

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, 2011

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, 2011

**COMMISSIONERS**

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

Chairman  
Vice-Chairman  
Commissioner  
Commissioner  
Commissioner

**ADMINISTRATIVE STAFF**

Marie Bradley  
Mario Portillo

Executive Director  
Finance 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, 2011, 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, 2011, 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, 2011, 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, 2011, 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 November 8, 2011, 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

November 8, 2011

Stone, McGee & Co.  
Certified Public Accountants

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**STATEMENT OF NET ASSETS**  
June 30, 2011

	<u>Low Rent Public Housing</u>	<u>Housing Choice Vouchers</u>	<u>Puesta Del Sol Apartments</u>
<b>ASSETS</b>			
Current assets:			
Cash	\$ 667,890	\$ 180,060	\$ 8,301
Accounts receivable(net)	66,644	2,951	4,560
Prepaid expenses	2,077		641
Interfund receivables	29,880		
Inventory	2,793		536
	<u>769,284</u>	<u>183,011</u>	<u>14,038</u>
Total current assets	<u>\$ 769,284</u>	<u>\$ 183,011</u>	<u>\$ 14,038</u>
Noncurrent assets:			
Restricted:			
Cash	\$ 35,912	\$ 93,719	\$ 54,212
Capital assets, net	1,867,890	10,048	565,505
	<u>1,903,802</u>	<u>103,767</u>	<u>619,717</u>
Total noncurrent assets	<u>\$ 1,903,802</u>	<u>\$ 103,767</u>	<u>\$ 619,717</u>
Total assets	<u>\$ 2,673,086</u>	<u>\$ 286,778</u>	<u>\$ 633,755</u>
<b>LIABILITIES</b>			
Current liabilities:			
Accounts payable	\$ 19,272	\$ 3,962	\$ 1,020
Accrued expenses	23,655		919
Interfund payable			53,664
FSS deposits	11,711	21,117	
Current portion of long-term debt			4,270
Tenant deposits (payable from restricted assets)	18,198		2,551
	<u>72,836</u>	<u>25,079</u>	<u>62,424</u>
Total current liabilities	<u>\$ 72,836</u>	<u>\$ 25,079</u>	<u>\$ 62,424</u>
Noncurrent liabilities:			
Notes payable	\$ -	\$ -	\$ 462,318
Compensated absences	16,251	10,112	3,710
	<u>16,251</u>	<u>10,112</u>	<u>466,028</u>
Total noncurrent liabilities	<u>\$ 16,251</u>	<u>\$ 10,112</u>	<u>\$ 466,028</u>
Total liabilities	<u>\$ 89,087</u>	<u>\$ 35,191</u>	<u>\$ 528,452</u>
<b>NET ASSETS</b>			
Invested in capital assets, net of related debt	\$ 1,867,890	\$ -	\$ 98,917
Restricted for housing assistance payments		72,602	
Restricted for repair and replacement			46,981
Restricted for taxes and insurance payments			4,680
Restricted for tenant use	6,003		
Unrestricted	710,106	178,985	(45,275)
	<u>2,583,999</u>	<u>251,587</u>	<u>105,303</u>
Total net assets	<u>\$ 2,583,999</u>	<u>\$ 251,587</u>	<u>\$ 105,303</u>

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

Hacienda Orgullo Apartments	Other Funds	Total*
\$ 28,425	\$ 131,940	\$ 1,016,616
9,388	122,561	206,104
234		2,952
1,666	23,784	4,995
<u>\$ 39,713</u>	<u>\$ 278,285</u>	<u>\$ 1,230,667</u>
\$ 50,031	\$ -	\$ 233,874
899,451	636	3,343,530
<u>\$ 949,482</u>	<u>\$ 636</u>	<u>\$ 3,577,404</u>
<u>\$ 989,195</u>	<u>\$ 278,921</u>	<u>\$ 4,808,071</u>
\$ 2,781	\$ -	\$ 27,035
678		25,252
		32,828
28,244		32,514
8,278		29,027
<u>\$ 39,981</u>	<u>\$ -</u>	<u>\$ 146,656</u>
\$ 562,296	\$ -	\$ 1,024,614
5,670	1,015	36,758
<u>\$ 567,966</u>	<u>\$ 1,015</u>	<u>\$ 1,061,372</u>
<u>\$ 607,947</u>	<u>\$ 1,015</u>	<u>\$ 1,208,028</u>
\$ 308,911	\$ 636	\$ 2,276,354
		72,602
35,948		82,929
2,327		7,007
3,479		9,482
30,583	277,270	1,151,669
<u>\$ 381,248</u>	<u>\$ 277,906</u>	<u>\$ 3,600,043</u>

\*After internal receivables and payables have been eliminated.



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, 2011

	Low Rent Public Housing	Housing Choice Vouchers	Puesta Del Sol Apartments
Operating revenues:			
Tenant rent	\$ 199,397	\$ -	\$ 50,197
Other tenant revenue	54,067	1,196	1,827
Charges for services			
	<hr/>	<hr/>	<hr/>
Total operating revenues	\$ 253,464	\$ 1,196	\$ 52,024
Operating expenses:			
Administrative	\$ 229,006	\$ 80,998	\$ 27,196
Tenant services	621	26,269	
Utilities	88,862		10,086
Repairs and maintenance	217,896		34,918
General	131,471	31,049	19,271
Depreciation	170,096	193	25,472
	<hr/>	<hr/>	<hr/>
Total operating expenses	\$ 837,952	\$ 138,509	\$ 116,943
Operating income (loss)	\$ (584,488)	\$ (137,313)	\$ (64,919)
Nonoperating revenue (expense):			
Intergovernmental grants	\$ 339,587	\$ 820,783	\$ 91,907
Housing assistance payments		(640,729)	
Interest expense			(55,747)
Loss on disposition of assets	(7,491)		
Other nonoperating revenue	2,503	310	103
	<hr/>	<hr/>	<hr/>
Total nonoperating revenues (expenses)	\$ 334,599	\$ 180,364	\$ 36,263
Change in net assets	\$ (249,889)	\$ 43,051	\$ (28,656)
Net assets, beginning of year	<hr/>	<hr/>	<hr/>
	2,833,888	208,536	133,959
Net assets, end of year	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
	2,583,999	251,587	105,303

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

<u>Hacienda Orgullo Apartments</u>	<u>Other Funds</u>	<u>Total</u>
\$ 67,545	\$ -	\$ 317,139
18,876		75,966
	35,565	35,565
<u>\$ 86,421</u>	<u>\$ 35,565</u>	<u>\$ 428,670</u>
\$ 51,878	\$ 6,973	\$ 396,051
		26,890
20,370	2,505	121,823
52,616	4,391	309,821
6,177	1,093	189,061
37,087	136	232,984
<u>\$ 168,128</u>	<u>\$ 15,098</u>	<u>\$ 1,276,630</u>
<u>\$ (81,707)</u>	<u>\$ 20,467</u>	<u>\$ (847,960)</u>
\$ 106,740	\$ -	\$ 1,359,017
		(640,729)
(6,551)		(62,298)
		(7,491)
139	1,139	4,194
<u>\$ 100,328</u>	<u>\$ 1,139</u>	<u>\$ 652,693</u>
\$ 18,621	\$ 21,606	\$ (195,267)
362,627	256,300	3,795,310
<u>\$ 381,248</u>	<u>\$ 277,906</u>	<u>\$ 3,600,043</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, 2011

	<u>Low Rent Public Housing</u>	<u>Housing Choice Vouchers</u>
Cash flows from operating activities:		
Receipts from tenants and fees	\$ 270,436	\$ 1,196
Payments to vendors	(355,034)	(22,543)
Payments to employees	<u>(329,132)</u>	<u>(104,330)</u>
Net cash provided (used) by operating activities	<u>\$ (413,730)</u>	<u>\$ (125,677)</u>
Cash flows from noncapital and related financing activities:		
Intergovernmental grants	\$ 327,815	\$ 822,331
Housing assistance payments		(640,729)
Loans to others		
Interfund loans	(11,895)	
Other nonoperating revenues	<u>2,503</u>	<u>310</u>
Net cash provided (used) by noncapital and related financing activities	<u>\$ 318,423</u>	<u>\$ 181,912</u>
Cash flows from capital and related financing activities:		
Purchase of capital assets	\$ (44,181)	\$ (10,241)
Sale of fixed assets		
Interest paid on capital debt		
Principal payments on capital debt		
Net cash provided (used) by capital and related financing activities	<u>\$ (44,181)</u>	<u>\$ (10,241)</u>
Net increase (decrease) in cash	\$ (139,488)	\$ 45,994
Cash, beginning of year	<u>843,290</u>	<u>227,785</u>
Cash, end of year	<u><u>\$ 703,802</u></u>	<u><u>\$ 273,779</u></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>
\$ 61,712	\$ 89,533	\$ 35,565	\$ 458,442
(61,002)	(77,465)	(9,301)	(525,345)
<u>(30,248)</u>	<u>(54,692)</u>	<u>(8,498)</u>	<u>(526,900)</u>
<u>\$ (29,538)</u>	<u>\$ (42,624)</u>	<u>\$ 17,766</u>	<u>\$ (593,803)</u>
\$ 91,268	\$ 105,810	\$ -	\$ 1,347,224
			(640,729)
		(42,507)	(42,507)
12,095	(15,051)	14,851	-
<u>103</u>	<u>139</u>	<u>1,139</u>	<u>4,194</u>
<u>\$ 103,466</u>	<u>\$ 90,898</u>	<u>\$ (26,517)</u>	<u>\$ 668,182</u>
\$ -	\$ (94,170)	\$ -	(148,592)
			-
(55,816)	(6,059)		(61,875)
<u>(3,794)</u>	<u>(27,961)</u>		<u>(31,755)</u>
<u>\$ (59,610)</u>	<u>\$ (128,190)</u>	<u>\$ -</u>	<u>\$ (242,222)</u>
\$ 14,318	\$ (79,916)	\$ (8,751)	\$ (167,843)
<u>48,195</u>	<u>158,372</u>	<u>140,691</u>	<u>1,418,333</u>
<u>\$ 62,513</u>	<u>\$ 78,456</u>	<u>\$ 131,940</u>	<u>\$ 1,250,490</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, 2011

	<u>Low Rent Public Housing</u>	<u>Housing Choice Vouchers</u>
Reconciliation of operating income (loss) to net cash provided by operating activities:		
Operating income (loss)	\$ (584,488)	\$ (137,313)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation expense	170,096	193
(Increase) decrease in:		
Accounts receivable	10,785	
Prepaid expenses	(1,853)	
Inventory		
Increase(decrease) in:		
Accounts payable	3,665	1,308
Accrued expenses	(6,234)	8,583
Tenant deposits	6,187	
Compensated absences	(11,888)	1,552
Net cash provided (used) by operating activities	<u><u>\$ (413,730)</u></u>	<u><u>\$ (125,677)</u></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>
\$ (64,919)	\$ (81,707)	\$ 20,467	\$ (847,960)
25,472	37,087	136	232,984
9,292	1,941		22,018
(63)	924		(992)
			-
181	(843)		4,311
	96		2,445
396	1,075		7,658
103	(1,197)	(2,837)	(14,267)
<u>\$ (29,538)</u>	<u>\$ (42,624)</u>	<u>\$ 17,766</u>	<u>\$ (593,803)</u>

Truth or Consequences Housing Authority  
A Component Unit of the City of Truth or Consequences  
**NOTES TO FINANCIAL STATEMENTS**  
June 30, 2011

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, repair and replacement reserves, 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, 2011.

**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, 2011, \$.00 of the Authority’s bank balance of \$1,269,565 was exposed to custodial credit risk.

	<u>Bank Balance</u>	<u>Carrying Amount</u>
Deposits by custodial risk		
Category:		
Insured	\$ 576,802	\$ 576,802
Collateral held by the pledging bank’s agent in Authority’s name	692,763	673,688
Uninsured	<u>-0-</u>	<u>-0-</u>
	<u>\$ 1,269,565</u>	<u>\$ 1,250,490</u>

Note 3 Accounts Receivables

Due from tenants	\$ 6,083
Less allowance for doubtful accounts	<u>(608)</u>
Net tenant receivables	\$ 5,475
Due from other governments	<u>200,629</u>
Net receivables	<u>\$ 206,104</u>

Note 4 Capital Assets

Capital asset activity for the year ended June 30, 2011, was as follows:

	<u>Balance</u> <u>July 1, 2010</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>June 30, 2011</u>
Capital assets not being depreciated:				
Land	\$ 637,536	\$ -0-	\$ -0-	\$ 637,536
Construction in progress	<u>-0-</u>	<u>33,940</u>	<u>-0-</u>	<u>33,940</u>
Total assets not being depreciated	<u>\$ 637,536</u>	<u>\$ 33,940</u>	<u>\$ -0-</u>	<u>\$ 671,476</u>
Other capital assets:				
Furniture and fixtures	\$ 791,322	\$ 20,482	\$ 50,581	\$ 761,223
Buildings	6,179,970	94,170	-0-	6,274,140
Improvements	<u>534,183</u>	<u>-0-</u>	<u>-0-</u>	<u>534,183</u>
Total other assets at historical cost	<u>\$ 7,505,475</u>	<u>\$ 114,652</u>	<u>\$ 50,581</u>	<u>\$ 7,569,546</u>
Less accumulated depreciation for:				
Furniture and fixtures	\$ (594,355)	\$ (50,743)	\$ (43,090)	\$ (602,008)
Buildings	(3,728,596)	(148,037)	-0-	(3,876,633)
Improvements	<u>(384,647)</u>	<u>(34,204)</u>	<u>-0-</u>	<u>(418,851)</u>
Total accumulated depreciation	<u>\$ (4,707,598)</u>	<u>\$ (232,984)</u>	<u>\$ (43,090)</u>	<u>\$ (4,897,492)</u>
Other capital assets (net)	<u>\$ 2,797,877</u>	<u>\$ (118,332)</u>	<u>\$ 7,491</u>	<u>\$ 2,672,054</u>
Capital assets, net	<u>\$ 3,435,413</u>	<u>\$ (84,392)</u>	<u>\$ (7,491)</u>	<u>\$ 3,343,530</u>

Note 5 Accrued Expenses

Accrued expenses consist of the following at June 30, 2011:

Accrued payroll	\$ 9,635
Accrued interest	1,397
Accrued resident expenses	<u>14,220</u>
	<u>\$ 25,252</u>

FSS deposits are amounts due tenants under the Family Self-Sufficiency Program.

Note 6 Long-Term Debt

Changes in long-term debt were as follows during the year ended June 30, 2011:

	Balance <u>July 1, 2010</u>	<u>Additions</u>	<u>Retirements</u>	Balance <u>June 30, 2011</u>	Due Within <u>One Year</u>
Business-Type Activities:					
Notes Payable:					
Hacienda Orgullo Apts.	\$ 618,500	\$	\$ 27,960	\$ 590,540	\$ 28,244
Puesta del Sol Apts.	<u>470,382</u>	<u>          </u>	<u>3,794</u>	<u>466,588</u>	<u>4,270</u>
	\$1,088,882	\$	\$ 31,754	\$1,057,128	\$ 32,514
Compensated absences	<u>51,025</u>	<u>14,046</u>	<u>28,313</u>	<u>36,758</u>	<u>          </u>
	<u>\$1,139,907</u>	<u>\$ 14,046</u>	<u>\$ 60,067</u>	<u>\$1,093,886</u>	<u>\$ 32,514</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	\$ 450,166
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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 140,374

\$ 590,540

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 466,588

\$ 1,057,128

The annual debt service requirements to maturity are as follows:

	<u>Principal</u>	<u>Interest</u>
Due in year ending June 30:		
2012	\$ 32,514	\$ 60,956
2013	33,334	60,136
2014	34,223	59,247
2015	35,191	58,279
2016	36,247	57,223
2017-2021	200,981	266,369
2022-2026	248,625	218,726
2027-2031	297,148	138,695
2032-2036	<u>138,865</u>	<u>24,579</u>
	<u>\$ 1,057,128</u>	<u>\$ 944,210</u>

Note 7 Pension Plan – Public Employees Retirement Association

*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 contribution 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, 2011, 2010, and 2009



were \$68,764, \$59,781 and \$53,211 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, 2011, the statute required each participating employer to contribute 1.666% of each participating employee's annual salary; each participating employee was required to contribute .8333% of their salary. In the fiscal years ending June 30, 2012 and 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>
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, 2011, 2010 and 2009 were \$14,750, \$14,010, and \$12,890, 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
- \$250,000 Personal Injury each occurrence and aggregate.

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. This schedule is a hard copy of the on-line submission to the Real Estate Assessment Center.

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

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>Inter-fund Receivable</u>	
Low-Rent Public Housing	\$ 29,880
Other Funds	<u>23,784</u>
	<u>\$ 53,664</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-six 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 \$172,020 in restricted net assets, of which \$165,013 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, 2011

	<u>ECDC Program</u>	<u>Home Program</u>	<u>Return to Owner</u>	<u>Total</u>
<b>ASSETS</b>				
Current assets:				
Cash	\$ 23,998	\$ 6,418	\$ 101,524	\$ 131,940
Accounts receivable			122,561	122,561
Prepaid expenses				-
Interfund receivable			23,784	23,784
Total current assets	\$ 23,998	\$ 6,418	\$ 247,869	\$ 278,285
Noncurrent assets:				
Capital assets, net	636			636
Total assets	<u>\$ 24,634</u>	<u>\$ 6,418</u>	<u>\$ 247,869</u>	<u>\$ 278,921</u>
<b>LIABILITIES</b>				
Current:				
Accounts payable	\$ -	\$ -	\$ -	\$ -
Interfund payable				-
Total current liabilities	\$ -	\$ -	\$ -	\$ -
Noncurrent liabilities:				
Compensated absences	1,015			1,015
Total liabilities	<u>\$ 1,015</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,015</u>
<b>NET ASSETS</b>				
Invested in capital assets	\$ 636	\$ -	\$ -	\$ 636
Unrestricted	22,983	6,418	247,869	277,270
Total net assets	<u>\$ 23,619</u>	<u>\$ 6,418</u>	<u>\$ 247,869</u>	<u>\$ 277,906</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 REVENUES, EXPENSES AND CHANGES IN FUND NET ASSETS**  
For the Fiscal Year Ended June 30, 2011

	ECDC Program	Home Program	Return to Owner	Total
Operating revenues:				
Other tenant revenue	\$ -	\$ -	\$ -	\$ -
Charges for services	20,040		15,525	35,565
<b>Total operating revenues</b>	<b>\$ 20,040</b>	<b>\$ -</b>	<b>\$ 15,525</b>	<b>\$ 35,565</b>
Operating expenses:				
Administrative	\$ 5,457	\$ 1,172	\$ 344	\$ 6,973
Utilities	1,485	1,020		2,505
Repairs and maintenance	3,775	616		4,391
General	1,093			1,093
Depreciation	136			136
<b>Total operating expenses</b>	<b>\$ 11,946</b>	<b>\$ 2,808</b>	<b>\$ 344</b>	<b>\$ 15,098</b>
<b>Operating income (loss)</b>	<b>\$ 8,094</b>	<b>\$ (2,808)</b>	<b>\$ 15,181</b>	<b>\$ 20,467</b>
Nonoperating revenue (expense):				
Other nonoperating revenue	\$ 9	\$ 16	\$ 1,114	\$ 1,139
<b>Total nonoperating revenues (expenses)</b>	<b>\$ 9</b>	<b>\$ 16</b>	<b>\$ 1,114</b>	<b>\$ 1,139</b>
<b>Change in net assets</b>	<b>\$ 8,103</b>	<b>\$ (2,792)</b>	<b>\$ 16,295</b>	<b>\$ 21,606</b>
Net assets, beginning of year	15,516	9,210	231,574	256,300
<b>Net assets, end of year</b>	<b>\$ 23,619</b>	<b>\$ 6,418</b>	<b>\$ 247,869</b>	<b>\$ 277,906</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 CASH FLOWS**  
For the Fiscal Year Ended June 30, 2011

	<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	\$ 20,040	\$ -	\$ 15,525	\$ 35,565
Payments to vendors	(6,149)	(2,808)	(344)	(9,301)
Payments to employees	(8,498)			(8,498)
	<u>\$ 5,393</u>	<u>\$ (2,808)</u>	<u>\$ 15,181</u>	<u>\$ 17,766</u>
Cash flows from noncapital and related financing activities:				
Other nonoperating revenues	\$ 9	\$ 16	\$ 1,114	\$ 1,139
Loans to others			(42,507)	(42,507)
Intercompany loans			14,851	14,851
Repayment of intercompany borrowings				-
	<u>\$ 9</u>	<u>\$ 16</u>	<u>\$ (26,542)</u>	<u>\$ (26,517)</u>
Cash flows from capital and related financing activities:				
Intergovernmental grants	\$ -	\$ -	\$ -	\$ -
Purchase of capital assets				
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Net increase (decrease) in cash	\$ 5,402	\$ (2,792)	\$ (11,361)	\$ (8,751)
Cash, beginning of year	<u>18,596</u>	<u>9,210</u>	<u>112,885</u>	<u>140,691</u>
Cash, end of year	<u>\$ 23,998</u>	<u>\$ 6,418</u>	<u>\$ 101,524</u>	<u>\$ 131,940</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, 2011

	<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)	\$ 8,094	\$ (2,808)	\$ 15,181	\$ 20,467
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				-
Inventory				-
Increase(decrease) in:				
Accounts payable				-
Accrued expenses				-
Tenant deposits				-
Compensated absences	<u>(2,837)</u>			<u>(2,837)</u>
Net cash provided (used) by operating activities	<u>\$ 5,393</u>	<u>\$ (2,808)</u>	<u>\$ 15,181</u>	<u>\$ 17,766</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, 2011

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Operating revenues:				
Tenant rent	\$ 188,090	\$ 188,090	\$ 199,397	\$ 11,307
Other tenant revenue	16,000	16,000	54,067	38,067
 Total operating revenues	 \$ 204,090	 \$ 204,090	 \$ 253,464	 \$ 49,374
Operating expenses:				
Administrative	\$ 109,181	\$ 109,181	\$ 229,006	\$ (119,825)
Tenant services	26,432	26,432	621	25,811
Utilities	69,630	69,630	88,862	(19,232)
Repairs and maintenance	140,658	140,658	217,896	(77,238)
General	109,228	109,228	131,471	(22,243)
Depreciation			170,096	(170,096)
 Total operating expenses	 \$ 455,129	 \$ 455,129	 \$ 837,952	 \$ (382,823)
 Operating income (loss)	 \$ (251,039)	 \$ (251,039)	 \$ (584,488)	 \$ (333,449)
Nonoperating revenue (expense):				
Intergovernmental grants	\$ 267,638	\$ 267,638	\$ 339,587	\$ 71,949
Loss on sale of assets			(7,491)	(7,491)
Other nonoperating revenue	120	120	2,503	2,383
 Total nonoperating revenues (expenses)	 \$ 267,758	 \$ 267,758	 \$ 334,599	 \$ 66,841
 Change in net assets	 \$ 16,719	 \$ 16,719	 \$ (249,889)	 \$ (266,608)

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, 2011

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Operating revenues:				
Other tenant revenue	\$ -	\$ -	\$ 1,196	\$ 1,196
Total operating revenues	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,196</u>	<u>\$ 1,196</u>
Operating expenses:				
Administrative	\$ 76,930	\$ 76,930	\$ 80,998	\$ (4,068)
Tenant services	31,200	31,200	26,269	4,931
Repairs and maintenance				-
General	38,418	38,418	31,049	7,369
Depreciation			193	(193)
Total operating expenses	<u>\$ 146,548</u>	<u>\$ 146,548</u>	<u>\$ 138,509</u>	<u>\$ 8,039</u>
Operating income (loss)	<u>\$ (146,548)</u>	<u>\$ (146,548)</u>	<u>\$ (137,313)</u>	<u>\$ 9,235</u>
Nonoperating revenue (expense):				
Intergovernmental grants	\$ 150,133	\$ 150,133	\$ 820,783	\$ 670,650
Housing assistance payments			(640,729)	(640,729)
Other nonoperating revenue	2,000	2,000	310	(1,690)
Total nonoperating revenues (expenses)	<u>\$ 152,133</u>	<u>\$ 152,133</u>	<u>\$ 180,364</u>	<u>\$ 28,231</u>
Change in net assets	<u>\$ 5,585</u>	<u>\$ 5,585</u>	<u>\$ 43,051</u>	<u>\$ 37,466</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, 2011

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Operating revenues:				
Tenant rent	\$ 170,152	\$ 170,152	\$ 67,545	\$ (102,607)
Other tenant revenue	1,950	1,950	18,876	16,926
 Total operating revenues	 \$ 172,102	 \$ 172,102	 \$ 86,421	 \$ (85,681)
Operating expenses:				
Administrative	\$ 48,865	\$ 48,865	\$ 51,878	\$ (3,013)
Utilities	20,100	20,100	20,370	(270)
Repairs and maintenance	26,390	26,390	52,616	(26,226)
General	42,543	42,543	6,177	36,366
Depreciation			37,087	(37,087)
 Total operating expenses	 \$ 137,898	 \$ 137,898	 \$ 168,128	 \$ (30,230)
 Operating income (loss)	 \$ 34,204	 \$ 34,204	 \$ (81,707)	 \$ (115,911)
Nonoperating revenue (expense):				
Intergovernmental grants			\$ 106,740	\$ 106,740
Interest expense	(34,020)	(34,020)	(6,551)	27,469
Other nonoperating revenue	1,000	1,000	139	(861)
 Total nonoperating revenues (expenses)	 \$ (33,020)	 \$ (33,020)	 \$ 100,328	 \$ 133,348
 Change in net assets	 \$ 1,184	 \$ 1,184	 \$ 18,621	 \$ 17,437

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, 2011

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Operating revenues:				
Tenant rent	\$ 102,237	\$ 102,237	\$ 50,197	\$ (52,040)
Other tenant revenue	3,598	3,598	1,827	(1,771)
 Total operating revenues	 \$ 105,835	 \$ 105,835	 \$ 52,024	 \$ (53,811)
Operating expenses:				
Administrative	\$ 28,795	\$ 28,795	\$ 27,196	\$ 1,599
Utilities	11,540	11,540	10,086	1,454
Repairs and maintenance	24,569	24,569	34,918	(10,349)
General	23,104	23,104	19,271	3,833
Depreciation			25,472	(25,472)
 Total operating expenses	 \$ 88,008	 \$ 88,008	 \$ 116,943	 \$ (28,935)
 Operating income (loss)	 \$ 17,827	 \$ 17,827	 \$ (64,919)	 \$ (82,746)
Nonoperating revenue (expense):				
Intergovernmental grants			\$ 91,907	\$ 91,907
Interest expense	(15,277)	(15,277)	(55,747)	(40,470)
Other nonoperating revenue	500	500	103	(397)
 Total nonoperating revenues (expenses)	 \$ (14,777)	 \$ (14,777)	 \$ 36,263	 \$ 51,040
 Change in net assets	 \$ 3,050	 \$ 3,050	 \$ (28,656)	 \$ (31,706)

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, 2011 and 2010

	Hacienda Orgullo Apartments		Puesta Del Sol Apartments	
	2011	2010	2011	2010
<b>ASSETS</b>				
Current assets:				
Cash	\$ 28,425	\$ 26,523	\$ 8,301	\$ 784
Accounts receivable (net)	9,388	10,399	4,560	13,213
Prepaid expenses	234	1,158	641	578
Interfund receivables				
Inventory	1,666	1,666	536	536
Total current assets	\$ 39,713	\$ 39,746	\$ 14,038	\$ 15,111
Noncurrent assets:				
Restricted:				
Cash	\$ 50,031	\$ 131,849	\$ 54,212	\$ 47,411
Capital assets, net	899,451	842,368	565,505	590,977
Total noncurrent assets	\$ 949,482	\$ 974,217	\$ 619,717	\$ 638,388
Total assets	\$ 989,195	\$ 1,013,963	\$ 633,755	\$ 653,499
<b>LIABILITIES</b>				
Current liabilities:				
Accounts payable	\$ 2,781	\$ 3,624	\$ 1,020	\$ 839
Accrued expenses	678	90	919	988
Interfund payable		15,051	53,664	41,569
Current portion of long-term debt	28,244	27,963	4,270	3,794
Tenant deposits (payable from restricted assets)	8,278	7,203	2,551	2,155
Total current liabilities	\$ 39,981	\$ 53,931	\$ 62,424	\$ 49,345
Noncurrent liabilities:				
Notes payable	\$ 562,296	\$ 590,538	\$ 462,318	\$ 466,588
Compensated absences	5,670	6,867	3,710	3,607
Total noncurrent liabilities	\$ 567,966	\$ 597,405	\$ 466,028	\$ 470,195
Total liabilities	\$ 607,947	\$ 651,336	\$ 528,452	\$ 519,540

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, 2011 and 2010

NET ASSETS	Hacienda Orgullo Apartments		Puesta Del Sol Apartments	
	2011	2010	2011	2010
Invested in capital assets, net of related debt	\$ 308,911	\$ 223,867	\$ 98,917	\$ 120,595
Restricted for repair and replacement	35,948	118,846	46,981	40,589
Restricted for taxes and insurance payments	2,327	5,800	4,680	4,667
Restricted for tenant use	3,479			
Unrestricted	30,583	14,114	(45,275)	(31,892)
Total net assets	\$ 381,248	\$ 362,627	\$ 105,303	\$ 133,959

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, 2011 and 2010

	Hacienda Orgullo Apartments		Puesta Del Sol Apartments	
	2011	2010	2011	2010
Operating revenues:				
Tenant rent	\$ 67,545	\$ 71,447	\$ 50,197	\$ 54,574
Other tenant revenue	18,876	907	1,827	1,976
<b>Total operating revenues</b>	<b>\$ 86,421</b>	<b>\$ 72,354</b>	<b>\$ 52,024</b>	<b>\$ 56,550</b>
Operating expenses:				
Administrative	\$ 51,878	\$ 52,524	\$ 27,196	\$ 24,794
Utilities	20,370	20,984	10,086	11,953
Repairs and maintenance	52,616	51,523	34,918	36,882
General	6,177	16,990	19,271	13,340
Depreciation	37,087	35,442	25,472	25,343
<b>Total operating expenses</b>	<b>\$ 168,128</b>	<b>\$ 177,463</b>	<b>\$ 116,943</b>	<b>\$ 112,312</b>
<b>Operating income (loss)</b>	<b>\$ (81,707)</b>	<b>\$ (105,109)</b>	<b>\$ (64,919)</b>	<b>\$ (55,762)</b>
Nonoperating revenue (expense):				
Intergovernmental grants	\$ 106,740	\$ 121,604	\$ 91,907	\$ 228,830
Interest expense	(6,551)	(6,318)	(55,747)	(55,640)
Other nonoperating revenue	139	332	103	99
<b>Total nonoperating revenues (expenses)</b>	<b>\$ 100,328</b>	<b>\$ 115,618</b>	<b>\$ 36,263</b>	<b>\$ 173,289</b>
<b>Change in net assets</b>	<b>\$ 18,621</b>	<b>\$ 10,509</b>	<b>\$ (28,656)</b>	<b>\$ 117,527</b>
Net assets, beginning of year	362,627	352,118	133,959	16,432
<b>Net assets, end of year</b>	<b>\$ 381,248</b>	<b>\$ 362,627</b>	<b>\$ 105,303</b>	<b>\$ 133,959</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, 2011 and 2010

	Hacienda Orgullo Apartments		Puesta Del Sol Apartments	
	2011	2010	2011	2010
Cash flows from operating activities:				
Receipts from tenants and fees	\$ 89,533	\$ 72,373	\$ 61,712	\$ 53,702
Payments to vendors	(77,465)	(165,390)	(61,002)	(67,975)
Payments to employees	(54,692)	(49,733)	(30,248)	(26,119)
Net cash provided (used) by operating activities	<u>\$ (42,624)</u>	<u>\$ (142,750)</u>	<u>\$ (29,538)</u>	<u>\$ (40,392)</u>
Cash flows from noncapital and related financing activities:				
Intergovernmental grants	\$ 105,810	\$ 195,576	\$ 91,268	\$ 236,150
Interfund loans	(15,051)	6,881	12,095	20,485
Other nonoperating revenues	139	332	103	99
Net cash provided (used) by noncapital and related financing activities	<u>\$ 90,898</u>	<u>\$ 202,789</u>	<u>\$ 103,466</u>	<u>\$ 256,734</u>
Cash flows from capital and related financing activities:				
Purchase of capital assets	\$ (94,170)	\$ (17,224)		\$ (151,687)
Principal payments on capital debt	(27,961)	(27,702)	(3,794)	(3,372)
Interest paid on capital debt	(6,059)	(6,318)	(55,816)	(55,673)
Net cash provided (used) by capital and related financing activities	<u>\$ (128,190)</u>	<u>\$ (51,244)</u>	<u>\$ (59,610)</u>	<u>\$ (210,732)</u>
Net increase (decrease) in cash	\$ (79,916)	\$ 8,795	\$ 14,318	\$ 5,610
Cash, beginning of year	<u>158,372</u>	<u>149,577</u>	<u>48,195</u>	<u>42,585</u>
Cash, end of year	<u><u>\$ 78,456</u></u>	<u><u>\$ 158,372</u></u>	<u><u>\$ 62,513</u></u>	<u><u>\$ 48,195</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, 2011 and 2010

	Hacienda Orgullo Apartments		Puesta Del Sol Apartments	
	2011	2010	2011	2010
Reconciliation of operating income (loss) to net cash provided by operating activities:				
Operating income (loss)	\$ (81,707)	\$ (105,109)	\$ (64,919)	\$ (55,762)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities				
Depreciation expense	37,087	35,442	25,472	25,343
(Increase) decrease in:				
Accounts receivable	1,941	(354)	9,292	(2,935)
Prepaid expenses	924	535	(63)	926
Inventory				
Increase (decrease) in:				
Accounts payable	(843)	(74,255)	181	
Accrued expenses	96	(290)		(8,429)
Tenant deposits	1,075	373	396	87
Compensated absences	(1,197)	908	103	378
Net cash provided (used) by operating activities	\$ (42,624)	\$ (142,750)	\$ (29,538)	\$ (40,392)

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, 2011

	<u>Type of Account</u>	<u>Bank Balance</u>	<u>Reconciled Balance</u>
<u>Bank of the Southwest</u>			
RTO	Checking	\$ 26,976	\$ 26,976
Home Reserve	Savings	6,418	6,418
Puesta Tax/Ins	Savings	4,680	4,680
Hacienda Tax/Ins	Checking	2,327	2,327
Hacienda Resident	Checking	3,478	3,478
PH FSS Escrow	Savings	11,711	11,711
FSS Escrow	Savings	<u>21,212</u>	<u>21,212</u>
Total Bank of the Southwest		<u>\$ 76,802</u>	<u>\$ 76,802</u>
<u>Compass Bank</u>			
Hacienda	Checking	\$ 28,598	\$ 28,425
Puesta	Checking	8,500	8,301
Puesta Security	Checking	2,551	2,551
Hacienda Security	Checking	8,278	8,278
ECDC	Checking	23,998	23,998
Voucher	Checking	206,138	205,721
IDA Match	Checking	6,003	6,003
Low Rent	Checking	<u>222,280</u>	<u>203,994</u>
Total Compass Bank		<u>\$ 506,346</u>	<u>\$ 487,271</u>
<u>Citizens Bank</u>			
Tor C Housing Authority	CD	\$ 233,386	\$ 233,386
T or C Housing Authority	CD	217,290	217,290
T or C Housing Authority	CD	31,418	31,418
T or C Housing Authority	CD	74,548	74,548
T or C Housing Authority	CD	46,981	46,981
T or C Housing Authority	CD	35,948	35,948
T or C Housing Authority	CD	<u>46,846</u>	<u>46,846</u>
Total Citizens Bank		<u>\$ 686,417</u>	<u>\$ 686,417</u>
Total cash and investments		<u><u>\$ 1,269,565</u></u>	<u><u>\$ 1,250,490</u></u>

Truth or Consequences Housing Authority  
A Component Unit of the city of Truth or Consequences  
**SCHEDULE OF DEPOSITORY COLLATERAL**  
June 30, 2011

	Bank of the Southwest	Compass Bank	Citizens Bank	Total
Checking, Savings and CD's	\$ 76,802	\$ 506,346	\$ 686,417	\$ 1,269,565
Total on deposit	\$ 76,802	\$ 506,346	\$ 686,417	\$ 1,269,565
Less FDIC insurance	(76,802)	(250,000)	(250,000)	(576,802)
Total uninsured public funds	<u>\$ -</u>	<u>\$ 256,346</u>	<u>\$ 436,417</u>	<u>\$ 692,763</u>
50% collateralization requirement (Section 6-10-17 NMSA)	\$ -	\$ 128,173	\$ 218,209	\$ 346,382
Total collateralization requirement	<u>\$ -</u>	<u>\$ 128,173</u>	<u>\$ 218,209</u>	<u>\$ 346,382</u>
Pledged securities:				
FHLB Remic 2590 TK 31393NM48 3/15/26	\$ -	\$ 259,479	\$ -	\$ 259,479
FHLB Letter of Credit 11/18/11			304,596	304,596
FHLB Letter of Credit 11/15/12			316,260	316,260
Total pledged securities	<u>\$ -</u>	<u>\$ 259,479</u>	<u>\$ 620,856</u>	<u>\$ 880,335</u>
Pledged securities over (under) requirement	<u>\$ -</u>	<u>\$ 131,306</u>	<u>\$ 402,648</u>	<u>\$ 533,954</u>

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, 2011

<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	\$ 146,210
Section 8 Housing Choice Vouchers	14.871	N/A	756,562
Resident Opportunity and Supportive Services	14.870	N/A	60,444
Supportive Housing for Persons with Disabilities	14.181	N/A	64,221
Public Housing Capital Fund	14.872	N/A	<u>132,932</u>
Total U.S. Department of Housing and Urban Development			<u>\$ 1,160,369</u>
<b><u>U.S. DEPARTMENT OF AGRICULTURE</u></b>			
Direct programs:			
Rural Rental Housing Loans	10.415	N/A	\$ 1,101,301
Rural Rental Assistance	10.427	N/A	<u>154,474</u>
Total U.S. Department of Agriculture			<u>\$ 1,255,775</u>
Total Expenditures of Federal Awards			<u><u>\$ 2,416,144</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, 2011

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, 2011, in the amount of \$1,057,128, 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, 2011

**Findings – Financial Statement Audit**

	<u>Current Status</u>
2010-1 Travel reimbursement request documentation inadequate	Resolved
2010-2 The financial data schedule was not included with the audit report	Resolved
2010-3 The audit report was deemed late by the State Auditor	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, 2011, which collectively comprise the Truth or Consequences Housing Authority's basic financial statements and have issued our report thereon dated November 8, 2011. 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, 2011, and have issued our report thereon dated November 8, 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 *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*.

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

November 8, 2011

Stone, McGee & Co.  
Certified Public Accountants

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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, 2011. 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, 2011. However, the results of our auditing procedures disclosed instances of noncompliance with those requirements, which are required to be



reported in accordance with OMB Circular A-133 and which are described in the accompanying schedule of findings and questioned costs as item 2011-1.

### **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

November 8, 2011

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, 2011

**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: Section 8 Housing Choice Vouchers, CFDA No. 14.871.
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**

None

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

Department of Housing and Urban Development (HUD)

Section 8 Housing Choice Vouchers – CFDA No. 14.871

2011-1 Lease Amendments

Condition – In 23 of 40 tenant files tested, no lease amendment was executed by the Authority and the client when a rent increase was enacted.

Criteria – HUD regulations require that a lease amendment be executed whenever there is a change in the terms of the lease, and that the leases amendment be made a part of the tenant file.

Effect – The supporting documentation to justify increased rent payments are not available, and HUD regulations have been violated.

Cause – Personnel charged with obtaining these lease amendments were unaware of the federal requirements.

Recommendation – We recommend that all personnel be made aware of the necessity of lease amendments, whenever there is a change in the terms of the lease. In addition, we recommend that supervisory personnel review lease amendments when executed, to insure compliance with federal regulations.

Agency response – The rent increases were due to normal ongoing reassessments, and the lease amendments were overlooked. We will adopt the auditor recommendation for future changes in lease terms.

## **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 September 16, 2011. 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
Mario Portillo	Finance Director	T or C Housing Authority
Caryl Darnell	Financial Assistant	T or C Housing Authority
Steven Rice	Housing Specialist	T or C Housing Authority
Jessie Anglin	Voucher Manager	T or C Housing Authority
Mike Stone	Shareholder	Stone, McGee & Co., C.P.A.'s