	\$ 30,087
Accrued salaries & benefits	35,809	-	35,809
Compensated absences, current portion	8,878	2,860	11,738
<i>Total current liabilities (payable from current assets)</i>	<u>68,654</u>	<u>8,980</u>	<u>77,634</u>
<i>Current liabilities (payable from restricted assets)</i>			
Tenant security deposits (payable from restricted assets)	13,321	-	13,321
<i>Total current liabilities (payable from restricted assets)</i>	<u>13,321</u>	<u>-</u>	<u>13,321</u>
<i>Non-current liabilities :</i>			
Tenant financial self-sufficiency deposits (payable from restricted assets)	3,304	67,893	71,197
Compensated absences, net of current portion	1,637	618	2,255
<i>Total non-current liabilities</i>	<u>4,941</u>	<u>68,511</u>	<u>73,452</u>
<i>Total liabilities</i>	<u>86,916</u>	<u>77,491</u>	<u>164,407</u>
<i>Net assets:</i>			
Net assets invested in capital assets, net of related debt	2,177,515	5,997	2,183,512
Restricted net assets	-	395,599	395,599
Unrestricted net assets	936,632	751,876	1,688,508
<i>Total Net assets</i>	<u>3,114,147</u>	<u>1,153,472</u>	<u>4,267,619</u>
<i>Total liabilities and net assets</i>	<u><u>\$3,201,063</u></u>	<u><u>\$ 1,230,963</u></u>	<u><u>\$4,432,026</u></u>

The accompanying notes are an integral part of these financial statements

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STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
COMBINING STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET ASSETS - ALL ENTERPRISE FUNDS
YEAR ENDED JUNE 30, 2011

Statement A-2

	Low-Rent Public Housing 14.850	Section 8 14.871	Total
<i>Operating revenues:</i>			
Charges for services	\$ 324,758	\$ -	\$ 324,758
Miscellaneous	27,991	17,617	45,608
<i>Total operating revenues</i>	<u>352,749</u>	<u>17,617</u>	<u>370,366</u>
<i>Operating expenses:</i>			
Administration	227,190	241,531	468,721
Utilities	202,772	-	202,772
Ordinary maintenance and operations	211,873	11,889	223,762
Tenant Services	57,401	32,938	90,339
Insurance	73,202	12,677	85,879
Other expenses	59,941	-	59,941
Depreciation	154,174	638	154,812
<i>Total operating expenses</i>	<u>986,553</u>	<u>299,673</u>	<u>1,286,226</u>
<i>Operating Income/(loss)</i>	<u>(633,804)</u>	<u>(282,056)</u>	<u>(915,860)</u>
<i>Non-operating revenues (expenses):</i>			
Operating grants	539,617	2,544,886	3,084,503
Other government grants	29,214	1,000	30,214
Capital grants	362,550	-	362,550
Fraud recovery income	-	16,643	16,643
Interest income	1,710	261	1,971
Gain (loss) on disposal of assets	(290)	-	(290)
Housing assistance payments	-	(1,766,502)	(1,766,502)
<i>Total non-operating revenues (expenses)</i>	<u>932,801</u>	<u>796,288</u>	<u>1,729,089</u>
<i>Income (loss) before contributions</i>	298,997	514,232	813,229
<i>Total net assets - beginning of year</i>	<u>2,815,150</u>	<u>639,240</u>	<u>3,454,390</u>
<i>Total net assets - end of year</i>	<u>\$ 3,114,147</u>	<u>\$ 1,153,472</u>	<u>\$ 4,267,619</u>

The accompanying notes are an integral part of these financial statements

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STATE OF NEW MEXICO

Statement A-3

CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.

A COMPONENT UNIT OF CITY OF CLOVIS

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN

NET ASSETS - BUDGET AND ACTUAL

LOW RENT PUBLIC HOUSING

FOR THE YEAR ENDED JUNE 30, 2011

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
<i>Revenues:</i>				
Tenant rent	325,700	325,700	324,758	(942)
Other operating revenue	-	-	27,991	27,991
<i>Total revenues</i>	<u>325,700</u>	<u>325,700</u>	<u>352,749</u>	<u>27,049</u>
<i>Expenditures:</i>				
Current				
Administration	283,600	283,600	227,190	56,410
Utilities	188,960	188,960	202,772	(13,812)
Ordinary maintenance and operations	201,086	201,086	211,873	(10,787)
Tenant services	36,026	36,026	57,401	(21,375)
Protective services	78,000	78,000	73,202	4,798
Other expenses	61,874	61,874	59,941	1,933
<i>Total expenditures</i>	<u>849,546</u>	<u>849,546</u>	<u>832,379</u>	<u>17,167</u>
<i>Operating Income (loss)</i>	<u>(523,846)</u>	<u>(523,846)</u>	<u>(479,630)</u>	<u>44,216</u>
<i>Non-operating revenues (expenses):</i>				
HUD operating subsidy	613,744	613,744	931,381	317,637
Investment income	1,000	1,000	1,710	710
Loss on disposal of assets	-	-	(290)	(290)
<i>Total non-operating revenues (expenses)</i>	<u>614,744</u>	<u>614,744</u>	<u>932,801</u>	<u>318,057</u>
<i>Change in Net Assets before GAAP adjustments</i>	<u>615,744</u>	<u>615,744</u>	<u>453,171</u>	<u>318,477</u>
<i>(Expenses) not budgeted</i>				
Depreciation			<u>(154,174)</u>	
Change in net assets as reported in statement of revenues, expenses and changes in net assets			<u>298,997</u>	

The accompanying notes are an integral part of these financial statements

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STATE OF NEW MEXICO

Statement A-4

CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.

A COMPONENT UNIT OF CITY OF CLOVIS

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN

NET ASSETS - BUDGET AND ACTUAL

HOUSING CHOICE VOUCHERS SECTION 8

FOR THE YEAR ENDED JUNE 30, 2011

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
<i>Revenues:</i>				
Tenant rent	-	-	-	-
Other operating revenue	22,639	22,639	17,617	(5,022)
<i>Total revenues</i>	<u>22,639</u>	<u>22,639</u>	<u>17,617</u>	<u>(5,022)</u>
<i>Expenditures:</i>				
Current				
Administration	285,695	285,695	241,531	44,164
Ordinary maintenance and operations	-	-	11,889	
Tenant services	31,335	31,335	32,938	(1,603)
Protective services	44,000	44,000	12,677	31,323
<i>Total expenditures</i>	<u>361,030</u>	<u>361,030</u>	<u>299,035</u>	<u>73,884</u>
<i>Operating Income (loss)</i>	<u>(338,391)</u>	<u>(338,391)</u>	<u>(281,418)</u>	<u>56,973</u>
<i>Non-operating revenues (expenses):</i>				
HUD operating subsidy	310,779	310,779	2,562,529	2,251,750
Housing assistance payments	-	-	(1,766,502)	(1,766,502)
Investment income	-	-	261	261
<i>Total non-operating revenues (expenses)</i>	<u>310,779</u>	<u>310,779</u>	<u>796,288</u>	<u>485,509</u>
<i>Change in Net Assets before GAAP adjustments</i>	<u>(27,612)</u>	<u>(27,612)</u>	514,870	<u>542,482</u>
<i>(Expenses) not budgeted</i>				
Depreciation			<u>(638)</u>	
Change in net assets as reported in statement of revenues, expenses and changes in net assets			<u>514,232</u>	

The accompanying notes are an integral part of these financial statements

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SUPPORTING SCHEDULES

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STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
SCHEDULE OF CASH AND CASH EQUIVALENTS BY DEPOSITORY
FOR PUBLIC FUNDS

Schedule I

Financial Institution	Account Type	Bank Balance	Reconciled Balance
Bank of Clovis			
Public Housing - CFP	Checking	\$ 691,562	\$ 665,551
Public Housing - General Fund Payables	Checking	9,284	2,605
Public Housing - Tenant Security Deposits	Checking	13,488	13,321
Public Housing - Savings	Savings	5,559	5,559
Public Housing - Family Self Sufficiency	Checking	71,225	71,197
Money Market Account	MM	150,410	150,410
Certificate of Deposit	CD	50,657	50,657
Certificate of Deposit	CD	50,878	50,878
Total Bank of Clovis		<u>\$ 1,043,063</u>	<u>\$ 1,010,178</u>
Wells Fargo			
Public Housing Account - Payroll	Checking	\$ 34,941	\$ 30,869
Section 8 Account - General Fund	Checking	1,153,373	1,145,990
Total Wells Fargo		<u>\$ 1,188,314</u>	<u>\$ 1,176,859</u>
Petty Cash			<u>150</u>
Total Cash - June 30, 2011			<u><u>\$ 2,187,187</u></u>

The accompanying notes are an integral part of these financial statements

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STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
SCHEDULE OF DEPOSITORY COLLATERAL
PUBLIC FUNDS
JUNE 30, 2011

Schedule II

Name of Depository	Description of Pledged Collateral	Fair Market Value June 30, 2011	Collateral Location
Wells Fargo Bank, N.A.	FN 323715, 6.00% CUSIP# 31374TSC4 Due 5/1/2029	49,591	Wells Fargo Bank, NW
Wells Fargo Bank, N.A.	FN 852529, 6.00% CUSIP# 31406JEA6 Due 5/1/2036	91,574	Wells Fargo Bank, NW
Wells Fargo Bank, N.A.	FN 897496, 6.00% CUSIP# 31409CY51 Due 5/1/2036	103,755	Wells Fargo Bank, NW
Wells Fargo Bank, N.A.	FN 581756, 6.00% CUSIP# 31409XTP4 Due 5/1/2035	250,661	Wells Fargo Bank, NW
Wells Fargo Bank, N.A.	FN 923895, 5.50% CUSIP# 31412FMN0 Due 4/1/2037	47,779	Wells Fargo Bank, NW
Wells Fargo Bank, N.A.	FN 965841, 6.00% CUSIP# 31415TP20 Due 8/1/2036	350,335	Wells Fargo Bank, NW
Wells Fargo Bank, N.A.	FN 995016, 5.50% CUSIP# 31416BK72 Due 6/1/2036	44,105	Wells Fargo Bank, NW
Wells Fargo Bank, N.A.	FN AA00683, 5.00% CUSIP# 31416H5Z4 Due 1/1/2039	133,896	Wells Fargo Bank, NW
Total Wells Fargo Bank, N.A.		<u>1,071,696</u>	
Bank of Clovis	MBS FMNA 254542 10-Yr, 5.50% CUSIP# 31371KWB Due 11/1/2012	20,892	Plains Capital Bank
Bank of Clovis	6.50% CUSIP# 36225A5R7 Due 9/15/2013	15,655	Plains Capital Bank
Bank of Clovis	CUSIP# 31393AFC6 Due 8/25/2022	213,058	Plains Capital Bank
Bank of Clovis	MBS FMNA 10-Yr, 6.50% CUSIP# 31416CEC6 Due 2/1/2024	543,829	Plains Capital Bank
Total Bank of Clovis		<u>793,434</u>	
Total pledged securities		<u>\$ 1,865,130</u>	

The accompanying notes are an integral part of these financial statements

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COMPLIANCE AND FEDERAL FINANCIAL ASSISTANCE

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Griego Professional Services, LLC

Certified Public Accountants

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*

Hector Balderas
New Mexico State Auditor
To the Executive Director and the Board of Commissioners
Clovis Housing and Redevelopment Agency, Inc.
Clovis, New Mexico

We have audited the financial statements of the business-type activities of Clovis Housing and Redevelopment Agency, Inc. (the "Agency"), a component unit of the City of Clovis, New Mexico (the "City"), as of and for the year ended June 30, 2011, the combining and individual funds and related budgetary comparisons presented as supplemental information of the Agency as of and for the year ended June 30, 2011, and have issued our report thereon dated November 28, 2011. 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.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered agency's internal control over financial reporting as a basis for designing our auditing procedures 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 agency's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the agency's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or 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.

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

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Compliance and Other Matters

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

This report is intended solely for the information and use of management, the Board of Commissioners, others within the entity, the New Mexico Department of Finance and Administration, the State Auditor, the New Mexico Legislature, and applicable federal grantors, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "Griego Professional Services, LLC".

Griego Professional Services, LLC
Albuquerque, NM
November 28, 2011

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Griego Professional Services, LLC

Certified Public Accountants

REPORT ON COMPLIANCE WITH REQUIREMENTS THAT COULD HAVE A DIRECT MATERIAL EFFECT ON EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133

Hector Balderas
New Mexico State Auditor
The Office of Management and Budget
To the Executive Director and the Board of Commissioners
Clovis Housing and Redevelopment Agency, Inc.
Clovis, New Mexico

Compliance

We have audited Clovis Housing and Redevelopment Agency, Inc.'s (the "Agency"), a component unit of the City of Clovis, New Mexico, compliance with the types of compliance requirements described in the OMB Circular A-133 Compliance Supplement that could have a direct and material effect on each of Agency's major federal programs for the year ended June 30, 2011. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the Agency's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

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 OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Authority's compliance with those requirements.

In our opinion, the Agency complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2011.

Internal Control Over Compliance

Management of the Agency is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program to determine the auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over compliance.

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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.

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

This report is intended solely for the information and use of management, the Board of Commissioners, others within the Agency, the New Mexico State Legislature and its committees, and the New Mexico Department of Finance and Administration, the State Auditor, federal awarding agencies, and passthrough entities and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "Griego Professional Services, LLC".

Griego Professional Services, LLC
Albuquerque, NM
November 28, 2011

STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2011

Schedule III

Federal Grantor Program Title	Federal CFDA Number	Federal Expenditures
<u>U.S. Department of Housing and Urban Development</u>		
Public and Indian Housing (1)	14.850	539,617
Section 8 Housing Choice Vouchers	14.871	1,766,502
Capital Fund Projects (1)	14.872	368,354
Public Housing Family Self-Sufficiency under Resident Opportunity and Supportive Services	14.877	<u>29,214</u>
Total U.S. Department of Housing and Urban Development		<u>2,703,687</u>
Total Federal Financial Assistance		<u>\$ 2,703,687</u>

(1) Denotes Major Federal Financial Assistance Program

The accompanying notes are an integral part of these financial statements

Notes to Schedule of Expenditures of Federal Awards

1. Basis of Presentation

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of Clovis Housing and Redevelopment Agency, Inc. (the Agency) and is presented on the accrual basis of accounting, which is the same basis as was used to prepare the fund financial statements. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the financial statements.

2. Subrecipients

The Agency did not provide any federal awards to subrecipients during the year.

3. Non-Cash Assistance

The Agency did not receive any non-cash assistance during the year.

Reconciliation of Schedule of Expenditures of Federal Awards to Financial Statements:

Total federal awards expended per Schedule of Expenditures of Federal Awards	\$	2,703,687
Total expenditures funded by other sources		<u>349,331</u>
Total expenditures	\$	<u>3,053,018</u>

STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2011

Schedule IV

Section I – Summary of Audit Results

Financial Statements:

1. Type of auditors' report issued	Unqualified
1. Internal control over financial reporting:	
a. Material weakness identified?	No
b. Significant deficiency identified?	No
c. Control Deficiency identified not considered to be a significant deficiency?	No
d. Noncompliance material to financial statements noted?	No

Federal Awards:

1. Internal control over major programs:								
a. Material weaknesses identified?		No						
b. Significant deficiency identified not considered to be material weaknesses?		No						
c. Control deficiency identified not considered to be significant deficiency?		No						
2. Type of auditors' report issued on compliance for major programs		Unqualified						
3. Any audit findings disclosed that are required to be reported in accordance with section 510(a) of Circular A-133?		No						
4. Identification of major programs:								
	<table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center; border-bottom: 1px solid black;">CFDA Number</td> <td style="text-align: center; border-bottom: 1px solid black;">Federal Program</td> </tr> <tr> <td style="text-align: center;">14.850</td> <td style="text-align: center;">Public and Indian Housing Program</td> </tr> <tr> <td style="text-align: center;">14.872</td> <td style="text-align: center;">Capital Funds Projects</td> </tr> </table>	CFDA Number	Federal Program	14.850	Public and Indian Housing Program	14.872	Capital Funds Projects	
CFDA Number	Federal Program							
14.850	Public and Indian Housing Program							
14.872	Capital Funds Projects							
5. Dollar threshold used to distinguish between type A and type B programs:		\$300,000						
6. Auditee qualified as low-risk auditee?		Yes						

STATE OF NEW MEXICO
CLOVIS HOUSING AND REDEVELOPMENT AGENCY, INC.
A COMPONENT UNIT OF CITY OF CLOVIS
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2011

Schedule IV

Section I – Financial Statement Findings

None

Section II—Federal Award Findings

None

Section III – Prior Year Audit Findings

None

Section IV – Other Disclosures

Auditor Prepared Financials

Griego Professional Services, LLC assisted in the preparation of the financial statements presented in this report. The Agency's management has reviewed and approved the financial statements and related notes and they believe that their records adequately support the financial statements.

Exit Conference

The contents of this report were discussed on November 28, 2011. The following individuals were in attendance:

Clovis Housing and Redevelopment Agency, Inc. Officials

Charlotte Molette, Executive Director
Rev. George Morgan, Sr., Vice-Chairman
Sherre Lott, Accounting Administrative Assistant

Griego Professional Services, LLC

JJ Griego, CPA, Partner
Benjamin Martinez, CPA

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OTHER SUPPLEMENTAL INFORMATION

Clovis Housing and Redevelopment Agency, Inc. (NM002)
CLOVIS, NM

Entity Wide Balance Sheet Summary

Submission Type: Unaudited/A-133

Fiscal Year End: 06/30/2011

	Project Total	14,871 Housing Choice Vouchers	Total
111 Cash - Unrestricted	\$699,174	\$750,391	\$1,449,565
112 Cash - Restricted - Modernization and Development			
113 Cash - Other Restricted	\$3,304	\$463,492	\$466,796
114 Cash - Tenant Security Deposits	\$13,321		\$13,321
115 Cash - Restricted for Payment of Current Liabilities			
100 Total Cash	\$715,799	\$1,213,883	\$1,929,682
121 Accounts Receivable - PHA Projects			
122 Accounts Receivable - HUD Other Projects			
124 Accounts Receivable - Other Government			
125 Accounts Receivable - Miscellaneous			
126 Accounts Receivable - Tenants	\$4,631		\$4,631
126.1 Allowance for Doubtful Accounts - Tenants	\$0		\$0
126.2 Allowance for Doubtful Accounts - Other			
127 Notes, Loans, & Mortgages Receivable - Current			
128 Fraud Recovery			
128.1 Allowance for Doubtful Accounts - Fraud			
129 Accrued Interest Receivable			
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$4,631	\$0	\$4,631
131 Investments - Unrestricted	\$257,504		\$257,504
132 Investments - Restricted			
135 Investments - Restricted for Payment of Current Liability			
142 Prepaid Expenses and Other Assets	\$35,126	\$11,083	\$46,209
143 Inventories	\$10,486		\$10,486
143.1 Allowance for Obsolete Inventories	\$0		\$0
144 Inter Program Due From			
145 Assets Held for Sale			
150 Total Current Assets	\$1,023,546	\$1,224,966	\$2,248,512
161 Land	\$179,269		\$179,269
162 Buildings	\$5,362,736		\$5,362,736
163 Furniture, Equipment & Machinery - Dwellings	\$242,139		\$242,139
164 Furniture, Equipment & Machinery - Administration	\$208,513	\$85,728	\$294,241
165 Leasehold Improvements	\$351,460		\$351,460
166 Accumulated Depreciation	-\$5,162,614	-\$79,731	-\$5,242,345
167 Construction in Progress	\$996,010		\$996,010
168 Infrastructure			
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,177,513	\$5,997	\$2,183,510
171 Notes, Loans and Mortgages Receivable - Non-Current			
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due			
173 Grants Receivable - Non Current			

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

Clovis Housing and Redevelopment Agency, Inc. (NM002)
CLOVIS, NM

Entity Wide Balance Sheet Summary

Submission Type: Unaudited/A-133

Fiscal Year End: 06/30/2011

	Project Total	14,871 Housing Choice Vouchers	Total
174 Other Assets			
176 Investments in Joint Ventures			
180 Total Non-Current Assets	\$2,177,513	\$5,997	\$2,183,510
190 Total Assets	\$3,201,059	\$1,230,963	\$4,432,022
311 Bank Overdraft			
312 Accounts Payable <= 90 Days	\$11,769	\$6,120	\$17,889
313 Accounts Payable >90 Days Past Due			
321 Accrued Wage/Payroll Taxes Payable	\$26,357		\$26,357
322 Accrued Compensated Absences - Current Portion	\$8,878	\$2,860	\$11,738
324 Accrued Contingency Liability			
325 Accrued Interest Payable			
331 Accounts Payable - HUD PHA Programs			
332 Account Payable - PHA Projects			
333 Accounts Payable - Other Government			
341 Tenant Security Deposits	\$13,321		\$13,321
342 Deferred Revenues	\$9,452		\$9,452
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds			
344 Current Portion of Long-term Debt - Operating Borrowings			
345 Other Current Liabilities	\$15,501	\$67,893	\$83,394
346 Accrued Liabilities - Other			
347 Inter Program - Due To			
348 Loan Liability - Current			
310 Total Current Liabilities	\$85,278	\$76,873	\$162,151
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue			
352 Long-term Debt, Net of Current - Operating Borrowings			
353 Non-current Liabilities - Other			
354 Accrued Compensated Absences - Non Current	\$1,637	\$618	\$2,255
355 Loan Liability - Non Current			
356 FASB 5 Liabilities			
357 Accrued Pension and OPEB Liabilities			
350 Total Non-Current Liabilities	\$1,637	\$618	\$2,255
300 Total Liabilities	\$86,915	\$77,491	\$164,406
508.1 Invested In Capital Assets, Net of Related Debt	\$2,177,513	\$5,997	\$2,183,510
509.2 Fund Balance Reserved			
511.2 Unreserved, Designated Fund Balance			
511.1 Restricted Net Assets		\$395,599	\$395,599
512.1 Unrestricted Net Assets	\$936,631	\$751,876	\$1,688,507
512.2 Unreserved, Undesignated Fund Balance			
513 Total Equity/Net Assets	\$3,114,144	\$1,153,472	\$4,267,616
600 Total Liabilities and Equity/Net Assets	\$3,201,059	\$1,230,963	\$4,432,022

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

Clovis Housing and Redevelopment Agency, Inc. (NM002)
CLOVIS, NM

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/A-133

Fiscal Year End: 06/30/2011

	Project Total	14.871 Housing Choice Vouchers	Subtotal
70300 Net Tenant Rental Revenue	\$324,758		\$324,758
70400 Tenant Revenue - Other			
70500 Total Tenant Revenue	\$324,758	\$0	\$324,758
70600 HUD PHA Operating Grants	\$931,381	\$2,545,886	\$3,477,267
70610 Capital Grants			
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			
71100 Investment Income - Unrestricted	\$1,696	\$261	\$1,957
71200 Mortgage Interest Income			
71300 Proceeds from Disposition of Assets Held for Sale			
71310 Cost of Sale of Assets			
71400 Fraud Recovery		\$16,643	\$16,643
71500 Other Revenue	\$27,991	\$17,617	\$45,608
71600 Gain or Loss on Sale of Capital Assets			
72000 Investment Income - Restricted			
70000 Total Revenue	\$1,285,826	\$2,580,407	\$3,866,233
91100 Administrative Salaries	\$170,567	\$177,334	\$347,901
91200 Auditing Fees	\$8,000	\$13,096	\$21,096
91300 Management Fee			
91310 Book-keeping Fee			
91400 Advertising and Marketing			
91500 Employee Benefit contributions - Administrative	\$33,045	\$48,790	\$81,835
91600 Office Expenses	\$23,381	\$26,849	\$50,230
91700 Legal Expense	\$3,253		\$3,253
91800 Travel	\$1,200	\$507	\$1,707
91810 Allocated Overhead			
91900 Other	\$36,758	\$19,783	\$56,541
91000 Total Operating - Administrative	\$276,204	\$286,359	\$562,563
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

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Clovis Housing and Redevelopment Agency, Inc. (NM002)
CLOVIS, NM

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/A-133

Fiscal Year End: 06/30/2011

	Project Total	14.871 Housing Choice Vouchers	Subtotal
93100 Water	\$69,643		\$69,643
93200 Electricity	\$70,386		\$70,386
93300 Gas	\$49,043		\$49,043
93400 Fuel			
93500 Labor			
93600 Sewer	\$13,700		\$13,700
93700 Employee Benefit Contributions - Utilities			
93800 Other Utilities Expense			
93000 Total Utilities	\$202,772	\$0	\$202,772
94100 Ordinary Maintenance and Operations - Labor	\$120,325		\$120,325
94200 Ordinary Maintenance and Operations - Materials and Other	\$28,530		\$28,530
94300 Ordinary Maintenance and Operations Contracts	\$45,169		\$45,169
94500 Employee Benefit Contributions - Ordinary Maintenance	\$22,199		\$22,199
94000 Total Maintenance	\$216,223	\$0	\$216,223
95100 Protective Services - Labor			
95200 Protective Services - Other Contract Costs			
95300 Protective Services - Other			
95500 Employee Benefit Contributions - Protective Services			
95000 Total Protective Services	\$0	\$0	\$0
96110 Property Insurance	\$73,202		\$73,202
96120 Liability Insurance		\$12,677	\$12,677
96130 Workmen's Compensation			
96140 All Other Insurance			
96100 Total insurance Premiums	\$73,202	\$12,677	\$85,879
96200 Other General Expenses	\$60,468		\$60,468
96210 Compensated Absences	\$1,418		\$1,418
96300 Payments in Lieu of Taxes			
96400 Bad debt - Tenant Rents	\$2,382		\$2,382
96500 Bad debt - Mortgages			
96600 Bad debt - Other			
96800 Severance Expense			
96000 Total Other General Expenses	\$64,268	\$0	\$64,268
96710 Interest of Mortgage (or Bonds) Payable			
96720 Interest on Notes Payable (Short and Long Term)			
96730 Amortization of Bond Issue Costs			
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0

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

Clovis Housing and Redevelopment Agency, Inc. (NM002)
CLOVIS, NM

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/A-133

Fiscal Year End: 06/30/2011

	Project Total	14.871 Housing Choice Vouchers	Subtotal
96900 Total Operating Expenses	\$832,669	\$299,036	\$1,131,705
97000 Excess of Operating Revenue over Operating Expenses	\$453,157	\$2,270,964	\$2,724,121
97100 Extraordinary Maintenance			
97200 Casualty Losses - Non-capitalized			
97300 Housing Assistance Payments		\$1,766,502	\$1,766,502
97350 HAP Portability-In			
97400 Depreciation Expense	\$154,174	\$638	\$154,812
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	\$986,843	\$2,066,175	\$3,053,018
10010 Operating Transfer In	\$362,550		\$362,550
10020 Operating transfer Out	-\$362,550		-\$362,550
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	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$298,983	\$514,232	\$813,215
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0
11030 Beginning Equity	\$2,815,150	\$639,240	\$3,454,390
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-\$19,814		-\$19,814
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		\$676,540	\$676,540
11180 Housing Assistance Payments Equity		\$463,492	\$463,492
11190 Unit Months Available	1572	7296	8868

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

Clovis Housing and Redevelopment Agency, Inc. (NM002)
CLOVIS, NM

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/A-133

Fiscal Year End: 06/30/2011

	Project Total	14.871 Housing Choice Vouchers	Subtotal
11210 Number of Unit Months Leased	1556	5410	6966
11270 Excess Cash	\$819,942		\$819,942
11610 Land Purchases	\$0		\$0
11620 Building Purchases	\$551,301		\$551,301
11630 Furniture & Equipment - Dwelling Purchases	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$6,954		\$6,954
11650 Leasehold Improvements Purchases	\$0		\$0
11660 Infrastructure Purchases	\$0		\$0
13510 CFFP Debt Service Payments	\$0		\$0
13901 Replacement Housing Factor Funds	\$0		\$0

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