

State of New Mexico  
Truth or Consequences Housing Authority  
Component Unit of the City of Truth or Consequences, N.M.

**FINANCIAL STATEMENTS**  
**With Independent Auditor's Report Thereon**

For The Fiscal Year Ended June 30, 2010

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
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Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**DIRECTORY OF OFFICIALS**  
June 30, 2010

**COMMISSIONERS**

Greg D'Amour  
LeeAnn Tooley  
Adrian O'Neill  
Doti Coffee  
Susan Morrongiello-Koenick

Chairman  
Vice-Chairman  
Commissioner  
Commissioner  
Commissioner

**ADMINISTRATIVE STAFF**

Marie Bradley

Executive Director

MIKE STONE, C.P.A.  
LINDA STONE MCGEE, C.P.A.  
KAY STONE, C.P.A.  
JARROD MASON, C.P.A.  
KELLEY WYATT, C.P.A.

RYAN MONTOYA, C.P.A.

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### INDEPENDENT AUDITOR'S REPORT

Hector H. Balderas, State Auditor  
and  
Board of Commissioners  
Truth or Consequences Housing Authority  
Truth or Consequences, New Mexico

We have audited the accompanying financial statements of the business-type activities, each major fund, and the aggregate remaining fund information of the Truth or Consequences Housing Authority as of and for the year ended June 30, 2010, which collectively comprise the Authority's basic financial statements as listed in the table of contents. We have also audited the financial statements of each of the Authority's non-major enterprise funds, and the budgetary comparisons for the major enterprise funds presented as other supplementary information in the accompanying combining and individual fund financial statements as of and for the year ended June 30, 2010, as listed in the table of contents. These financial statements are the responsibility of the Truth or Consequences Housing Authority'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 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.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, each major fund, and the aggregate remaining fund information of the Truth or Consequences Housing Authority as of June 30, 2010, and the respective changes in financial position and cash flows 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 each non-major enterprise fund of the Truth or Consequences Housing Authority as of June 30, 2010, and the respective changes in financial position and cash flows and the respective budgetary comparisons for the major enterprise funds presented as other supplementary information for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated October 29, 2010, on our consideration of the Truth or Consequences Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the 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 Truth or Consequences Housing Authority has not presented management's discussion and analysis that is required by accounting principles generally accepted in the United States of America to supplement, although not required to be a part of, the basic financial statements.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements, and on the combining, individual fund and budgetary comparisons statements presented as other supplementary information. 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 of the Authority. In addition, the accompanying financial information listed as other supplemental data in the table of contents is also presented for purposes of additional analysis and is not a required part of the financial statements. The Schedule of Expenditures of Federal Awards and the other supplemental data have been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, are fairly stated, in all material respects, in relation to the financial statements taken as a whole.

Stone, McGee & Co CPAs

October 29, 2010

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**STATEMENT OF NET ASSETS**  
June 30, 2010

	<u>Low Rent Public Housing</u>	<u>Housing Choice Vouchers</u>	<u>Puesta Del Sol Apartments</u>
<b>ASSETS</b>			
Current assets:			
Cash	\$ 801,232	\$ 183,191	\$ 784
Accounts receivable(net)	65,657	4,499	13,213
Prepaid expenses	224		578
Interfund receivables	17,985		
Inventory	<u>2,793</u>		<u>536</u>
 Total current assets	 <u>\$ 887,891</u>	 <u>\$ 187,690</u>	 <u>\$ 15,111</u>
Noncurrent assets:			
Restricted:			
Cash	\$ 42,058	\$ 44,594	\$ 47,411
Capital assets, net	<u>2,001,296</u>		<u>590,977</u>
 Total noncurrent assets	 <u>\$ 2,043,354</u>	 <u>\$ 44,594</u>	 <u>\$ 638,388</u>
 Total assets	 <u>\$ 2,931,245</u>	 <u>\$ 232,284</u>	 <u>\$ 653,499</u>
<b>LIABILITIES</b>			
Current liabilities:			
Accounts payable	\$ 15,607	\$ 2,654	\$ 839
Accrued expenses	17,551		988
Interfund payable			41,569
FSS deposits	24,049	12,534	
Current portion of long-term debt			3,794
Tenant deposits (payable from restricted assets)	<u>12,011</u>		<u>2,155</u>
 Total current liabilities	 <u>\$ 69,218</u>	 <u>\$ 15,188</u>	 <u>\$ 49,345</u>
Noncurrent liabilities:			
Notes payable	\$ -	\$ -	\$ 466,588
Compensated absences	<u>28,139</u>	<u>8,560</u>	<u>3,607</u>
 Total noncurrent liabilities	 <u>\$ 28,139</u>	 <u>\$ 8,560</u>	 <u>\$ 470,195</u>
 Total liabilities	 <u>\$ 97,357</u>	 <u>\$ 23,748</u>	 <u>\$ 519,540</u>
<b>NET ASSETS</b>			
Invested in capital assets, net of related debt	\$ 2,001,296	\$ -	\$ 120,595
Restricted for housing assistance payments		32,060	
Restricted for debt service	5,998		40,589
Restricted for taxes and insurance payments			4,667
Unrestricted	<u>826,594</u>	<u>176,476</u>	<u>(31,892)</u>
 Total net assets	 <u>\$ 2,833,888</u>	 <u>\$ 208,536</u>	 <u>\$ 133,959</u>

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

<u>Hacienda Orgullo Apartments</u>	<u>Other Funds</u>	<u>Total</u>
\$ 26,523	\$ 140,691	\$ 1,152,421
10,399	80,054	173,822
1,158		1,960
1,666	38,635	4,995
<u>\$ 39,746</u>	<u>\$ 259,380</u>	<u>\$ 1,333,198</u>
\$ 131,849	\$ -	\$ 265,912
842,368	772	3,435,413
<u>\$ 974,217</u>	<u>\$ 772</u>	<u>\$ 3,701,325</u>
<u>\$ 1,013,963</u>	<u>\$ 260,152</u>	<u>\$ 5,034,523</u>
\$ 3,624	\$ -	\$ 22,724
90		18,629
15,051		36,583
27,963		31,757
7,203		21,369
<u>\$ 53,931</u>	<u>\$ -</u>	<u>\$ 131,062</u>
\$ 590,538	\$ -	\$ 1,057,126
6,867	3,852	51,025
<u>\$ 597,405</u>	<u>\$ 3,852</u>	<u>\$ 1,108,151</u>
<u>\$ 651,336</u>	<u>\$ 3,852</u>	<u>\$ 1,239,213</u>
\$ 223,867	\$ 772	\$ 2,346,530
118,846		32,060
5,800		165,433
14,114	255,528	10,467
<u>\$ 362,627</u>	<u>\$ 256,300</u>	<u>\$ 1,240,820</u>
<u><u>\$ 362,627</u></u>	<u><u>\$ 256,300</u></u>	<u><u>\$ 3,795,310</u></u>



Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET ASSETS**  
For the Fiscal Year Ended June 30, 2010

	<u>Low Rent Public Housing</u>	<u>Housing Choice Vouchers</u>	<u>Puesta Del Sol Apartments</u>
Operating revenues:			
Tenant rent	\$ 198,480	\$ -	\$ 54,574
Other tenant revenue	105,096	4,154	1,976
Charges for services			
	<u>\$ 303,576</u>	<u>\$ 4,154</u>	<u>\$ 56,550</u>
Operating expenses:			
Administrative	\$ 111,812	\$ 74,811	\$ 24,794
Tenant services	130,578	23,408	
Utilities	91,861		11,953
Repairs and maintenance	153,643		36,882
General	65,494	30,705	13,340
Depreciation	<u>167,310</u>		<u>25,343</u>
	<u>\$ 720,698</u>	<u>\$ 128,924</u>	<u>\$ 112,312</u>
Total operating expenses			
Operating income (loss)	<u>\$ (417,122)</u>	<u>\$ (124,770)</u>	<u>\$ (55,762)</u>
Nonoperating revenue (expense):			
Intergovernmental grants	\$ 523,561	\$ 765,218	\$ 228,830
Housing assistance payments		(671,985)	
Interest expense			(55,640)
Loss on disposition of assets	(11,224)		
Other nonoperating revenue	<u>12,673</u>	<u>1,281</u>	<u>99</u>
	<u>\$ 525,010</u>	<u>\$ 94,514</u>	<u>\$ 173,289</u>
Total nonoperating revenues (expenses)			
Change in net assets	\$ 107,888	\$ (30,256)	\$ 117,527
Net assets, beginning of year	<u>2,726,000</u>	<u>238,792</u>	<u>16,432</u>
Net assets, end of year	<u>\$ 2,833,888</u>	<u>\$ 208,536</u>	<u>\$ 133,959</u>

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

<u>Hacienda Orgullo Apartments</u>	<u>Other Funds</u>	<u>Total</u>
\$ 71,447	\$ -	\$ 324,501
907	10,045	122,178
	29,806	29,806
<u>\$ 72,354</u>	<u>\$ 39,851</u>	<u>\$ 476,485</u>
\$ 52,524	\$ 16,045	\$ 279,986
		153,986
20,984	1,446	126,244
51,523	8,227	250,275
16,990	5,387	131,916
35,442	136	228,231
<u>\$ 177,463</u>	<u>\$ 31,241</u>	<u>\$ 1,170,638</u>
<u>\$ (105,109)</u>	<u>\$ 8,610</u>	<u>\$ (694,153)</u>
\$ 121,604	\$ -	\$ 1,639,213
		(671,985)
(6,318)		(61,958)
		(11,224)
332	377	14,762
<u>\$ 115,618</u>	<u>\$ 377</u>	<u>\$ 908,808</u>
\$ 10,509	\$ 8,987	\$ 214,655
352,118	247,313	3,580,655
<u>\$ 362,627</u>	<u>\$ 256,300</u>	<u>\$ 3,795,310</u>

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**STATEMENT OF CASH FLOWS**  
For the Fiscal Year Ended June 30, 2010

	Low Rent Public Housing	Housing Choice Vouchers
Cash flows from operating activities:		
Receipts from tenants and fees	\$ 306,053	\$ 6,052
Payments to vendors	(354,451)	(29,185)
Payments to employees	(202,535)	(98,111)
	<u>\$ (250,933)</u>	<u>\$ (121,244)</u>
Cash flows from noncapital and related financing activities:		
Intergovernmental grants	\$ 564,151	\$ 763,536
Housing assistance payments		(671,985)
Loans to others		
Interfund loans	(16,928)	
Other nonoperating revenues	12,673	1,281
	<u>\$ 559,896</u>	<u>\$ 92,832</u>
Cash flows from capital and related financing activities:		
Purchase of capital assets	\$ (230,535)	\$ -
Sale of fixed assets		
Interest paid on capital debt		
Principal payments on capital debt		
	<u>\$ (230,535)</u>	<u>\$ -</u>
Net increase (decrease) in cash	\$ 78,428	\$ (28,412)
Cash, beginning of year	<u>764,862</u>	<u>256,197</u>
Cash, end of year	<u>\$ 843,290</u>	<u>\$ 227,785</u>

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

<u>Puesta Del Sol Apartments</u>	<u>Hacienda Orgullo Apartments</u>	<u>Other Funds</u>	<u>Total</u>
\$ 53,702	\$ 72,373	\$ 39,851	\$ 478,031
(67,975)	(165,390)	(22,267)	(639,268)
<u>(26,119)</u>	<u>(49,733)</u>	<u>(5,996)</u>	<u>(382,494)</u>
<u>\$ (40,392)</u>	<u>\$ (142,750)</u>	<u>\$ 11,588</u>	<u>\$ (543,731)</u>
\$ 236,150	\$ 195,576	\$ -	\$ 1,759,413
			(671,985)
		(30,163)	(30,163)
20,485	6,881	(10,438)	-
<u>99</u>	<u>332</u>	<u>377</u>	<u>14,762</u>
<u>\$ 256,734</u>	<u>\$ 202,789</u>	<u>\$ (40,224)</u>	<u>\$ 1,072,027</u>
\$ (151,687)	\$ (17,224)	\$ -	(399,446)
			-
(55,673)	(6,318)		(61,991)
<u>(3,372)</u>	<u>(27,702)</u>		<u>(31,074)</u>
<u>\$ (210,732)</u>	<u>\$ (51,244)</u>	<u>\$ -</u>	<u>\$ (492,511)</u>
\$ 5,610	\$ 8,795	\$ (28,636)	\$ 35,785
<u>42,585</u>	<u>149,577</u>	<u>169,327</u>	<u>1,382,548</u>
<u>\$ 48,195</u>	<u>\$ 158,372</u>	<u>\$ 140,691</u>	<u>\$ 1,418,333</u>

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**STATEMENT OF CASH FLOWS (concluded)**  
For the Fiscal Year Ended June 30, 2010

	Low Rent Public Housing	Housing Choice Vouchers
Reconciliation of operating income (loss) to net cash provided by operating activities:		
Operating income (loss)	\$ (417,122)	\$ (124,770)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation expense	167,310	
(Increase) decrease in:		
Accounts receivable	191	(95)
Prepaid expenses	1,288	120
Inventory	170	
Increase(decrease) in:		
Accounts payable	(3,839)	1,939
Accrued expenses	(4,547)	
Tenant deposits	2,286	1,993
Compensated absences	3,330	(431)
	<u>\$ (250,933)</u>	<u>\$ (121,244)</u>
Net cash provided (used) by operating activities	<u>\$ (250,933)</u>	<u>\$ (121,244)</u>

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

<u>Puesta Del Sol Apartments</u>	<u>Hacienda Argullo Apartments</u>	<u>Other Funds</u>	<u>Total</u>
\$ (55,762)	\$ (105,109)	\$ 8,610	\$ (694,153)
25,343	35,442	136	228,231
(2,935)	(354)		(3,193)
926	535	88	2,957
			170
	(74,255)	(47)	(76,202)
(8,429)	(290)		(13,266)
87	373		4,739
<u>378</u>	<u>908</u>	<u>2,801</u>	<u>6,986</u>
<u>\$ (40,392)</u>	<u>\$ (142,750)</u>	<u>\$ 11,588</u>	<u>\$ (543,731)</u>

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**NOTES TO FINANCIAL STATEMENTS**  
June 30, 2010

Note 1 Summary of Significant Accounting Policies

**A. GENERAL**

The Truth or Consequences Housing Authority was organized under New Mexico statutes, to provide a conduit for housing funds for disadvantaged New Mexicans. The Authority is a political subdivision of the State of New Mexico and a component unit of the City of Truth or Consequences, New Mexico. The City provides sponsorship only, the entities operations are distinct and separate.

The Authority complies with generally accepted accounting principles (GAAP). GAAP includes all relevant Governmental Accounting Standards Board (GASB) pronouncements. In the government-wide financial statements and the fund financial statements for the proprietary funds, Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, have been applied unless those pronouncements conflict with or contradict GASB pronouncements, in which case, GASB prevails. For enterprise funds, GASB Statement No.'s 20 and 34 provide the Authority the option of electing to apply FASB pronouncements issued after November 30, 1989. The Authority has elected to apply those pronouncements. The accounting and reporting framework and the more significant accounting policies are discussed in subsequent subsections of this Note.

**B. FINANCIAL REPORTING ENTITY**

The Authority's basic financial statements include the accounts of all Authority operations. The criteria for including organizations as component units within the Authority's reporting entity, as set forth in Section 2100 of GASB's *Codification of Governmental Accounting and Financial Reporting Standards*, include whether:

- the organization is legally separate (can sue and be sued in their own name)
- the Authority holds the corporate powers of the organization
- the Authority appoints a voting majority of the organization's board
- the Authority is able to impose its will on the organization
- the organization has the potential to impose a financial benefit/burden on the Authority
- there is fiscal dependency by the organization on the Authority.

Based on the aforementioned criteria, the Authority has no component units.

## C. BASIS OF PRESENTATION

### Governmental-wide Financial Statements

The Statement of Net Assets, Statement of Revenues, Expenses and Changes in Net Assets and Statement of Cash Flows display information about the reporting government as a whole. They include all funds of the reporting entity except for fiduciary funds. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services. All Authority activities are accounted for as proprietary activities, in accordance with HUD UFRS Guidelines.

The government-wide Statement of Activities presents a comparison between expenses, both direct and indirect, and operating revenues for each segment of the business-type activities of the Authority. Direct expenses are those that are specifically associated with a service, program or department and are therefore clearly identifiable to a particular function. Indirect expenses for centralized services and administrative overhead are not allocated, but are presented as separate functions. Operating revenues include charges paid by recipients of the goods or services offered by the program and grants and contributions that are restricted to meeting the operational and capital requirements of a particular program. Revenues not classified as operating revenues are presented as non-operating revenues. The comparison of program revenue and expenses identifies the extent to which a program or business segment is self-financing or draws from the non-operating revenues of the Authority.

### Fund Financial Statements

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

- a. Total assets, liabilities, revenues, or expenditures/expenses of that individual proprietary fund are at least 10 percent of the corresponding total for all funds of that category or type.

The funds of the financial reporting entity are described below:

#### **Proprietary Fund**

##### *Enterprise Fund*

Enterprise Funds are used to account for business-like activities provided to the general public. These activities are financed primarily by user charges and the



measurement of financial activity focuses on net income measurement similar to the private sector.

The Enterprise Funds are as follows:

*Major Funds*

Low Rent Public Housing – To account for HUD’s Low Rent Public Housing and Capital Fund Program. Provides adequate living accommodations to qualified families through reduced rate rentals built and owned by the Housing Authority.

Housing Choice Vouchers – To account for HUD’s program which provides Housing Assistance payments for qualified low income residents in privately owned properties.

Housing Orgullo and Puesta del Sol – Rental units purchased through loan funds from the Rural Development Office of the United State Department of Agriculture to provide decent, safe, and sanitary housing to disadvantaged New Mexicans. Units are leased to eligible applicants who meet certain income guidelines.

*Non-major Funds*

Project Home – A HUD funded program passed through the New Mexico Finance Authority. The program is designed to provide eligible low-income families with the opportunity to purchase their own homes.

Enchanted Child Care and Development Center (ECDC) – Child Care Center established through assistance from both Federal and State agencies to provide decent, safe, and sanitary care for children of eligible parents.

Return to Owner – Funded by administrative fees earned on the Rural Development and HOME Programs. These funds are used to supplement other programs of the Authority.

**D. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING**

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

**Measurement Focus**

On the government-wide Statement of Net Assets, Statement of Revenues, Expenses and Change in Net Assets, and Statement of Cash Flows business-like activities are presented using the economic resources measurement focus as defined in item “a” below.

- a. The proprietary fund utilizes an “economic resources” measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net assets (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or non-current) associated

with their activities are reported. Proprietary fund equity is classified as net assets.

### **Basis of Accounting**

In the government-wide Statement of Net Assets, Statement of Revenues, Expenses and Changes in Net Assets, and Statement of Cash Flows business-like activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In applying GASBS No. 33 to grant revenues, the provider recognizes liabilities and expenses and the recipient recognizes receivables and revenue when the applicable eligibility requirements, including time requirements, are met. Resources transmitted before the eligibility requirements are met and reported as advances by the provider and deferred revenue by the recipient.

All proprietary funds utilize the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

## **E. BUDGETS**

The Housing Authority adopts budgets for its Low Rent Public Housing, Housing Choice Vouchers, Puesta del Sol Apartments, and Hacienda Orgullo Apartment funds in accordance with the Housing and Urban Development Program agreements, and Department of Agriculture regulations. Other funds are not budgeted.

Budgets are prepared on the “Economic Resources” basis, excluding depreciation, and are utilized as a guide only. The budgets are not legally enforceable documents.

No amendments are made to the original budgets.

## **F. CASH AND INVESTMENTS**

For the purpose of the Statement of Net Assets, “cash” includes all demand, savings accounts, and certificates of deposits of the Authority. For the purpose of the proprietary fund Statement of Cash Flows, “cash and cash equivalents” include all demand and savings accounts, and certificates of deposit or short-term investments with an original maturity of six months or less.

Investments are carried at fair value except for short-term U.S. Treasury obligations with a remaining maturity at the time of purchase of one year or less. Those investments are reported at amortized cost. Fair value is based on quoted market price.

State statutes authorize the government to invest in interest bearing accounts with local financial institutions, direct obligations of the U.S. Treasury or New Mexico political subdivisions, and the State Treasurers investment pool.

New Mexico Statutes require that financial institutions with public monies on deposit 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 Authority. The pledged securities remain in the name of the financial institution. Premiums (discounts) on investments are amortized by the interest method, or methods approximating the interest method.

#### **G. INVENTORIES**

Inventories consist primarily of supply items, and are recorded at cost, measured by the first-in first-out method.

#### **H. INTER-FUND RECEIVABLES AND PAYABLES**

During the course of operations, transactions occur between individual funds that may result in amounts owed between funds. Short-term inter-fund loans are reported as "inter-fund receivables/payables". Inter-fund receivables/payables between individual Enterprise Funds are eliminated in the total column of the Statement of Net Assets.

#### **I. RECEIVABLES**

In the government-wide statements, receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Business-type activities report rents and interest earnings as their major receivables.

#### **J. CAPITAL ASSETS**

##### *Government-wide Statements and Fund Statements*

In the government-wide and fund financial statements, fixed assets are accounted for as capital assets. All capital assets are valued at historical cost, or estimated historical cost if actual is unavailable, except for donated capital assets which are recorded at their estimated fair value at the date of donation.

Depreciation of all exhaustible capital assets is recorded as an expense in the Statement of Revenues, Expenses and Changes in Net Assets, with accumulated depreciation reflected in the Statement of Net Assets. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of asset is as follows:

· Buildings	40 years
· Improvements	40 years
· Machinery and Equipment	5-10 years
· Software and Library	5-10 years

Assets acquired with an original cost of \$5,000 or more are capitalized. Construction period interest is capitalized in proprietary funds.

**K. RESTRICTED ASSETS**

Restricted assets include cash and investments of the proprietary fund that are legally restricted as to their use. The primary restricted assets are related to rent deposits, debt service funds, and future housing assistance payments, and tax and insurance reserves.

**L. LONG-TERM DEBT**

All long-term debt to be repaid from business-type resources are reported as liabilities in the government-wide and fund statements. The long-term debt consists primarily of accrued compensated absences, and notes payable.

**M. COMPENSATED ABSENCES**

The Authority's policies regarding vacation time permit employees to accumulate earned but unused vacation leave. The liability for these compensated absences is recorded as long-term debt in the government-wide statements. The current portion of this debt is estimated based on historical trends. Proprietary funds report the liability as it is incurred.

**N. EQUITY CLASSIFICATIONS**

*Government-wide Statements and Fund Financial Statements*

Equity is classified as net assets and displayed in three components.

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

**O. REVENUES, EXPENDITURES AND EXPENSES**

*Operating Revenues and Expenses*

Operating revenues and expenses for proprietary funds are those that result from providing services and producing and delivering goods and/or services. It also includes all revenue and expenses not related to capital and related financing, noncapital financing, or investing activities. The Authority’s primary operating revenues are rents and sundry charges to facility users.

*Expenditures/Expenses*

In the government-wide and fund financial statements, expenses are classified as operating or non-operating for business-type activities.

The Authority first applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net assets are available.

The Authority does not allocate indirect costs.

**P. INTER-FUND TRANSFERS**

Permanent reallocation of resources between funds of the reporting entity are classified as inter-fund transfers. No inter-fund transfers were made during the year ended June 30, 2010.

**Q. USE OF ESTIMATES**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**Note 2 Custodial Credit Risk**

Custodial credit risk is the risk in the event of a bank failure the Authority’s deposits may not be returned to it. The Authority does not have a deposit policy for credit risk beyond that disclosed in Note 1. As of June 30, 2010, \$31,999 of the Authority’s bank balance of \$1,424,366 was exposed to custodial credit risk.

	<u>Bank Balance</u>	<u>Carrying Amount</u>
Deposits by custodial risk		
Category:		
Insured	\$ 752,327	\$ 752,327
Collateral held by the pledging bank’s agent in Authority’s name	640,040	640,040
Uninsured	<u>31,999</u>	<u>25,966</u>
	<u>\$ 1,424,366</u>	<u>\$ 1,418,333</u>

Note 3 Accounts Receivables

Due from tenants	\$ 30,594
Less allowance for doubtful accounts	<u>(3,101)</u>
Net tenant receivables	\$ 27,493
Due from other governments	<u>146,329</u>
Net receivables	<u>\$ 173,822</u>

Note 4 Capital Assets

Capital asset activity for the year ended June 30, 2010, was as follows:

	<u>Balance</u> <u>July 1, 2009</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>June 30,2010</u>
Capital assets not being depreciated:				
Land	\$ 637,536	\$ -0-	\$ -0-	\$ 637,536
Construction in progress	<u>109,097</u>	<u>-0-</u>	<u>(109,097)</u>	<u>-0-</u>
Total assets not being depreciated	<u>\$ 746,633</u>	<u>\$ -0-</u>	<u>\$ (109,097)</u>	<u>\$ 637,536</u>
Other capital assets:				
Furniture and fixtures	\$ 748,081	\$ 43,241	\$ -0-	\$ 791,322
Buildings	5,731,624	448,346	-0-	6,179,970
Improvements	<u>528,451</u>	<u>5,732</u>	<u>-0-</u>	<u>534,183</u>
Total other assets at historical cost	<u>\$ 7,008,156</u>	<u>\$ 497,319</u>	<u>\$ -0-</u>	<u>\$ 7,505,475</u>
Less accumulated depreciation for:				
Furniture and fixtures	\$ (539,652)	\$ (54,703)	\$ -0-	\$ (594,355)
Buildings	(3,590,646)	(137,950)	-0-	(3,728,596)
Improvements	<u>(349,069)</u>	<u>(35,578)</u>	<u>-0-</u>	<u>(384,647)</u>
Total accumulated depreciation	<u>\$ (4,479,367)</u>	<u>\$ (228,231)</u>	<u>\$ -0-</u>	<u>\$ (4,707,598)</u>
Other capital assets (net)	<u>\$ 2,528,789</u>	<u>\$ 269,088</u>	<u>\$ -0-</u>	<u>\$ 2,797,877</u>
Capital assets, net	<u>\$ 3,275,422</u>	<u>\$ 269,088</u>	<u>\$ (109,097)</u>	<u>\$ 3,435,413</u>

Note 5 Accrued Expenses

Accrued expenses consist of the following at June 30, 2010:

Accrued payroll	\$ 3,607
Accrued interest	974
Accrued resident expenses	<u>14,048</u>
	<u>\$ 18,629</u>

Note 6 Long-Term Debt

Changes in long-term debt were as follows during the year ended June 30, 2010:

	<u>Balance</u> <u>July 1, 2009</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance</u> <u>June 30, 2010</u>	<u>Due</u> <u>Within</u> <u>One Year</u>
<b>Business-Type Activities:</b>					
<b>Notes Payable:</b>					
Hacienda Orgullo Apts.	\$ 646,203	\$ 27,703	\$ 27,703	\$ 618,500	\$ 27,963
Puesta del Sol Apts.	<u>473,754</u>	<u>3,372</u>	<u>3,372</u>	<u>470,382</u>	<u>3,794</u>
	\$1,119,957	\$ 31,075	\$ 31,075	\$1,088,882	\$ 31,757
Compensated absences	<u>44,039</u>	<u>31,122</u>	<u>24,136</u>	<u>51,025</u>	<u>          </u>
	<u>\$1,163,996</u>	<u>\$ 31,122</u>	<u>\$ 55,211</u>	<u>\$1,139,907</u>	<u>\$ 31,757</u>

The Hacienda Orgullo notes are payable to the U.S. Department of Agriculture, through the Rural Housing Service. The stated interest rates are paid 1% by the Authority, and the remainder by Rural Housing Service, in the form of a debt service subsidy.

The Puesta del Sol note is payable to the U.S. Department of Agriculture, through the Rural Housing Service. The Authority receives a fixed debt service subsidy from the Rural Housing Service of \$3,681 per month.

Hacienda Orgullo Notes:

Loan No. 1, secured by apartment complex, the Authority's liability payable at \$2,160 per month, including interest at 1%, stated interest 9%, maturing June 25, 2030 \$ 471,467

Loan No. 2, secured by Hacienda Senior Center, the Authority's liability payable at \$675 per month, including interest at 1%,

stated interest 10.75%, maturing June 25, 2030	<u>147,033</u>
	\$ 618,500
Puesta del Sol note, secured by apartment complex, the Authority's Liability payable at \$1,273 per month, total payment \$4,954 per Month, including interest at 11.875%, maturing March 5, 2034	<u>470,382</u>
	<u>\$ 1,088,882</u>

The annual debt service requirements to maturity are as follows:

	<u>Principal</u>	<u>Interest</u>
Due in year ending June 30:		
2011	\$ 31,757	\$ 61,713
2012	32,514	60,956
2013	33,334	60,136
2014	34,223	59,247
2015	35,191	58,279
2016-2020	193,956	273,394
2021-2025	237,077	230,273
2026-2030	309,137	158,214
2031-2035	<u>181,693</u>	<u>43,713</u>
	<u>\$ 1,088,882</u>	<u>\$ 1,005,925</u>

Note 7 Retirement Plan

*Plan Description*

Substantially all of the Authority'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 benefits, 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 for the plan. 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](http://www.pera.state.nm.us).

*Funding Policy*

Plan members are required to contribute 15.65% of their gross salary. The Authority is required to contribute 11.65% of the gross covered salary. The contributor requirements of plan members and the Authority are established in State Statute under Chapter 10, Article 11, NMSA 1978. The requirements may be amended by acts of the legislature. The Authority's contributions to PERA for the fiscal years ending June 30, 2010, 2009, and 2008 were \$59,781, \$53,211 and \$54,137 respectively, which equal the amount of the required contributions for each year.



## Note 8 Post-Employment Benefits – State Retiree Health Care Plan

### *Plan Description*

The Authority contributes to the New Mexico Retiree Health Care Fund, a cost-sharing multiple-employer defined benefit post-employment health care plan administered by the New Mexico Retiree Health Care Authority (RHCA). The RHCA provides health care insurance and prescription drug benefits to retired employees of participating New Mexico government agencies, their spouses, dependents, and surviving spouses and dependents. The RHCA Board was established by the Retiree Health Care Act (Chapter 10, Article 7C, NMSA 1978). The Board is responsible for establishing and amending benefit provisions of the healthcare plan, and is also authorized to designate optional and/or voluntary benefits like dental, vision, supplemental life insurance, and long-term care policies.

Eligible retirees are: (1) retirees who make contributions to the fund for at least five years prior to retirement and whose eligible employer during that period of time made contributions as a participant in the RHCA Plan on the person's behalf, unless that person retires before the employer's RHCA effective date, in which event the time period required for employee and employer contributions shall become the period of time between the employer's effective date and the date of retirement; (2) retirees defined by the Act who retired prior to July 1, 1990; (3) former legislators who served at least two years; and (4) former governing authority members who served at least four years.

The RHCA issues a publicly available stand-alone financial report that includes financial statements and required supplementary information for the post-employment healthcare plan. That report and further information can be obtained by writing to the Retiree Health Care Authority at 4308 Carlisle N.E., Suite 104, Albuquerque, New Mexico 87107.

### *Funding Policy*

The Retiree Health Care Act (Section 10-7C-13 NMSA 1978) authorizes the RHCA Board to establish the monthly premium contributions that retirees are required to pay for healthcare benefits. Each participating retiree pays a monthly premium according to a service based subsidy rate schedule for the medical plus basic life plan plus an additional participation fee of five dollars if the eligible participant retired prior to the employer's RHCA effective date or is a former legislator or former governing authority member. Former legislators and governing authority members are required to pay 100% of the insurance premium to cover their claims and the administrative expenses of the plan. The monthly premium rate schedule can be obtained from the RHCA or viewed on their website at [www.nmrhca.state.nm.us](http://www.nmrhca.state.nm.us).

The Retiree Health Care Act (Section 10-7C-15 NMSA 1978) is the statutory authority that establishes the required contributions of participating employers and their employees. During the fiscal year ended June 30, 2010, the statute required each participating employer to contribute 1.3% of each participating employee's annual salary; each participating employee was required to contribute .65% of their salary. In the fiscal years ending June 30, 2011 through June 30, 2013 the contribution rates for employees and employers will rise as follows:

<u>Fiscal Year</u>	<u>Employer Contribution Rate</u>	<u>Employee Contribution Rate</u>
FY2011	1.666%	.833%
FY2012	1.834%	.917%
FY2013	2.000%	1.000%

Also, employers joining the program after 1/1/98 are required to make a surplus-amount contribution to the RHCA based on one of two formulas at agreed-upon intervals.

The RHCA plan is financed on a pay-as-you-go basis. The employer, employee and retiree contributions are required to be remitted to the RHCA on a monthly basis. The Statutory requirements for the contributions can be changed by the New Mexico State Legislature.

The Authority's contributions to the RHCA for the years ended June 30, 2010, 2009 and 2008 were \$14,010, \$12,890, and \$12,549, respectively, which equal the required contributions for each year.

**Note 9 Contingent Liabilities**

Amounts received or receivable from grantor agencies are subject to audit and adjustment 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 the government expects such amounts, if any, to be immaterial.

**Note 10 Risk Management**

The Authority is exposed to various risks of loss related to torts; thefts of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority has joined together with other Housing Authorities and obtained insurance through the Housing Authority Insurance Group, a Housing Authority risk pool currently operating as a common risk management and insurance program for member units. The Authority pays an annual premium to Housing Authority Insurance Group for its general insurance coverage, and risk of loss is transferred.

Limits of coverage are as follows:

- \$50,000 Fire Damage Sub-Limit
- \$2,000,000 Bodily Injury each occurrence and aggregate
- \$2,000,000 Property Damage each occurrence and aggregate
- \$100,000 Mold or Bacteria

**Note 11 Financial Data Schedule**

The Authority is required to submit, and include with the audited financial statements, a financial data schedule, which should be presented as other supplemental data.

The financial data schedule is not available for presentation in the audited financial statements. Upon availability, it will be presented in a separate report.

Note 12 Inter-fund Activity

Inter-fund balances at June 30, 2010 consisted of the following:

	<u>Inter-Fund Payables</u>		
	<u>Puesta del Sol</u>	<u>Hacienda Orgullo</u>	<u>Total</u>
<u>Inter-fund Receivable</u>			
Low-Rent Public Housing	\$ 17,985	\$	\$ 17,985
Other Funds	<u>23,584</u>	<u>15,051</u>	<u>38,635</u>
	<u>\$ 41,569</u>	<u>\$ 15,051</u>	<u>\$ 56,620</u>

The inter-fund activity is to provide operating capital, and all amounts are expected to be repaid within one year.

Note 13 Concentrations

Seventy-seven percent of the Authority's revenues are derived from Federal grants. Reduction or interruption of these funds is not expected. However, if reduction or interruption of funding occurred, it would have a material effect on the operations of the Authority.

Note 14 Restricted Net Assets

The Authority reports \$207,960 in restricted net assets, of which \$197,493 is restricted by enabling legislation.

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
Non-Major Enterprise Funds  
**COMBINING STATEMENT OF NET ASSETS**  
June 30, 2010

	<u>ECDC Program</u>	<u>Home Program</u>	<u>Return to Owner</u>	<u>Total</u>
<b>ASSETS</b>				
Current assets:				
Cash	\$ 18,596	\$ 9,210	\$ 112,885	\$ 140,691
Accounts receivable			80,054	80,054
Prepaid expenses				-
Interfund receivable			38,635	38,635
<b>Total current assets</b>	<b>\$ 18,596</b>	<b>\$ 9,210</b>	<b>\$ 231,574</b>	<b>\$ 259,380</b>
Noncurrent assets:				
Capital assets, net	772			772
<b>Total assets</b>	<b>\$ 19,368</b>	<b>\$ 9,210</b>	<b>\$ 231,574</b>	<b>\$ 260,152</b>
<b>LIABILITIES</b>				
Current:				
Accounts payable	\$ -	\$ -	\$ -	\$ -
Interfund payable				-
<b>Total current liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Noncurrent liabilities:				
Compensated absences	3,852			3,852
<b>Total liabilities</b>	<b>\$ 3,852</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,852</b>
<b>NET ASSETS</b>				
Invested in capital assets	\$ 772	\$ -	\$ -	\$ 772
Unrestricted	14,744	9,210	231,574	255,528
<b>Total net assets</b>	<b>\$ 15,516</b>	<b>\$ 9,210</b>	<b>\$ 231,574</b>	<b>\$ 256,300</b>

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

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
Non-Major Enterprise Funds  
**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET ASSETS**  
For the Fiscal Year Ended June 30, 2010

	ECDC Program	Home Program	Return to Owner	Total
Operating revenues:				
Other tenant revenue	\$ 572	\$ 1,092	\$ 8,381	\$ 10,045
Charges for services	20,040		9,766	29,806
 Total operating revenues	 \$ 20,612	 \$ 1,092	 \$ 18,147	 \$ 39,851
Operating expenses:				
Administrative	\$ 9,566	\$ 2,558	\$ 3,921	\$ 16,045
Utilities	1,446			1,446
Repairs and maintenance	6,943	1,284		8,227
General	4,545	842		5,387
Depreciation	136			136
 Total operating expenses	 \$ 22,636	 \$ 4,684	 \$ 3,921	 \$ 31,241
 Operating income (loss)	 \$ (2,024)	 \$ (3,592)	 \$ 14,226	 \$ 8,610
Nonoperating revenue (expense):				
Other nonoperating revenue	\$ 8	\$ 40	\$ 329	\$ 377
 Total nonoperating revenues (expenses)	 \$ 8	 \$ 40	 \$ 329	 \$ 377
 Change in net assets	 \$ (2,016)	 \$ (3,552)	 \$ 14,555	 \$ 8,987
Net assets, beginning of year	17,532	12,762	217,019	247,313
Net assets, end of year	\$ 15,516	\$ 9,210	\$ 231,574	\$ 256,300

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

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
Non-Major Enterprise Funds  
**COMBINING STATEMENT OF CASH FLOWS**  
For the Fiscal Year Ended June 30, 2010

	<u>ECDC Program</u>	<u>Home Program</u>	<u>Return to Owner</u>	<u>Total</u>
Cash flows from operating activities:				
Receipts from tenants and fees	\$ 20,612	\$ 1,092	\$ 18,147	\$ 39,851
Payments to vendors	(13,662)	(4,684)	(3,921)	(22,267)
Payments to employees	(5,996)			(5,996)
Net cash provided (used) by operating activities	<u>\$ 954</u>	<u>\$ (3,592)</u>	<u>\$ 14,226</u>	<u>\$ 11,588</u>
Cash flows from noncapital and related financing activities:				
Other nonoperating revenues	\$ 8	\$ 40	\$ 329	\$ 377
Loans to others			(30,163)	(30,163)
Intercompany loans			(9,381)	(9,381)
Repayment of intercompany borrowings	(1,057)			(1,057)
Net cash provided (used) by noncapital and related financing activities	<u>\$ (1,049)</u>	<u>\$ 40</u>	<u>\$ (39,215)</u>	<u>\$ (40,224)</u>
Cash flows from capital and related financing activities:				
Intergovernmental grants	\$ -	\$ -	\$ -	\$ -
Purchase of capital assets				
Net cash provided (used) by capital and related financing activities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Net increase (decrease) in cash	\$ (95)	\$ (3,552)	\$ (24,989)	\$ (28,636)
Cash, beginning of year	<u>18,691</u>	<u>12,762</u>	<u>137,874</u>	<u>169,327</u>
Cash, end of year	<u>\$ 18,596</u>	<u>\$ 9,210</u>	<u>\$ 112,885</u>	<u>\$ 140,691</u>

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

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
Non-Major Enterprise Funds  
**COMBINING STATEMENT OF CASH FLOWS(concluded)**  
For the Fiscal Year Ended June 30, 2010

	<u>ECDC Program</u>	<u>Home Program</u>	<u>Return to Owner</u>	<u>Total</u>
Reconciliation of operating income (loss) to net cash provided by operating activities:				
Operating income (loss)	\$ (2,024)	\$ (3,592)	\$ 14,226	\$ 8,610
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:				
Depreciation expense	136			136
(Increase) decrease in:				-
Accounts receivable				-
Prepaid expenses	88			88
Inventory				-
Increase(decrease) in:				
Accounts payable	(47)			(47)
Accrued expenses				-
Tenant deposits				-
Compensated absences	<u>2,801</u>			<u>2,801</u>
Net cash provided (used) by operating activities	<u>\$ 954</u>	<u>\$ (3,592)</u>	<u>\$ 14,226</u>	<u>\$ 11,588</u>

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

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**LOW RENT PUBLIC HOUSING**  
Statement of Revenues and Expenses - Budget and Actual  
For the Fiscal Year Ended June 30, 2010

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Operating revenues:				
Tenant rent	\$ 176,429	\$ 176,429	\$ 198,480	\$ 22,051
Other tenant revenue	87,894	87,894	105,096	17,202
 Total operating revenues	 \$ 264,323	 \$ 264,323	 \$ 303,576	 \$ 39,253
Operating expenses:				
Administrative	\$ 89,527	\$ 89,527	\$ 111,812	\$ (22,285)
Tenant services	40,814	40,814	130,578	(89,764)
Utilities	69,630	69,630	91,861	(22,231)
Repairs and maintenance	162,095	162,095	153,643	8,452
General	52,423	52,423	65,494	(13,071)
Depreciation			167,310	(167,310)
 Total operating expenses	 \$ 414,489	 \$ 414,489	 \$ 720,698	 \$ (306,209)
 Operating income (loss)	 \$ (150,166)	 \$ (150,166)	 \$ (417,122)	 \$ (266,956)
Nonoperating revenue (expense):				
Intergovernmental grants	\$ 205,560	\$ 205,560	\$ 523,561	\$ 318,001
Loss on sale of assets			(11,224)	(11,224)
Other nonoperating revenue	4,000	4,000	12,673	8,673
 Total nonoperating revenues (expenses)	 \$ 209,560	 \$ 209,560	 \$ 525,010	 \$ 315,450
 Change in net assets	 \$ 59,394	 \$ 59,394	 \$ 107,888	 \$ 48,494

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



Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**HOUSING CHOICE VOUCHERS**  
Statement of Revenues and Expenses - Budget and Actual  
For the Fiscal Year Ended June 30, 2010

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Operating revenues:				
Other tenant revenue	\$ -	\$ -	\$ 4,154	\$ 4,154
Total operating revenues	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,154</u>	<u>\$ 4,154</u>
Operating expenses:				
Administrative	\$ 70,625	\$ 70,625	\$ 74,811	\$ (4,186)
Tenant services	44,510	44,510	23,408	21,102
Repairs and maintenance				-
General	27,812	27,812	30,705	(2,893)
Total operating expenses	<u>\$ 142,947</u>	<u>\$ 142,947</u>	<u>\$ 128,924</u>	<u>\$ 14,023</u>
Operating income (loss)	<u>\$ (142,947)</u>	<u>\$ (142,947)</u>	<u>\$ (124,770)</u>	<u>\$ 18,177</u>
Nonoperating revenue (expense):				
Intergovernmental grants	\$ 146,461	\$ 146,461	\$ 765,218	\$ 618,757
Housing assistance payments			(671,985)	(671,985)
Other nonoperating revenue	2,000	2,000	1,281	(719)
Total nonoperating revenues (expenses)	<u>\$ 148,461</u>	<u>\$ 148,461</u>	<u>\$ 94,514</u>	<u>\$ (53,947)</u>
Change in net assets	<u>\$ 5,514</u>	<u>\$ 5,514</u>	<u>\$ (30,256)</u>	<u>\$ (35,770)</u>

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

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**HACIENDA ORGULLO APARTMENTS**  
Statement of Revenues and Expenses - Budget and Actual  
For the Fiscal Year Ended June 30, 2010

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Operating revenues:				
Tenant rent	\$ 178,995	\$ 178,995	\$ 71,447	\$ (107,548)
Other tenant revenue	3,970	3,970	907	(3,063)
 Total operating revenues	 <u>\$ 182,965</u>	 <u>\$ 182,965</u>	 <u>\$ 72,354</u>	 <u>\$ (110,611)</u>
Operating expenses:				
Administrative	\$ 50,191	\$ 50,191	\$ 52,524	\$ (2,333)
Utilities	21,900	21,900	20,984	916
Repairs and maintenance	70,368	70,368	51,523	18,845
General	16,555	16,555	16,990	(435)
Depreciation			35,442	(35,442)
 Total operating expenses	 <u>\$ 159,014</u>	 <u>\$ 159,014</u>	 <u>\$ 177,463</u>	 <u>\$ (18,449)</u>
 Operating income (loss)	 <u>\$ 23,951</u>	 <u>\$ 23,951</u>	 <u>\$ (105,109)</u>	 <u>\$ (129,060)</u>
Nonoperating revenue (expense):				
Intergovernmental grants	\$ 67,265	\$ 67,265	\$ 121,604	\$ 54,339
Interest expense	(34,020)	(34,020)	(6,318)	27,702
Other nonoperating revenue			332	332
 Total nonoperating revenues (expenses)	 <u>\$ 33,245</u>	 <u>\$ 33,245</u>	 <u>\$ 115,618</u>	 <u>\$ 82,373</u>
 Change in net assets	 <u>\$ 57,196</u>	 <u>\$ 57,196</u>	 <u>\$ 10,509</u>	 <u>\$ (46,687)</u>

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

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**PUESTA DEL SOL APARTMENTS**  
Statement of Revenues and Expenses - Budget and Actual  
For the Fiscal Year Ended June 30, 2010

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Operating revenues:				
Tenant rent	\$ 95,266	\$ 95,266	\$ 54,574	\$ (40,692)
Other tenant revenue	3,750	3,750	1,976	(1,774)
 Total operating revenues	 \$ 99,016	 \$ 99,016	 \$ 56,550	 \$ (42,466)
Operating expenses:				
Administrative	\$ 26,693	\$ 26,693	\$ 24,794	\$ 1,899
Utilities	10,800	10,800	11,953	(1,153)
Repairs and maintenance	42,326	42,326	36,882	5,444
General	9,321	9,321	13,340	(4,019)
Depreciation			25,343	(25,343)
 Total operating expenses	 \$ 89,140	 \$ 89,140	 \$ 112,312	 \$ (23,172)
 Operating income (loss)	 \$ 9,876	 \$ 9,876	 \$ (55,762)	 \$ (65,638)
Nonoperating revenue (expense):				
Intergovernmental grants	\$ 13,812	\$ 13,812	\$ 228,830	\$ 215,018
Interest expense	(15,277)	(15,277)	(55,640)	(40,363)
Other nonoperating revenue			99	99
 Total nonoperating revenues (expenses)	 \$ (1,465)	 \$ (1,465)	 \$ 173,289	 \$ 174,754
 Change in net assets	 \$ 8,411	 \$ 8,411	 \$ 117,527	 \$ 109,116

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

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**COMPARATIVE STATEMENTS OF NET ASSETS**  
Hacienda Orgullo and Puesta Del Sol Apartments  
June 30, 2010 and 2009

	Hacienda Orgullo Apartments		Puesta Del Sol Apartments	
	2010	2009	2010	2009
<b>ASSETS</b>				
Current assets:				
Cash	\$ 26,523	\$ 29,347	\$ 784	\$ 1,270
Accounts receivable (net)	10,399	84,017	13,213	17,598
Prepaid expenses	1,158	1,693	578	1,504
Interfund receivables				
Inventory	1,666	1,666	536	536
 Total current assets	\$ 39,746	\$ 116,723	\$ 15,111	\$ 20,908
Noncurrent assets:				
Restricted:				
Cash	\$ 131,849	\$ 120,230	\$ 47,411	\$ 41,315
Capital assets, net	842,368	860,586	590,977	464,633
 Total noncurrent assets	\$ 974,217	\$ 980,816	\$ 638,388	\$ 505,948
 Total assets	\$ 1,013,963	\$ 1,097,539	\$ 653,499	\$ 526,856
<b>LIABILITIES</b>				
Current liabilities:				
Accounts payable	\$ 3,624	\$ 77,879	\$ 839	\$ 9,066
Accrued expenses	90	380	988	1,223
Interfund payable	15,051	8,170	41,569	21,084
Current portion of long-term debt	27,963	27,685	3,794	3,371
Tenant deposits (payable from restricted assets)	7,203	6,830	2,155	2,068
 Total current liabilities	\$ 53,931	\$ 120,944	\$ 49,345	\$ 36,812
Noncurrent liabilities:				
Notes payable	\$ 590,538	\$ 618,518	\$ 466,588	\$ 470,383
Compensated absences	6,867	5,959	3,607	3,229
 Total noncurrent liabilities	\$ 597,405	\$ 624,477	\$ 470,195	\$ 473,612
 Total liabilities	\$ 651,336	\$ 745,421	\$ 519,540	\$ 510,424

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**COMPARATIVE STATEMENTS OF NET ASSETS (concluded)**  
Hacienda Orgullo and Puesta Del Sol Apartments  
June 30, 2010 and 2009

	Hacienda Orgullo Apartments		Puesta Del Sol Apartments	
	2010	2009	2010	2009
<b>NET ASSETS</b>				
Invested in capital assets, net of related debt	\$ 223,867	\$ 214,383	\$ 120,595	\$ (9,121)
Restricted for debt service	118,846	113,400	40,589	39,247
Restricted for taxes and insurance payments	5,800		4,667	
Unrestricted	14,114	24,335	(31,892)	(13,694)
Total net assets	<u>\$ 362,627</u>	<u>\$ 352,118</u>	<u>\$ 133,959</u>	<u>\$ 16,432</u>

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

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**COMPARATIVE STATEMENTS OF REVENUES, EXPENSES AND CHANGES  
IN FUND NET ASSETS**

Hacienda Orgullo and Puesta Del Sol Apartments  
For the Fiscal Year Ended June 30, 2010 and 2009

	Hacienda Orgullo Apartments		Puesta Del Sol Apartments	
	2010	2009	2010	2009
Operating revenues:				
Tenant rent	\$ 71,447	\$ 64,701	\$ 54,574	\$ 51,579
Other tenant revenue	907	1,225	1,976	1,543
<b>Total operating revenues</b>	<b>\$ 72,354</b>	<b>\$ 65,926</b>	<b>\$ 56,550</b>	<b>\$ 53,122</b>
Operating expenses:				
Administrative	\$ 52,524	\$ 48,623	\$ 24,794	\$ 25,402
Utilities	20,984	22,980	11,953	13,481
Repairs and maintenance	51,523	43,373	36,882	23,862
General	16,990	14,159	13,340	5,340
Depreciation	35,442	31,577	25,343	18,152
<b>Total operating expenses</b>	<b>\$ 177,463</b>	<b>\$ 160,712</b>	<b>\$ 112,312</b>	<b>\$ 86,237</b>
<b>Operating income (loss)</b>	<b>\$ (105,109)</b>	<b>\$ (94,786)</b>	<b>\$ (55,762)</b>	<b>\$ (33,115)</b>
Nonoperating revenue (expense):				
Intergovernmental grants	\$ 121,604	\$ 183,191	\$ 228,830	\$ 88,651
Interest expense	(6,318)	(6,611)	(55,640)	(57,017)
Other nonoperating revenue	332	388	99	133
<b>Total nonoperating revenues (expenses)</b>	<b>\$ 115,618</b>	<b>\$ 176,968</b>	<b>\$ 173,289</b>	<b>\$ 31,767</b>
<b>Change in net assets</b>	<b>\$ 10,509</b>	<b>\$ 82,182</b>	<b>\$ 117,527</b>	<b>\$ (1,348)</b>
Net assets, beginning of year	352,118	269,936	16,432	17,780
<b>Net assets, end of year</b>	<b>\$ 362,627</b>	<b>\$ 352,118</b>	<b>\$ 133,959</b>	<b>\$ 16,432</b>

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

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**COMPARATIVE STATEMENTS OF CASH FLOWS**  
Hacienda Orgullo and Puesta Del Sol Apartments  
For the Fiscal Year Ended June 30, 2010 and 2009

	Hacienda Orgullo Apartments		Puesta Del Sol Apartments	
	2010	2009	2010	2009
Cash flows from operating activities:				
Receipts from tenants and fees	\$ 72,373	\$ 65,255	\$ 53,702	\$ 49,831
Payments to vendors	(165,390)	(72,327)	(67,975)	(31,420)
Payments to employees	(49,733)	(53,875)	(26,119)	(28,617)
Net cash provided (used) by operating activities	<u>\$ (142,750)</u>	<u>\$ (60,947)</u>	<u>\$ (40,392)</u>	<u>\$ (10,206)</u>
Cash flows from noncapital and related financing activities:				
Intergovernmental grants	\$ 195,576	\$ 110,909	\$ 236,150	\$ 82,130
Interfund loans	6,881	67	20,485	42
Other nonoperating revenues	332	388	99	133
Net cash provided (used) by noncapital and related financing activities	<u>\$ 202,789</u>	<u>\$ 111,364</u>	<u>\$ 256,734</u>	<u>\$ 82,305</u>
Cash flows from capital and related financing activities:				
Purchase of capital assets	\$ (17,224)	\$ -	\$ (151,687)	\$ (7,258)
Principal payments on capital debt	(27,702)	(27,409)	(3,372)	(57,017)
Interest paid on capital debt	(6,318)	(6,611)	(55,673)	(2,996)
Net cash provided (used) by capital and related financing activities	<u>\$ (51,244)</u>	<u>\$ (34,020)</u>	<u>\$ (210,732)</u>	<u>\$ (67,271)</u>
Net increase (decrease) in cash	\$ 8,795	\$ 16,397	\$ 5,610	\$ 4,828
Cash, beginning of year	<u>149,577</u>	<u>133,180</u>	<u>42,585</u>	<u>37,757</u>
Cash, end of year	<u><u>\$ 158,372</u></u>	<u><u>\$ 149,577</u></u>	<u><u>\$ 48,195</u></u>	<u><u>\$ 42,585</u></u>

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**COMPARATIVE STATEMENTS OF CASH FLOWS (concluded)**  
Hacienda Orgullo and Puesta Del Sol Apartments  
For the Fiscal Year Ended June 30, 2010 and 2009

	Hacienda Orgullo Apartments		Puesta Del Sol Apartments	
	2010	2009	2010	2009
Reconciliation of operating income (loss) to net cash provided by operating activities:				
Operating income (loss)	\$ (105,109)	\$ (94,786)	\$ (55,762)	\$ (33,115)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities				
Depreciation expense	35,442	31,577	25,343	18,152
(Increase) decrease in:				
Accounts receivable	(354)	(284)	(2,935)	(2,842)
Prepaid expenses	535	(631)	926	(912)
Inventory		(316)		57
 Increase (decrease) in:				
Accounts payable	(74,255)	522		7,720
Accrued expenses	(290)	380	(8,429)	186
Tenant deposits	373	(386)	87	(449)
Compensated absences	908	2,977	378	997
	<u>\$ (142,750)</u>	<u>\$ (60,947)</u>	<u>\$ (40,392)</u>	<u>\$ (10,206)</u>
Net cash provided (used) by operating activities	<u>\$ (142,750)</u>	<u>\$ (60,947)</u>	<u>\$ (40,392)</u>	<u>\$ (10,206)</u>

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



Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**SCHEDULE OF INDIVIDUAL DEPOSIT ACCOUNTS AND INVESTMENTS**  
June 30, 2010

	<u>Type of Account</u>	<u>Bank Balance</u>	<u>Reconciled Balance</u>
<u>Bank of the Southwest</u>			
RTO	Checking	\$ 39,439	\$ 39,439
Home Reserve	Savings	6,403	6,403
Puesta Reserve	Savings	40,589	40,589
Puesta Tax/Ins	Savings	4,667	4,667
Hacienda Tax/Ins	Checking	2,322	2,322
Hacienda Resident	Checking	3,478	3,478
Hacienda Reserve	Savings	118,846	118,846
PH FSS Escrow	Savings	24,049	24,049
FSS Escrow	Savings	12,534	12,534
T or C Housing Authority	CD		
Total Bank of the Southwest		<u>\$ 252,327</u>	<u>\$ 252,327</u>
<u>Compass Bank</u>			
Home Operating	Checking	\$ 2,807	\$ 2,807
Puesta	Checking	956	784
Puesta Security	Checking	2,155	2,155
Hacienda	Checking	26,693	26,523
Hacienda Security	Checking	7,203	7,203
ECDC	Repurchase	18,596	18,596
Voucher	Repurchase	169,903	168,638
IDA Match	Checking	5,998	5,998
Low Rent	Repurchase	337,951	333,525
Total Compass Bank		<u>\$ 572,262</u>	<u>\$ 566,229</u>
<u>Citizens Bank</u>			
Tor C Housing Authority	CD	\$ 232,226	\$ 232,226
T or C Housing Authority	CD	216,209	216,209
T or C Housing Authority	CD	46,613	46,613
T or C Housing Authority	CD	73,446	73,446
T or C Housing Authority	CD	31,283	31,283
Total Citizens Bank		<u>\$ 599,777</u>	<u>\$ 599,777</u>
Total cash and investments		<u><u>\$ 1,424,366</u></u>	<u><u>\$ 1,418,333</u></u>

Truth or Consequences Housing Authority  
A Component Unit of the city of Truth or Consequences  
**SCHEDULE OF DEPOSITORY COLLATERAL**  
June 30, 2010

	Bank of the Southwest	Compass Bank	Citizens Bank	Total
Checking, Savings and CD's	\$ 252,327	\$ 45,812	599,777	\$ 897,916
Repurchase deposits		526,450		526,450
<b>Total on deposit</b>	<b>\$ 252,327</b>	<b>\$ 572,262</b>	<b>599,777</b>	<b>\$ 1,424,366</b>
Less FDIC insurance	(252,327)	(250,000)	(250,000)	(752,327)
<b>Total uninsured public funds</b>	<b>\$ -</b>	<b>\$ 322,262</b>	<b>349,777</b>	<b>\$ 672,039</b>
102% collateralization requirement	\$ -	\$ 536,979	\$ -	\$ 536,979
50% collateralization requirement (Section 6-10-17 NMSA)	-	-	174,889	174,889
<b>Total collateralization requirement</b>	<b>\$ -</b>	<b>\$ 536,979</b>	<b>\$ 174,889</b>	<b>\$ 711,868</b>
<b>Pledged securities:</b>				
FHLB Letter of Credit 6/6/2011	\$ 100,000	\$ -	\$ -	\$ 100,000
Danbury Tx Higher Ed 236035AL5 2/15/2022		12,002		12,002
Danbury Tx Higher Ed 236035AL5 2/15/2022		40,005		40,005
FNMA 31410KBG8 12/01/2028		209,365		209,365
FNMA 31410KBG8 12/01/2028		79,901		79,901
FNMA ARM 31400SFX2 03/01/2033		191,190		191,190
FHLB ARM 972183 8/1/2035		133,659		133,659
FHLB Letter of Credit 11/18/11			317,778	317,778
<b>Total pledged securities</b>	<b>\$ 100,000</b>	<b>\$ 666,122</b>	<b>\$ 317,778</b>	<b>\$ 1,083,900</b>
<b>Pledged securities over (under) requirement</b>	<b>\$ 100,000</b>	<b>\$ 129,143</b>	<b>\$ 142,890</b>	<b>\$ 372,033</b>

Securities pledged by Bank of the Southwest are held by the Federal Home Loan Bank in Irving, Tx.  
Securities pledged by Compass Bank are Held by First Financial in El Paso, Tx.  
Securities pledged by Citizens Bank are held by the Federal Home Loan Bank in Irving, TX.

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
For the Fiscal Year Ended June 30, 2010

<u>Federal Grantor/Pass-through Grantor/ Program Title</u>	<u>Federal CFDA Number</u>	<u>Pass-through Grantor's Number</u>	<u>Total Awards Expended</u>
<b><u>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</u></b>			
Direct programs:			
Public and Indian Housing	14.850	N/A	\$ 194,753
Section 8 Housing Choice Vouchers	14.871	N/A	765,218
Resident Opportunity and Supportive Services	14.870	N/A	94,367
Public Housing Capital Fund	14.872	N/A	277,502
Passed through the NM Mortgage Finance Authority:			
Community Development Block Grant - States Program	14.228	07-05-TOC-RRS-001	<u>168,166</u>
Total U.S. Department of Housing and Urban Development			<u>\$ 1,500,006</u>
<b><u>U.S. DEPARTMENT OF AGRICULTURE</u></b>			
Direct programs:			
Rural Rental Housing Loans	10.415	N/A	\$ 1,133,055
Rural Rental Assistance	10.427	N/A	<u>138,095</u>
Total U.S. Department of Agriculture			<u>\$ 1,271,150</u>
Total Expenditures of Federal Awards			<u><u>\$ 2,771,156</u></u>

See accompanying notes to schedule of expenditures of federal awards.

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
For The Fiscal Year Ended June 30, 2010

Note 1 Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Truth or Consequences Housing Authority, and is presented on the accrual basis of accounting. 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 basic financial statements.

Note 2 Insurance

The Authority is a member of the Housing Authority Insurance Group, to which it pays an annual premium in exchange for insurance in varying amounts based on the type of risk, as follows:

General liability	\$ 2,000,000
Personal injury	2,000,000
Property damage	2,000,000

Note 3 Loan Guarantees

The Authority had loan guarantees from Rural Rental Housing Loans at June 30, 2010, in the amount of \$1,088,882, which are included in the accompanying Schedule of Federal Financial Assistance under the Federal Loan Program, CFDA No. 10.415. The remainder of the federal assistance is loan subsidies in the amount of \$44,173.

The Rural Rental Housing loans require participation in repayment by the Authority, but significant debt repayment is through debt service subsidies from the U. S. Department of Agriculture.

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**  
June 30, 2010

**Findings--Financial Statement Audit**

Current Status

2007-02 The financial statements are not prepared by Authority  
personnel

Resolved

**Findings - Major Federal Award Programs**

None

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**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 H. Balderas, State Auditor  
and  
Board of Commissioners  
Truth or Consequences Housing Authority  
Truth or Consequences, New Mexico

We have audited the financial statements of the business-type activities, each major fund, and the aggregate remaining fund information of the Truth or Consequences Housing Authority as of and for the year ended June 30, 2010, which collectively comprise the Truth or Consequences Housing Authority's basic financial statements and have issued our report thereon dated October 29, 2010. We have also audited the combining and individual fund financial statements of each of the Authority's non-major proprietary funds and the budgetary comparisons presented as other supplementary information as of and for the year ended June 30, 2010, and have issued our report thereon dated October 29, 2010. 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 *Governmental Auditing Standards*, issued by the Comptroller General of the United States.

**Internal Control Over Financial Reporting**

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

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

material misstatement of the entity's basic 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.

### Compliance And Other Matters

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

We noted certain matters that are required to be reported pursuant to *Government Auditing Standards* paragraphs 5.14 and 5.16, and pursuant Section 12-6-5, NMSA 1978, which are described in the accompanying schedule of findings and questioned costs as finding 2010-1, 2010-2 and 2010-3.

The Truth or Consequences Housing Authority's responses to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. We did not audit the Truth or Consequences Housing Authority's responses, and, accordingly, we express no opinion on them.

This report is intended solely for the information and use of management, the Board of Commissioners, others within the entity, the State Auditor, the New Mexico Legislature and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Stone, McGee & Co CPA's

October 29, 2010

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

Hector H. Balderas, State Auditor  
and  
Board of Commissioners  
Truth or Consequences Housing Authority  
Truth or Consequences, New Mexico

**Compliance**

We have audited the Truth or Consequences Housing Authority's 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 the Truth or Consequences Housing Authority's major federal programs for the year ended June 30, 2010. The Truth or Consequences Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the Truth or Consequences Housing Authority's management. Our responsibility is to express an opinion on the Truth or Consequences Housing 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 Truth or Consequences Housing 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 on the Truth or Consequences Housing Authority's compliance with those requirements.

In our opinion, the Truth or Consequences Housing Authority 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, 2010.



## Internal Control Over Compliance

Management of the Truth or Consequences Housing Authority 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 Truth or Consequences Housing Authority's internal control over compliance with 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 Truth or Consequences Housing Authority's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or 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 considered 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 entity, the State Auditor, the New Mexico Legislature, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Stone, McGee & Co CPAs

October 29, 2010

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
For The Fiscal Year Ended June 30, 2010

**SUMMARY OF AUDIT RESULTS**

1. The auditor's report expresses an unqualified opinion on the financial statements of the Truth or Consequences Housing Authority.
2. No significant deficiencies relating to the audit of the financial statements are reported in the *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*.
3. No instances of noncompliance material to the financial statements of the Truth or Consequences Housing Authority, which would be required to be reported in accordance with *Government Auditing Standards*, were disclosed during the audit.
4. No significant deficiencies related to the audit of the major federal award programs are reported in the *Independent Auditor's Report on Compliance With Requirements That Could Have a Direct and Material Effect on Each Major Program and on Internal Control Over Compliance in Accordance With OMB Circular A-133*.
5. The auditors' report on compliance for the major federal awards programs for the Truth or Consequences Housing Authority expresses an unqualified opinion on all major programs.
6. No audit findings that are required to be reported in accordance with Section 510(a) of OMB Circular A-133 were noted during the audit.
7. The programs tested as major programs included: Rural Rental Housing Loans, CFDA No. 10.415.
8. The threshold for distinguishing types A and B programs was \$300,000.
9. The Truth or Consequences Housing Authority was determined to be a low-risk auditee.

## **FINDINGS – FINANCIAL STATEMENT AUDIT**

### **OTHER INSTANCES OF NONCOMPLIANCE**

#### **2010-1 Travel Reimbursements**

**Condition** – In eight travel reimbursement requests reviewed, there were three instances where the documentation did not adequately support the reimbursement requested.

**Criteria** – Sections 10-8-1 through 10-8-8 NMSA 1978, commonly called the Per Diem and Mileage Act, requires that reimbursements for travel be made only after review and approval of the appropriate underlying documentation.

**Effect** – There is an increased likelihood that reimbursements could be made for unapproved or non-existent travel, and state statutes have been violated.

**Cause** – Authority personnel have not sufficiently reviewed the underlying documentation before approving reimbursement requests.

**Recommendation** – We recommend that the Authority's personnel review and consider the sufficiency of the underlying documentation prior to approving and disbursing travel reimbursements.

**Agency response** – Authority personnel will emphasize review of underlying travel documentation prior to approving and disbursing reimbursements.

#### **2010-2 Financial Data Schedule**

**Condition** – The Financial Data Schedule was not included in the audit report for the year ended June 30, 2010.

**Criteria** - HUD Guidelines on Reporting and Attestation Requirements of Uniform Financial Reporting Standards require that a copy of the Financial Data Schedule, the on-line financial data submission required by the Real Estate Assessment Center, be included as a supplementary schedule in the audit report.

**Effect** – The Authority has not complied with HUD guidelines concerning the presentation of the Financial Data Schedule in the audit report.

**Cause** – The Financial Data Schedule was not available for inclusion in the audit report. The Real Estate Assessment Center had not yet reviewed the unaudited submission for the Authority when the audit report was submitted to comply with the New Mexico State Auditor mandated deadline. The Authority cannot submit an audited submission prior to the approval of the unaudited submission, therefore, the audited Financial Data Schedule was unavailable for publication at the time the audit report was submitted to the New Mexico State Auditor.

**Recommendation** – We are unable to make a reasonable recommendation. Until the Real Estate Assessment Center improves the timing of its review of submissions, no practical recommendation can be made.

Agency Response – We will attempt to accelerate the audit process, to allow time for the audited submission to be included in the audit report. However, we have no control over the Real Estate Assessment Center’s review of the on-line submission, and until that review coincides with the New Mexico State Auditor’s mandated deadline, we cannot comply with both the requirement that a Financial Data Schedule be included in the audit report and the mandated audit report submission deadline.

### 2010-3 Late Audit Report

Condition – The audit report was submitted to the New Mexico State Auditor by common carrier on November 19, 2010, in advance of the mandated deadline of December 1, 2010. However, the Office of the New Mexico State Auditor rejected the report because the Financial Data Schedule required by HUD was not included in the audit report, and since that rejection date was after the mandated December 1, 2010, deadline, the report was not considered timely filed.

Criteria – Section 2.2.2.9 A. NMAC, commonly called the Audit Rule, requires submission of the audit report to the New Mexico State Auditor by December 1, 2010.

Effect – The report is not available to legislative and regulatory bodies in a timely manner, and 2.2.2 NMAC has been violated.

Cause – The Financial Data Schedule was unavailable for submission at the time the audit report was due to the New Mexico State Auditor, because the Real Estate Assessment Center had not yet performed its required review.

Recommendation – We recommend that, if the Financial Data Schedule is not available at the time of filing the audit report with the New Mexico State Auditor, that a waiver of the “one report cover” rule be requested.

Agency Response – We have made every attempt to file our audit reports timely with the New Mexico State Auditor. We disclosed the fact that the Financial Data Schedule was not available in the notes to the financial statements, and that it would be issued under separate cover, with the auditor’s report thereon, when available. In the future, we will attempt to obtain a waiver from the State Auditor if the Financial Data Schedule is not available, however, we believe that under the circumstances, we did everything possible to comply with Section 2.2.2.9 A. NMAC.

## **FINDINGS AND QUESTIONED COSTS – MAJOR FEDERAL AWARDS PROGRAMS**

None.

## **OTHER – FINANCIAL STATEMENT PREPARATION**

The financial statements were prepared by Stone, McGee & Co., C.P.A.’s, in conjunction with Authority personnel.

**EXIT CONFERENCE**

The contents of this report were discussed October 27, 2010. Present at this exit conference were:

<u>Name</u>	<u>Title</u>	<u>Affiliation</u>
LeeAnn Tooley	Board Vice-Chairman	T or C Housing Authority
Marie Bradley	Executive Director	T or C Housing Authority
Suzi Slater	Chief Finance Officer	T or C Housing Authority
Mike Stone	Shareholder	Stone, McGee & Co., C.P.A.'s